

RESOLUTION NO. 99-092

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR
PARCEL MAP PR 98-199
(HIGHWAY 101 PARTNERS.)

APN: 009-631-010

WHEREAS, this Planned Development 99005 is filed in conjunction with Parcel Map PR 98-199 which is a proposal to divide an approximate 3.5 acre manufacturing zoned parcel into five (5) parcels located on Ramada Drive at the intersection of Highway 101, Highway 46 West and Ramada Drive, and

WHEREAS, the subject site is located in the M,PD (Manufacturing, Planned Development Overlay) zoning district which requires that a Planned Development application be considered concurrently for the parcel map request, and

WHEREAS, consistent with the M,PD zoning the applicant has filed Planned Development 99005 concurrently with this parcel map to establish an adopted set of future development standards for the build-out of each of the five (5) parcels proposed, and

WHEREAS, an environmental initial study was prepared for this parcel map and development plan request (on file with the Community Development Department), covering the land division and physical site and design issues associated with the parcel map request, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 23, 1999, to consider facts as presented in the staff report prepared for the parcel map and planned development applications, and to accept public testimony regarding the proposal, 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 98-199 subject to the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS OF APPROVAL:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT

2. The project shall be constructed so as to substantially conform with the following listed exhibit and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Tentative Parcel Map PR 98-199
C	Street Section for Ramada Dr. at Hwy 46 West

3. A detailed landscaping plan shall be provided for approval by the DRC prior to map recordation for the following areas:
 - o Along Highway 101 on site
 - o Caltrans property along on-ramp
 - o Street trees and Slopes along Ramada Drive
4. A master landscape material palette shall be submitted to the DRC for review and approval prior to map recordation. This palette will be required to be used by each parcel in future development applications.
5. A detailed design of the project perimeter walls shall be provided for review and approval by the Development Review Committee (DRC) prior to map recordation. The walls along the western property boundaries may be installed at the time of development of those parcels.
6. All conditions of the resolution approving Planned Development 99005 shall be complied with in a manner to be determined by the Public Works and Community Development Directors.
7. Constructive notice of all conditions and requirements of Planned Development 99005 shall be provided to future lot owners in a manner to be approved by the City, in conjunction with map recordation.
8. A master sign program shall be approved for the planned development prior to map recordation. The sign program is to be reviewed and approved by the DRC and shall include limitation on size and placement of signs facing Highway 101 and requirements for shared use of any highway oriented sign that might be applied for in the future through a Conditional Use Permit process (no highway sign is approved at this time). The sign program shall also contain standards for the architectural character and quality of any future highway sign.
9. Shared and reciprocal access easements & agreements shall be shown on the final map. Parking between parcels shall not be shared and each parcel shall meet parking requirements as stated in Chapter 21.22 of the Zoning Code.

ENGINEERING

10. Prior to the recordation of the final map, the applicant shall install street improvements along Ramada Drive (curb, gutter, sidewalk, street lights) per the attached exhibit. The applicant may transition to match existing improvements as was required for Paris Precision, City Standard Drawing NO. A-13). Transition design shall be in accordance to City Standards and Specifications and shall be reviewed and approved by the City Engineer.

Note: The City is currently preparing a Project Study Report (PSR) to address the ultimate configuration for the Highway 101/46 West Interchange. Also under preparation is a possible southerly bridge crossing at Charolais Road. Both these PSR's would affect the traffic circulation along this project frontage along with the traffic movements needed for each new parcel. Therefore, the wide street section (64-foot curb to curb) will need to be constructed as far to the north as possible.

11. Prior to the recordation of the final map, the applicant shall extend the sewer main (placed in the street right-of-way) and provide sewer laterals for each parcel. The sewer main maybe placed on-site in an easement to be dedicated to the City provided the applicant submits a design alternative to be reviewed and approved by the City Engineer.
12. Prior to the recordation of the final map, the applicant shall provide domestic water services to serve each parcel. It is recommended that the Planning Commission also require individual fire lines unless determined not to be necessary by the Emergency Services Division and irrigation services for each parcel to prevent sawcutting of pavement in the future.
13. Prior to the recordation of the final map, the applicant shall submit drainage calculations to confirm that a) off-site flow from the west is allowed to flow freely, and; b) only the pre-development runoff is allowed to discharge on the private property across Ramada Drive Additional post development runoff shall be mitigated to the satisfaction of the City Engineer. All calculations shall be provided by a licensed engineer and submitted to the City Engineer for review and approval.
14. The location of the driveway for Parcel 1 shall be as far to the north as possible such that it is away from the intersection of Ramada Drive and Highway 46. The driveway's final location shall be reviewed and approved by the City Engineer prior to the issuance of a building permit for Lot 1.
15. Concurrent with the recordation of the final map, the applicant shall enter an Agreement not to protest the formation of a future Assessment District for the improvement of an interchange at Highway 101 and 46 West.
16. Concurrent with the recordation of the final map, the property owner shall record an

instrument, to be approved by the City Attorney, naming the City as the sole agent for pumping and delivering the overlyer's groundwater rights.

PASSED AND ADOPTED THIS 23rd day of November, 1999 by the following Roll Call Vote:

AYES: Warnke, Tascona, Ferravanti, Steinbeck, Johnson, Finigan

NOES: None

ABSENT: Nemeth

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, SECRETARY OF THE PLANNING COMMISSION

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