

DATE: 01/05/99 AGENDA ITEM # 2  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

TO: JAMES L. APP, CITY MANAGER  
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR *RAL*  
SUBJECT: CODE AMENDMENT 98014 (SAN LUIS BAY MOTORS)

DATE: JANUARY 5, 1999

Needs: To consider an Appeal filed by member of the City Council, relating to the Planning Commission's decision of December 8, 1998, to approve PD 98014.

- Facts:
1. The development plan was filed by Dutch Sawyer on behalf of Ottmar Thomas of San Luis Bay Motors, to construct a new car dealership.
  2. The proposed new car dealership would be located on the 3.79 acre site located at 2700 Theater Drive, just north of the Boatman Furniture site.
  3. Attached is a copy of the staff report, presented to the Planning Commission at it's meeting of December 8, 1998, providing background to the applicant's request.
  4. The Planning Commission at it's meeting on December 8, 1998 approved the applicant's request to construct a new car dealership.

Analysis  
and  
Conclusions:

The applicants, as part of the development plan application, requested that the installation of the road improvements and relocation of the existing road improvements in accordance with the Target Center EIR, be deferred to a later date. Based on the philosophy of the City's Economic Incentive policy, it was recommended that the street improvements be deferred as stated in Condition No. 14 of the Resolution to approve PD 98014, as follows:

*Within five years from the issuance of a Certificate of Occupancy, the applicant shall have widened Theater Drive and install curb, gutter, sidewalk, pavement, streetlights and parkway landscaping along the property frontage of this planned development application in accordance to the Environmental Impact Report prepared for the Target Shopping Center. Prior to the issuance of a grading permit, the applicant*

RIMC CODE: Community Development Department  
DATE: January 5, 1999  
FILE PLAN/GE CAT.: Current Planning/Planned Developments  
SUBJECT: Appeal of PR 98-135 (Bryant) CC Report  
LOCATION: Development Services File Room  
RETENTION: Permanent

*shall enter an agreement with the City regarding the deferral of these improvements. The agreement shall be in a form and manner as approved by the City Attorney and/or the City Engineer.*

At the Planning Commission meeting, Condition No. 14 was discussed and a consensus was reached among the Commissioners that the five year time period was too long. Instead, the Planning Commission reduced the condition to three years with an option that after the three year time period, the Applicants could request the Planning Commission to extend the postponement another two years. Condition No. 14 was revised to read as follows:

*Within three years from the issuance of a Certificate of Occupancy, the applicant shall have widened Theater Drive and install curb, gutter, sidewalk, pavement, streetlights and parkway landscaping along the property frontage of this planned development application in accordance to the Environmental Impact Report prepared for the Target Shopping Center. Prior to the issuance of a grading permit, the applicant shall enter an agreement with the City regarding the deferral of these improvements. The agreement shall be in a form and manner as approved by the City Attorney and/or the City Engineer. The Planning Commission may consider a further 2 year time extension if requested prior to the expiration of the initial 3 year period.*

An appeal request was submitted by a member of the City Council to consider reverting the condition back to the original five year postponement.

Policy

Reference: City of Paso Robles Zoning Code.

Fiscal

Impact: None

Options:

After consideration of all public testimony, the City Council should consider by separate actions, the following options:

- a). Uphold the Planning Commission decision of December 8, 1998 to reduce the condition to three years with an option that after the three year time period, the Applicants could request the Planning Commission to extend the postponement another two years.
- b). Overrule the Planning Commission decision of December 8, 1998, and revert Condition No. 14 back to the original reading, postponing the street improvements to Theater Drive five years.
- c). Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Site Plan
3. Draft Resolution Approving PD 98013.
4. Planning Commission Staff Report of December 8, 1998
5. Mail and News Notice Affidavits

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 98014  
(San Luis Bay Motors)  
APN: 009-851-009 & 007

WHEREAS, Planned Development 98014 has been filed by Dutch Sawyer on behalf of San Luis Bay Motors (Ottmar Thomas) for the development of a new car dealership with service garage, located at 2700 Theater Drive just north of the Boatman Furniture site, and

WHEREAS, in conjunction with the development plan is an application for a Conditional Use Permit 98012 for the construction of a 30 foot high highway oriented sign, and

WHEREAS, the subject site would be Parcel 2 of Tentative Lot Line Adjustment PRAL 98-0204, and

WHEREAS, the development plan would consist of the construction of a 17,180 square foot building with 13,680 square foot being built in Phase I and 3,500 square feet being built in Phase II, and

WHEREAS, the site is zoned C2,PD, according to Section 21.16A of the Zoning Code, in the PD overlay zone a development plan is required to be reviewed and approved by the Planning Commission, and

WHEREAS, a public hearing was conducted by the Planning Commission on December 8, 1998, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan and street abandonment, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development and Street Abandonment application in accordance with the California Environmental Quality Act, and

WHEREAS, the Planning Commission on November 24, 1998, granted the approval of Planned Development PD 98014 and CUP 98012, and

WHEREAS, An appeal was filed by a member of the City Council on December 9, 1998, to request the City Council discuss the Planning Commission decision to reduce the street improvement postponement from five years to three years, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the City Council of the City of El Paso de Robles does hereby make the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan
C1-C3	Building Elevations
D	*Landscaping Plan

\*Large copies of plans are on file in the Community Development Department

**COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:**

3. This planned development application, PD 98014, would allow the construction of a 17,180 square foot building with 13,680 square foot being built in Phase I and 3,500 square feet being built in Phase II. Building design of Phase II shall be subject to DRC approval.
4. At the developer's expense, an archaeological survey of the site shall be performed prior to issuance of a grading permit. If the archaeologist's report so recommends, an archaeologist shall monitor grading for the project and the applicant shall pay for the archaeologist's services. Grading shall be halted in the event that significant archaeological resources are discovered. Grading may be resumed upon determination and implementation of appropriate mitigation measures as recommended by the archaeologist and approved by the City Engineer.
5. The applicant shall agree not to protest to the formation of an Assessment District to construct any future improvements at the intersections of Highways 46 West and 101 for the area served by Theater Drive, Ramada Drive and South Vine Street. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the manufacturing facility project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.
6. The monument sign shall be no taller than 6 feet tall (from the base to the top) and the signage can not be greater than 32 square feet. Final monument sign shall be approved by the Development Review Committee and receive the necessary building permits.
7. The total square footage for all building and canopy mounted signs shall not exceed 88 square feet. All signage will need to be reviewed by the Development Review Committee.
8. The final materials and colors of the highway oriented sign shall be reviewed by the Development Review Committee.
9. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, et cetera (copy attached as Exhibit E).
10. There shall be no unshielded lighting on the building such as wall mounted "light packs". All lighting shall be fully shielded and soffit lighting to enhance the architectural features of the building in the wall reveal areas is encouraged. The applicant shall demonstrate that lighting is shielded in conjunction with Planning staff review of the construction drawings.
11. The oak trees which are located at the proposed entrance of the site, adjacent to Theater Drive, are to remain. In the event that any grading or construction is to occur in this area, at the developers expense, a certified Arborist shall be hired to assess the situation prior to any grading.

12. A trash enclosure shall be installed on the site. The enclosure shall be constructed of decorative masonry and be painted to match the building and have "view obscuring" metal gates. The final design shall be submitted to Staff for approval.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

13. Prior to the issuance of a grading permit, the applicant shall submit and incorporate any recommendations from a certified arborist regarding any construction within and adjacent to the driplines of the existing oak trees.
14. Within five years from the issuance of a Certificate of Occupancy, the applicant shall have widened Theater Drive and install curb, gutter, sidewalk, pavement, streetlights and parkway landscaping along the property frontage of this planned development application in accordance to the Environmental Impact Report prepared for the Target Shopping Center. Prior to the issuance of a grading permit, the applicant shall enter an agreement with the City regarding the deferral of these improvements. The agreement shall be in a form and manner as approved by the City Attorney and/or the City Engineer.
15. Prior to the issuance of a Grading Permit, the applicant shall dedicate the necessary public road right of way along Theater Drive in accordance to the EIR prepared for the Target Shopping Center.
16. Prior to the issuance of a Grading Permit, the applicant shall complete and file an Industrial Waste Discharge Permit with the Public Works Department.
17. A sewer lateral shall be installed for the proposed development, connecting to an existing manhole in Theater Drive. The sewer lateral shall remain private and its maintenance shall be the responsibility of the applicant.
18. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
19. Prior to the issuance of a Certificate of Occupancy, the applicant shall install an asphalt berm, and pipeline to connect to an existing inlet just north of this subject property. The applicant's design shall be reviewed and approved by the City Engineer prior to construction.
20. The final map for Tentative Lot Line Adjustment 98-024 shall be recorded prior to the issuance of building permits for the new car dealership.

PASSED AND ADOPTED THIS 5<sup>th</sup> day of January, 1999 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

---

Duane J. Picanco, Mayor

---

Madelyn Paasch, City Clerk

h:\darren\pd\SloMotors\1-5CCres.

ATTACHMENT A OF RESOLUTION 98 - \_\_\_\_

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS  
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 98014  
APPROVING BODY: Planning Commission  
DATE OF APPROVAL: December 8, 1998  
APPLICANT: San Luis Bay Motors/Dutch Sawyer  
LOCATION: 2700 Theater Drive

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS:**

- 1. This project approval shall expire on December 8, 2000 unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that



such action is necessary to permit reasonable operation and use for this approval.

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to approval by the Community Development Director or his designee.
- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.

14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

     15. The following areas shall be placed in the Landscape and Lighting District:  
\_\_\_\_\_  
\_\_\_\_\_

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

      16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.

     17. The following areas shall be permanently maintained by the property owner, Homeowners Association, or other means acceptable to the City:  
\_\_\_\_\_  
\_\_\_\_\_

  X   18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

**B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

     1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

  X   2. Prior to the issuance of building permits, the  
  x   Development Review Committee shall approve the following:  
     Planning Division Staff shall approve the following:

- a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
- b. A detailed landscape plan;
- c. A detailed building elevations of all structures indicating materials,

colors, and architectural treatments;

  x   d. Other: All Building and canopy mounted signage as well as the monument sign.

     3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

**C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:**

  X   1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.

     2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

\*\*\*\*\*

**PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

APPLICANT: San Luis Bay Motors  
PREPARED BY: Ditas Esperanza  
REPRESENTATIVE: Dutch Sawyer  
PROJECT: PD 98014

All conditions marked are applicable to the above referenced project for the phase indicated.

2-11

**D. PRIOR TO ANY PLAN CHECK:**

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**E. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.
5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

**F. PRIOR TO ANY SITE WORK:**

1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.

3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.

4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.

6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Theater Dr.	Per EIR for Target Center	N/A
Street Name	City Standard	Standard Drawing No.

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- a. Public Utilities Easement;
- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

**G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.

2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.

3. When retaining walls are shown on the grading plan, said walls shall be completed

before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway and open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

**H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.

4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that

the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.

12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

\*\*\*\*\*  
**PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:**

**I. GENERAL CONDITIONS**

1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.

2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.

3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.

4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.

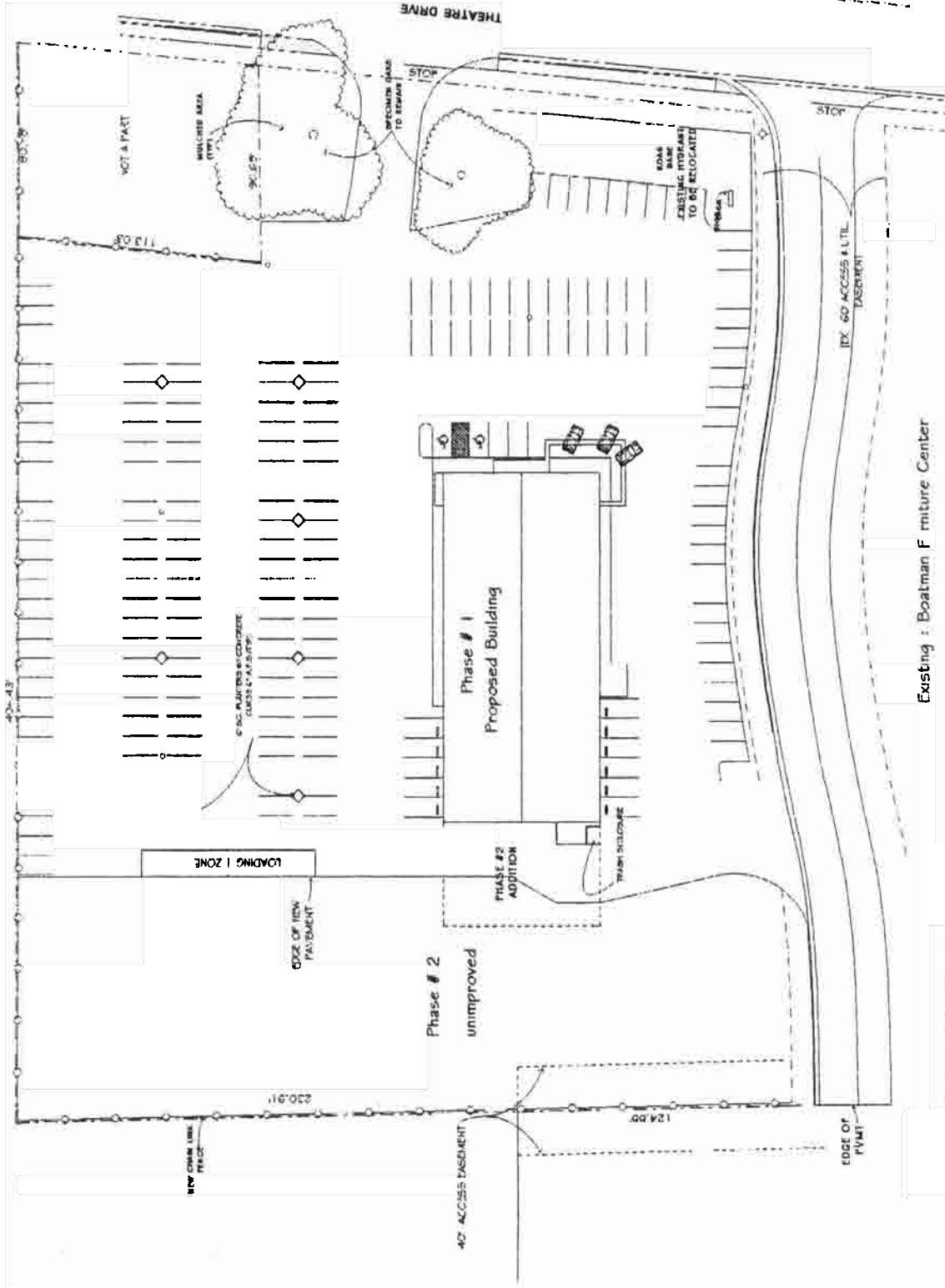
5. The proposed building would require an automatic fire sprinkler system to be installed according to City Standards.

6. A KNOX box key box will be provided and mounted in a location selected by the Department. The applicant can pick up an application form from Emergency Services.



7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)



SITE PLAN  
SCALE: 1" = 30'-0"

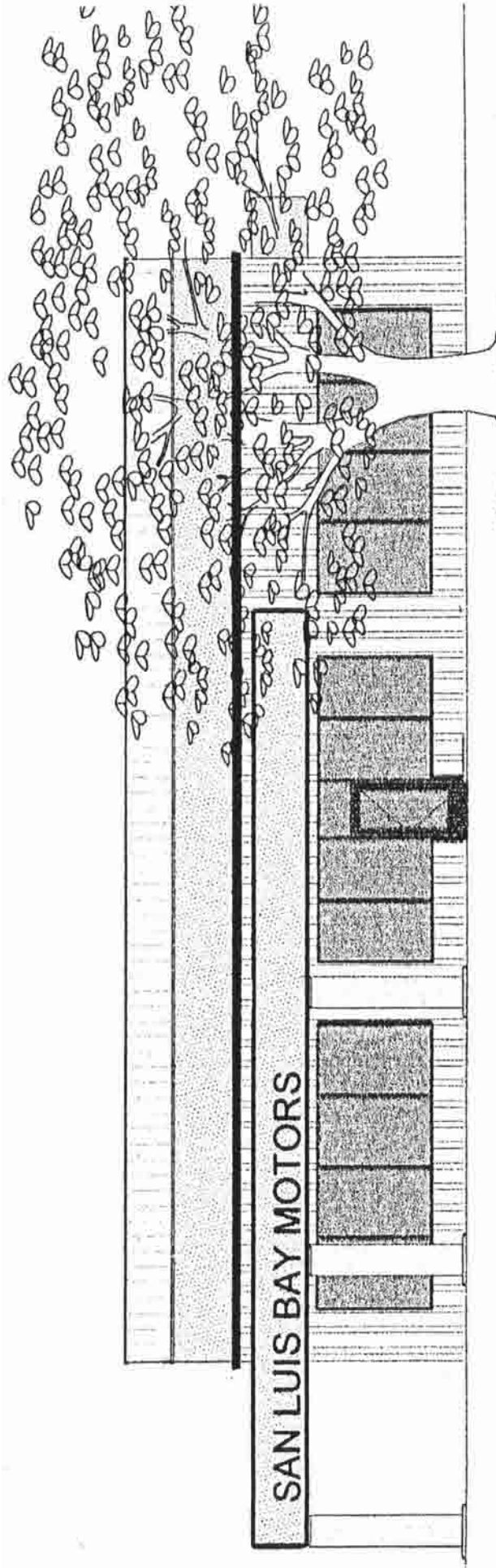
RECEIVED

NOV 23 1998

COMMUNITY DEVELOPMENT

Existing : Boatman Furniture Center

**EXHIBIT B**  
SITE PLAN, PD 98014  
SAULS BAY MOTORS



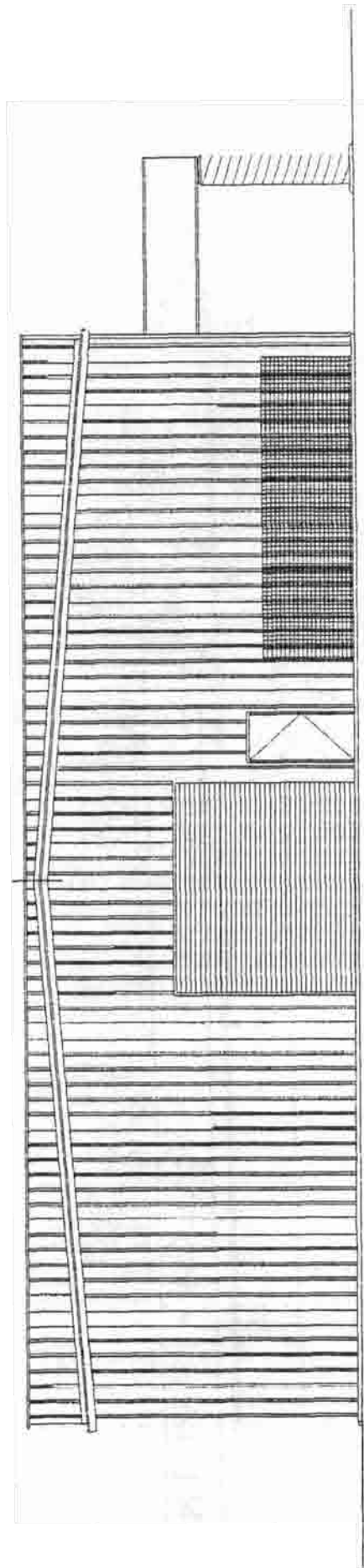
EAST ELEVATION

RECEIVED

NOV 23 1998

COMMUNITY DEVELOPMENT

**EXHIBIT C-1**  
BUILDING ELEVATIONS, PD 98014  
SAN LUIS BAY MOTORS



EXPANDABLE ENDWALL

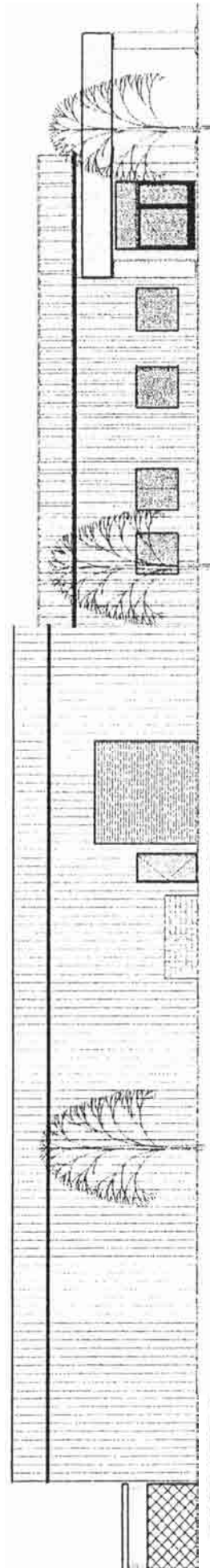
WEST ELEVATION

RECEIVED

NOV 23 1998

COMMUNITY DEVELOPMENT

**EXHIBIT C-2**  
**BUILDING ELEVATIONS, PD 98014**  
**SAN LUIS BAY MOTORS**



SOUTH ELEVATION

**EXHIBIT C-3**  
**BUILDING ELEVATIONS, PD 98014**  
**SAN LUIS BAY MOTORS**

**RECEIVED**

NOV 23 1998

COMMUNITY DEVELOPMENT

Date \_\_\_\_\_ Item # \_\_\_\_\_  
( ) Approved ( ) Denied  
( ) Continued To \_\_\_\_\_

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION  
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR *RLA*  
SUBJECT: CODE AMENDMENT 98014, CONDITIONAL USE PERMIT 98012 (SAN LUIS BAY MOTORS)  
DATE: DECEMBER 8, 1998

Needs: For the Planning Commission to consider a development plan and conditional use permit submitted by Dutch Sawyer on behalf of Ottmar Thomas of San Luis Bay Motors to construct a new car dealership and install a highway oriented sign.

- Facts:
1. The proposed new car dealership would be located on the 3.79 acre site located at 2700 Theater Drive, just north of the Boatman Furniture site.
  2. In conjunction with the development plan, a conditional use permit has also been submitted for a proposed 30 foot tall highway oriented sign.
  3. The General Plan land uses designation is Regional Commercial (RC) and the zoning is Highway Commercial, Planned Development (C2,PD). The property is located within the Highway Oriented Sign District.
  4. The site is currently vacant. There are two oak trees located near the eastern boundary adjacent to Theater Drive, they will be preserved.
  5. The subject parcel would be Parcel 2 of Tentative Lot Line Adjustment PRAL 98-0204.
  6. The proposed planned development is subject to the California Environmental Quality Act (CEQA). An Initial Study has been conducted (copy attached) and concludes that the proposed code amendment will not have any significant effect on the environment.
  7. The proposed highway oriented sign is categorically exempt from the California Environmental Quality Act (CEQA), under section 15303, New Construction of Small Structures.

IMC CODE  
DATE: December 8, 1998  
FILE PLAN/GEN CAT: Current Planning/Rezoning  
SUBJECT: PD 98014 & CUP 98012 (SLO Motors)  
LOCATION: Development Services File Room  
RETENTION: 3 Years  
OTHER: darren\PD\97014 12-8pcrpt

7. The Development Review Committee (DRC) reviewed this project at its meetings of November 16, 1998 and November 23, 1998, where the main topics of discussion was the architecture of the building and the site landscaping. The Committee was in favor of the latest plans presented at the later DRC meeting. They also were in favor of the conceptual design of the highway oriented sign. (see attached copy of the draft DRC minutes)
8. A Technical Review Committee (TRC) meeting was held on November 20, 1998, where the applicant's representatives and staff reviewed the conditions of approval for the development plan.
9. Attached to this report is the Engineering Staff Report

**Analysis and Conclusion:**

The proposed project would appear to meet the criteria established for a development plan in the Municipal Code. The up-dated architectural features along with the two existing oak trees would appear to add aesthetically to the site and the surroundings.

**Policy Reference:**

General Plan: Land Use Element Commercial Policies; Economic Strategy; Sign Code Section 21.19.070

**Fiscal Impact:**

Automobile sales is considered retail sales and would provide a positive fiscal impact to the City.

**Options:**

After consideration of all public testimony, the Planning Commission should consider the following options:

**Option**

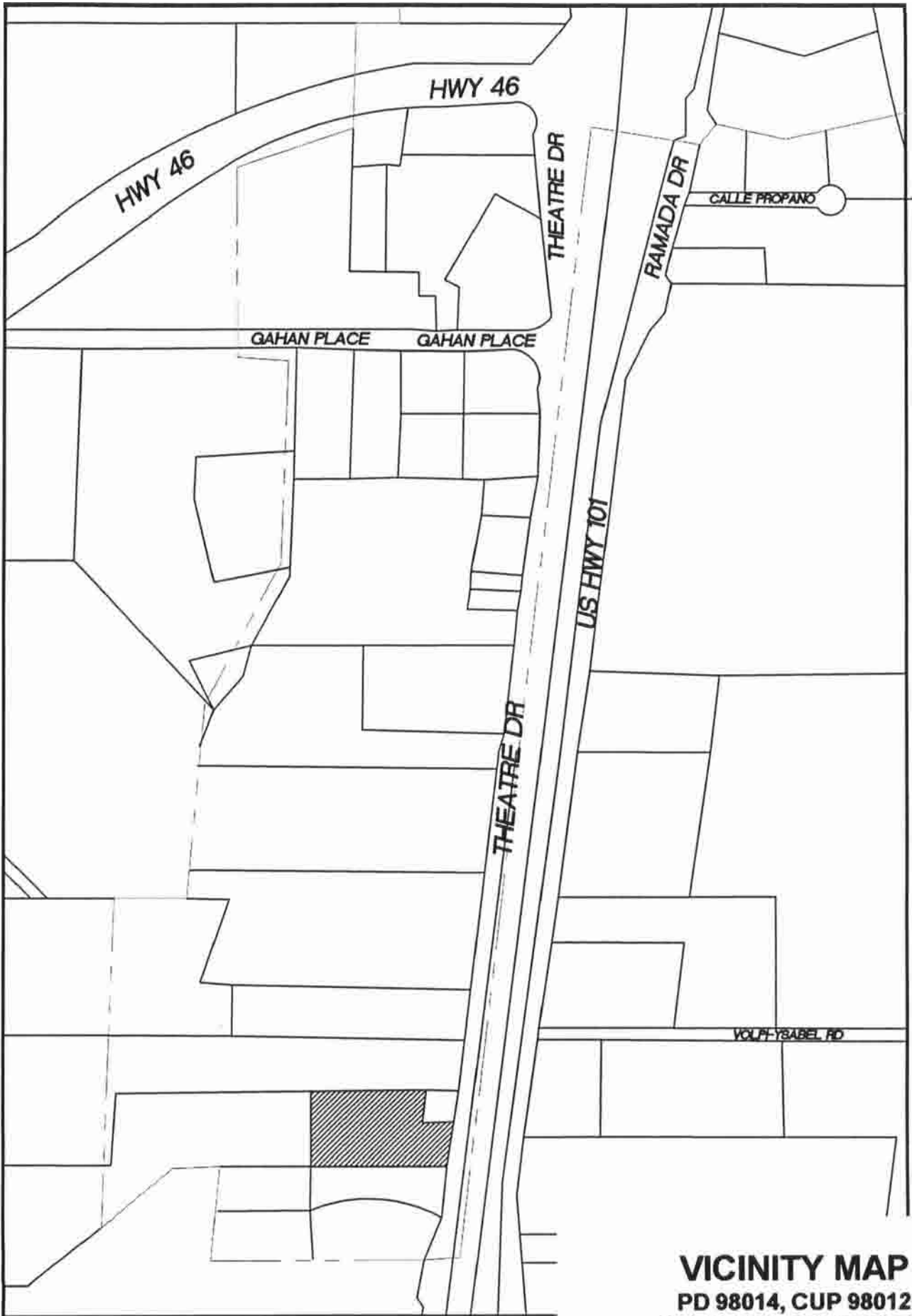
- a. That the Planning Commission, by separate actions:
  1. Approve the attached Resolution adopting a Negative Declaration of environmental impact with regards to Planned Development 98014.
  2. Approve the attached Resolution adopting Planned Development 98014.
  3. Approve the attached Resolution adopting Conditional Use Permit 98012 for the conceptual plan for the highway oriented sign.
- b. That the Planning Commission amend, modify, or reject the above options.

**Attachments:**

1. Vicinity Map
2. Site Plan
3. Draft Resolution approving a Negative Declaration (with attached Initial Study)
4. Draft Resolution approving Planned Development 98014
5. Draft Resolution approving Conditional Use Permit 98012
6. Draft Copy of 11/23/98 DRC Minutes
7. Mail & Newspaper Notice Affidavit

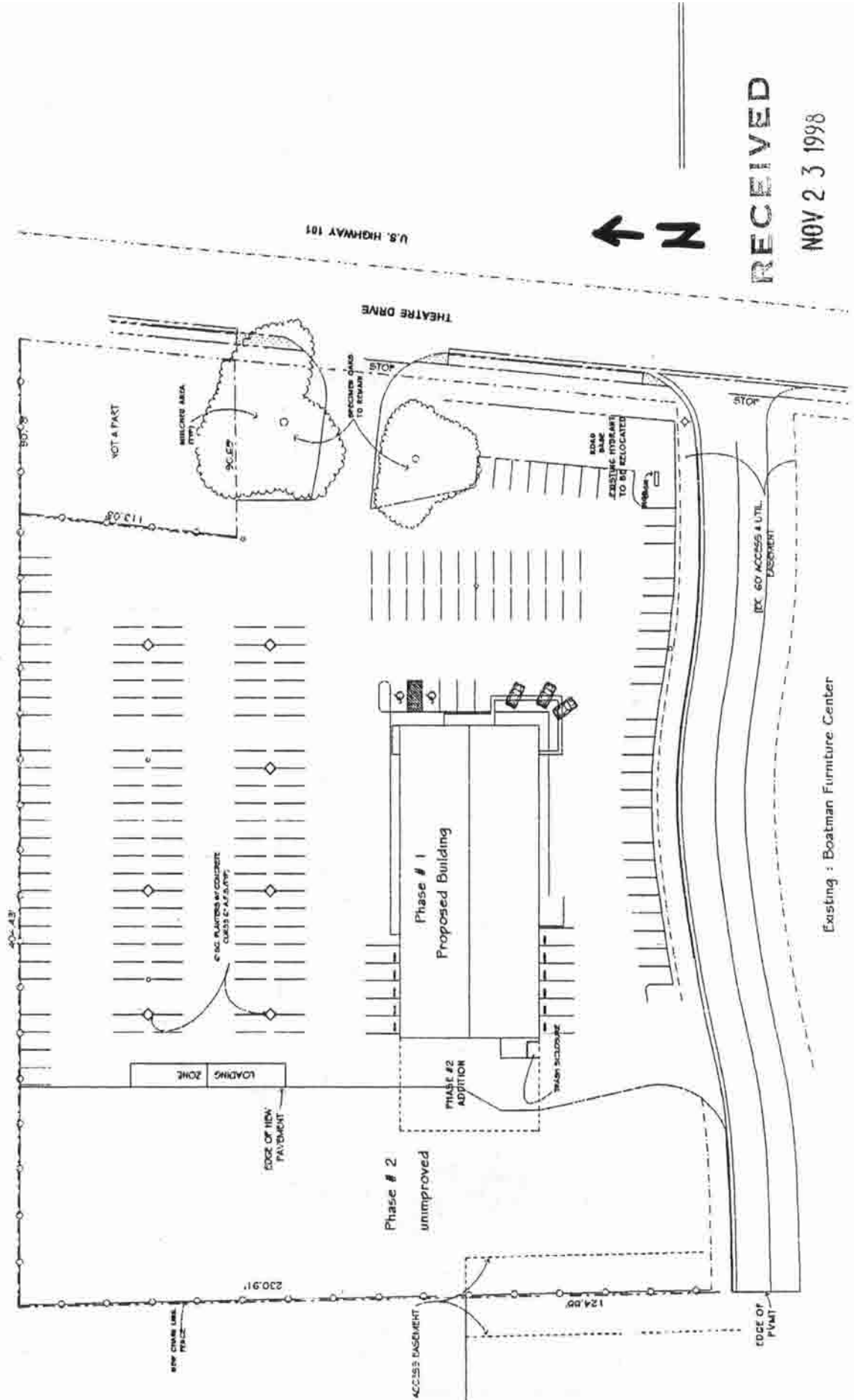
H:\darren\PD\SL\Motors\12-8PCRpt





**VICINITY MAP**  
PD 98014, CUP 98012  
SAN LUIS BAY MOTORS

2-25



RECEIVED

NOV 23 1998

COMMUNITY DEVELOPMENT

Existing : Boatman Furniture Center

SITE PLAN, PD 98014  
 SAULUS BAY MOTORS

MEMO

PROJECT DEVELOPMENT  
ENGINEERING STAFF REPORT

TO: COMM. DEVELOPMENT DEPARTMENT/PLANNING DIVISION  
FROM: DEPT.OF PUBLIC WORKS/ENGINEERING DIVISION *DL*  
DATE: NOVEMBER 20, 1998  
PROJECT NO: PD 98-014  
PROJECT NAME: SAN LUIS BAY MOTORS  
APPLICANT: SAN LUIS BAY MOTORS, INC.  
REPRESENTATIVE: DUTCH SAWYER  
LOCATION: 2700 THEATER DRIVE  
SCHEDULED: PLANNING COMMISSION MEETING-DECEMBER 8, 1998

I. APPLICATION PROPOSAL:

The applicant is proposing to relocate its existing new car dealership from San Luis Obispo to Paso Robles.

The project is proposed to be completed in two phases over a three year period. The first phase consist of constructing a 13,680 square foot building along with an approximate 115,000 square foot parking lot for parking and for inventory for the dealership.

The second phase consist of the construction of a 3,500 square foot building addition and an additional 35,000 square foot parking lot.

II. SITE DESCRIPTION/OAK TREES:

The proposed project is north of the Boatman Furniture. The site topography is quite flat. Natural drainage flows to the east towards Theater Drive.

There are two oak trees that exist within this project boundary. Although there is construction work proposed around these trees, both trees will be retained. It is recommended that prior to the issuance of a grading permit, a certified arborist shall review the final grading design and recommend measures to protect them during construction.

### III. GRADING:

Grading to create the building pad and the parking lot will be required to construct this car dealership.

### IV. STREETS/SIGNALIZATION:

Concrete curb, gutter, and sidewalk exists on Theater Drive along one-half of the property frontage of the proposed car lot. The other half though paved, there is no curb, gutter, or sidewalk. With the development of the Target Shopping Center, an environmental impact report (EIR) was prepared in which the street section for Theater Drive was recommended to be a 77-foot wide public right-of-way to accommodate the future traffic on Theater Drive.

Concrete curb, gutter, and sidewalk already exist along portions of the property frontage of the proposed car dealership but not at the location called for in the Target Center EIR. The applicant of this planned development application is requesting that the installation of road improvements and relocation of existing road improvements in accordance to the EIR mentioned above be deferred to a later date. In accordance to the City's Economic Incentive policy, it is recommended that approval of the car dealership application be based on the condition that the applicant shall dedicate the right-of-way needed per the Target Center EIR prior to the issuance of a grading permit. It is further recommended that the Planning Commission defer the requirement to relocate these street improvements to its ultimate location and install improvements to those portions where they do not exist, within five (5) years of the issuance of a Certificate of Occupancy for the car dealership.

In accordance to the City's agreement with Caltrans for development in this part of the City and what has been a requirement for other projects recently filed, (i.e. SLO Brew, Paris Precision, Jack-in-the Box), the applicant will need to enter an agreement not to protest the formation of an assessment district for the possible improvement of the interchange at Highway 101 and 46 West

### V. WATER SYSTEM:

There is a 10-inch diameter waterline in Theater Drive available to serve this planned development application. The applicant will be required to install water services lines to serve both domestic and landscape irrigation water needs. Separate firelines, along with a backflow prevention device, if required, shall be designed and constructed to the satisfaction of the Fire Marshal and the City Engineer.

As required for all commercial development, the applicant will need to install a backflow device at its domestic water service connection.

**VI. SEWER SYSTEM:**

There is a 10-inch diameter sewerline in Theater Drive available to serve this project. The applicant is proposing to connect to an existing stub at a manhole in Theater Drive. This is an acceptable sewer connection for this property.

As required for all commercial development, the applicant would need to file for an Industrial Waste Discharge Permit with the City.

**VII. DRAINAGE/FLOODING:**

The subject property currently drains towards Theater Drive. In accordance to City policy, the applicant will need to mitigate its storm run-off impact by installing a detention basin. The applicant is proposing to detain his additional run-off within the proposed parking lot for the car dealership. This method has been accepted by the City with other projects and should be an adequate means to address this issue.

This part of Theater Drive is quite flat and there is insufficient grade to allow water run-off to flow. Therefore, the applicant will be required to install an asphalt concrete berm and pipeline to connect to an existing inlet just north of the property. This would allow storm water run-off to flow adequately and decrease the water from ponding in this area. The applicant's engineer has investigated this design in the field and has agreed that the proposal is workable.

**VIII. UTILITIES:**

It is standard City policy to require the developer to install any existing overhead utilities underground at his expense. Any new utility lines to serve this planned development application shall be installed underground.

**IX. ENGINEERING RECOMMENDATIONS:**

The Engineering Division recommends approval of this application subject to the following Site Specific Conditions and to the attached Standard Conditions of Approval:

**X. SITE SPECIFIC CONDITIONS:**

1. Prior to the issuance of a grading permit, the applicant shall submit and incorporate any recommendations from a certified arborist regarding any construction within and adjacent to the driplines of the existing oak trees.

2. Five years from the issuance of a Certificate of Occupancy, the applicant shall widen Theater Drive and install curb, gutter, sidewalk, pavement, streetlights and parkway landscaping along the property frontage of this planned development application in accordance to the Environmental Impact Report prepared for the Target Shopping Center. Prior to the issuance of a grading permit, the applicant shall enter an agreement with the City regarding the deferral of these improvements. The agreement shall be in a form and manner as approved by the City Attorney and/or the City Engineer.
3. Prior to the issuance of a Grading Permit, the applicant shall dedicate the necessary public road right of way along Theater Drive in accordance to the EIR prepared for the Target Shopping Center.
4. Prior to the issuance of a Grading Permit, the applicant shall complete and file an Industrial Waste Discharge Permit with the Public Works Department.
5. A sewer lateral shall be installed for the proposed development, connecting to an existing manhole in Theater Drive. The sewer lateral shall remain private and its maintenance shall be the responsibility of the applicant.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall install an asphalt berm, and pipeline to connect to an existing inlet just north of this subject property. The applicant's design shall be reviewed and approved by the City Engineer prior to construction.

**XI. STANDARD ENGINEERING CONDITIONS:**

\*\*\*\*\*

**PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

APPLICANT: SAN LUIS BAY MOTORS

PREPARED BY: DITAS ESPERANZA

REPRESENTATIVE: DUTCH SAWYER

PROJECT: PD 98-014 TO PLANNING:

All conditions marked are applicable to the above referenced project for the phase indicated.

**D. PRIOR TO ANY PLAN CHECK:**

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**E. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.

2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".

3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

**F. PRIOR TO ANY SITE WORK:**

1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the

improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.

- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Std. Drawing No.
THEATER DRIVE	PER EIR FOR TARGET CENTER	N/A
Street Name	City Standard	Standard Drawing No.

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.

**G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.

(Adopted by Planning Commission Resolution 94-038)



- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway and open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas;
  - f. Detention Basin
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones Al-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones Al-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

**H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping and streetlights as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing

(Adopted by Planning Commission Resolution 94-038)

pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blue line print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

\*\*\*\*\*

234

**DEVELOPMENT REVIEW COMMITTEE**  
**MINUTES**

**3:30 PM Monday**  
**November 23, 1998**

**Meeting Location: Large Conference Room on second floor of City Hall, at 1000 Spring Street, Paso Robles, California. The Development Review Committee will meet at the conference room.**

**Commissioners present were: Frank Mecham, George Finigan, and Ron Johnson**

**Staff present were: Darren Nash, Jo Manson**

**Applicants and others: Dutch Sawyer and Ottmar Thomas**

---

**FILE #:** CUP 98010  
**APPLICATION:** Application for remodel of an existing pole sign.  
**APPLICANT:** Steve Ormonde, Paso Robles Truck Center/Bruce Rogers, Atascadero Signs  
**LOCATION:** Southeast corner of Golden Hill Road and Highway 46 East, 2348 Golden Hill Rd.  
**DISCUSSION:** Jo Manson presented the proposed plans for the highway oriented sign and explained that it met the guidelines for "pole signs" in the geographical area of Golden Hill Road and Highway 46E. The Commission did not have any concerns.  
**ACTION:** No action was taken at this time. The Committee recommended approval of the sign to the full Planning Commission at it's meeting of December 8, 1998.

---

**FILE #:** SITE PLAN REVIEW  
**APPLICATION:** Review Parapet and Patio Cover  
**APPLICANT:** Jaime Corvera  
**LOCATION:** 1427 Pine Street  
**DISCUSSION:** **Staff commented** to the Committee that the parapet wall has been constructed on the roof of the converted office building and was not originally on the site plan. Also not on the site plan, was the patio cover in the rear yard. The patio cover was an existing non-conforming structure, in regards to the side setback. The structure could be retained with DRC approval.  
**ACTION:** The Committee approved the use of the parapet wall, concluding that it does do a good job screening the roof mounted equipment. They also approved the use of the existing patio cover. The committee did say that any signage whether building mounted or monument signs needs to go through the DRC and the building department for proper permits. The applicant has installed a footing and sign structure which the applicant has installed without permits. This monument sign needs to get the proper permits.

---

**FILE #:** PD 98014  
**APPLICATION:** Construction of a New Car Dealership  
**APPLICANT:** San Luis Bay Motors  
**LOCATION:** Theater Dr. just north of Boatman Furniture  
**DISCUSSION:** The applicants submitted revised plans showing additional architectural features and landscaping as requested by the DRC at their meeting of November 16, 1998. The Committee commented on the improvements and recommended approval to the full Planning Commission. The landscaping was discussed. Staff made the comment that the Crape Myrtle is a smaller ornamental tree and not usually used as a parking lot tree. Mr. Thomas said that the reasoning for the use of the tree was that it was a "clean" tree and was more compatible in a new car lot than other shade trees. Generally, the Committee did not have any concerns with the landscape plan. Dutch Sawyer brought up that the cement "A" curbs around the trees and landscaping planters would not be compatible with a car lot. Staff noted that this a standard condition of approval that would require a concrete curb around landscaping in public parking lots and that this lot may not be considered public. Staff will look into this issue and address it in the staff report.

**ACTION:** No action was taken at this time, the Planning Commission will review the project at it's meeting of December 8, 1998.

---

Adjournment to Tuesday, November 24, 1998 at 7:30 PM.

**RIMC CODE:** Community Development  
**DATE:** November 23, 1998  
**FILE PLAN/GE CAT:** Current Planning/DRC  
**SUBJECT:** DRC Agenda  
**LOCATION:** Development Services File Room  
**RETENTION:** Permanent

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING


Newspaper: TELEGRAM-TRIBUNE

Date of Publication: December 23, 1998

Meeting Date: January 5, 1999  
(City Council)

Project: Planned Development 98014  
Appeal (San Luis Bay Motors)

I, Lonnie Dolan, employee of the Community  
Development Department, Planning Division, of the City of  
El Paso de Robles, do hereby certify that this notice is a true  
copy of a published legal newspaper notice for the above  
named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

NOTICE OF  
PUBLIC HEARING  
NOTICE IS HEREBY  
GIVEN that the City  
Council of the City of El  
Paso de Robles, will  
hold a Public Hearing to  
consider an Appeal filed  
by a member of the City  
Council. The Appeal  
relates to the Planning  
Commission's decision  
at it's meeting of Decem-  
ber 8, 1998, to approve  
P l a n n e d  
Development (P.D.)  
98014. The application,  
filed by Dutch Sawyer on  
behalf of San Luis Bay  
Motors, Inc., for the con-  
struction of a new car  
dealership on a 3.8 acre  
site located on Theater  
Dr., just North of the  
Boatman Furniture  
building.  
The Planning Commis-  
sion decision to reduce  
the time in which the  
street improvements  
would be installed from 5  
years to 3 years is the  
issue that will be  
discussed.  
Comments on the  
Appeal may be mailed to  
the Community Develop-  
ment Department, 1000  
Spring Street, Paso Rob-  
les, CA 93446 provided  
that such comments are  
received prior to the time  
of the hearing.  
If you challenge the  
Appeal application in  
court, you may be limited  
to raising only those  
issues you or someone  
else raised at the public  
hearing described in this  
notice, or in written cor-  
respondence delivered  
to the City Council at, or  
prior to, the public  
hearing.  
This hearing will take  
place in the City  
Hall/Library Conference  
Room, 1000 Spring  
Street, Paso Robles,  
California, at the hour of  
7:30 PM on Tuesday,  
January 5, 1999, at  
which time all interested  
parties may appear and  
be heard.  
Comments on the pro-  
posed Appeal may be  
mailed to the Community  
Development Depart-  
ment, 1000 Spring  
Street, Paso Robles, CA  
93446 provided that  
such comments are  
received prior to the time  
of the hearing. Please  
contact Darren Nash at  
237-3970 should you  
have questions or infor-  
mation needs regarding  
this matter.

Darren R. Nash, Assis-  
tant Planner  
Dec. 23, 1998 5112697

239