

RESOLUTION NO.: 02-076  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT TENTATIVE MAP APPROVAL FOR  
PARCEL MAP PR 00-217 (JIT Manufacturing)  
APN: 009-314-008 and -009

WHEREAS, Tentative Parcel Map PR 00-217 has been submitted by Jim Yancheson on behalf of JIT Manufacturing, Inc. that would subdivide the existing 6.25 acre site into three lots of 3.31, 1.55, and 1.39 acres respectively, and

WHEREAS, Planned Development 00-011 was approved in conjunction with this parcel map application on August 22, 2000, and the Tentative Parcel Map subsequently expired, and

WHEREAS, the site is located between Commerce Way and Fontana Road and includes existing buildings located at 1610 Commerce Way and 1601 Fontana Road, and

WHEREAS, because the final map did not record, the building constructed at 1601 Fontana Road under Planned Development 00-011 was constructed across a property line, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 26, 2002, to consider facts as presented in the staff report prepared for the parcel map application, and to accept public testimony regarding the proposed parcel split, and

WHEREAS, the project qualifies for a Categorical Exemption under CEQA Section 15315, and requires no further environmental review, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles;
2. The design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
8. The construction of the required improvements noted herein, within the specified time frames noted herein, are necessary to assure orderly development of the surrounding area;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 00-217 subject to the following conditions of approval:

**STANDARD CONDITIONS OF APPROVAL:**

1. The project shall comply with all conditions of approval in the resolution granting approval to PD 00-011 and its exhibits.
2. The project shall be constructed so as to substantially conform to the attached Exhibit A, Tentative Parcel Map PR 00-217.

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:**

3. One fire hydrant shall be located on site, along Fontana as placed by Emergency Services.
4. Provide approved Automatic Fire Sprinkler System.
5. Provide KNOX box locked key box at approved location.
6. Provisions shall be made to update the Fire Department Run Book.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

7. The applicant shall construct full improvements to Fontana Road at the time of development of Parcel 3. The improvements shall include underground storm drain at the southwest corner of Fontana and Linne Roads.

**AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS**

8. Increase walls and attic insulation beyond Title 24 requirements.
9. Orient buildings to maximize natural heating and cooling.
10. Comply with the Air Pollution Control District dust control measures.

11. Complete the APCD Hazardous Materials Questionnaire if within 1000 feet of existing or proposed schools.
12. Provide an outdoor break area for employees including bench(es) and trees.

PASSED AND ADOPTED THIS 26th day of November, 2002 by the following Roll Call Vote:

AYES: Calloway, Ferravanti, Johnson, Kemper, McCarthy, Steinbeck

NOES: None

ABSENT: Warnke

ABSTAIN: None

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CHAIRMAN, ED STEINBECK

ATTEST:

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ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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