

DATE: 08/17/99 AGENDA ITEM # 9  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*  
SUBJECT: PERMISSION TO FILE DEVELOPMENT APPLICATIONS  
IN ADVANCE OF COMPLETION OF THE AIRPORT SPECIFIC PLAN  
(Paso Robles Storage.)

DATE: AUGUST 17, 1999

Needs: For the City Council to consider granting permission for Paso Robles Storage LLC, to file development related applications regarding properties that lie within the Airport Specific Plan designation area.

- Facts:
1. The City's General Plan calls for preparation of a specific plan prior to development of certain properties (Airport Specific Plan Area).
  2. The purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport.
  3. It is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City Council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made.
  4. Paso Robles Storage has a development proposal that is needing permission to file for a Planned Development, CUP / related actions. The property is an approximate 4.6 acre parcel that lies on Union Road, west of the intersection of Hwy. 46 East and Union Rd., within the Commercial, Planned Development (C3,PD) Zone.

Analysis and Conclusion: Subject to appropriate conditions of approval, development of the subject property would seem to be consistent with the Zoning and General Plan, and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

Policy Reference: General Plan, Zoning Code

Fiscal  
Impact:

The development should be fiscally favorable to the City.

Options:

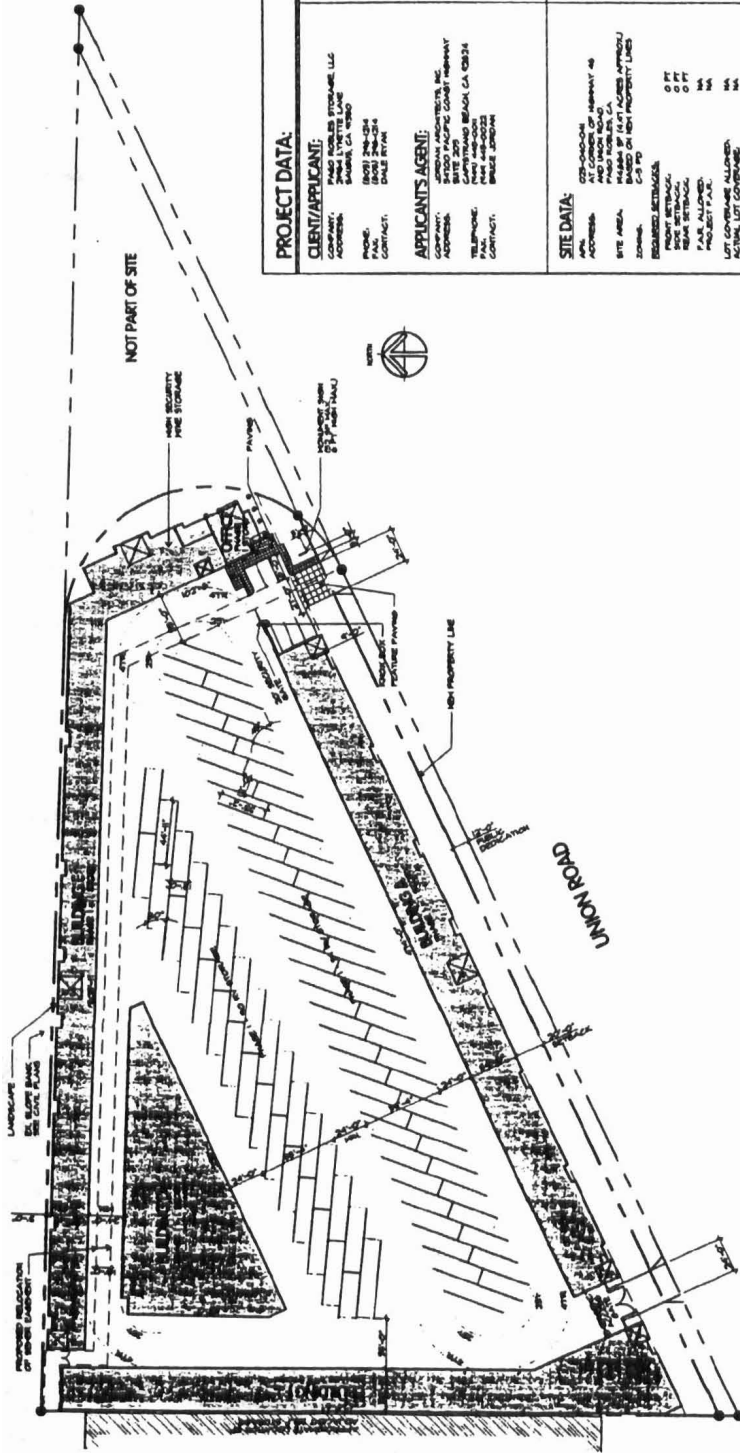
- a. That the City Council adopt the attached Resolution, providing permission for Paso Robles Storage LLC, to file the necessary development applications within the Airport Specific Plan Area;
- b. Amend, modify, or reject Option a.

Attachments:

Proposed Site Plan  
Draft Resolution Permitting Development Applications

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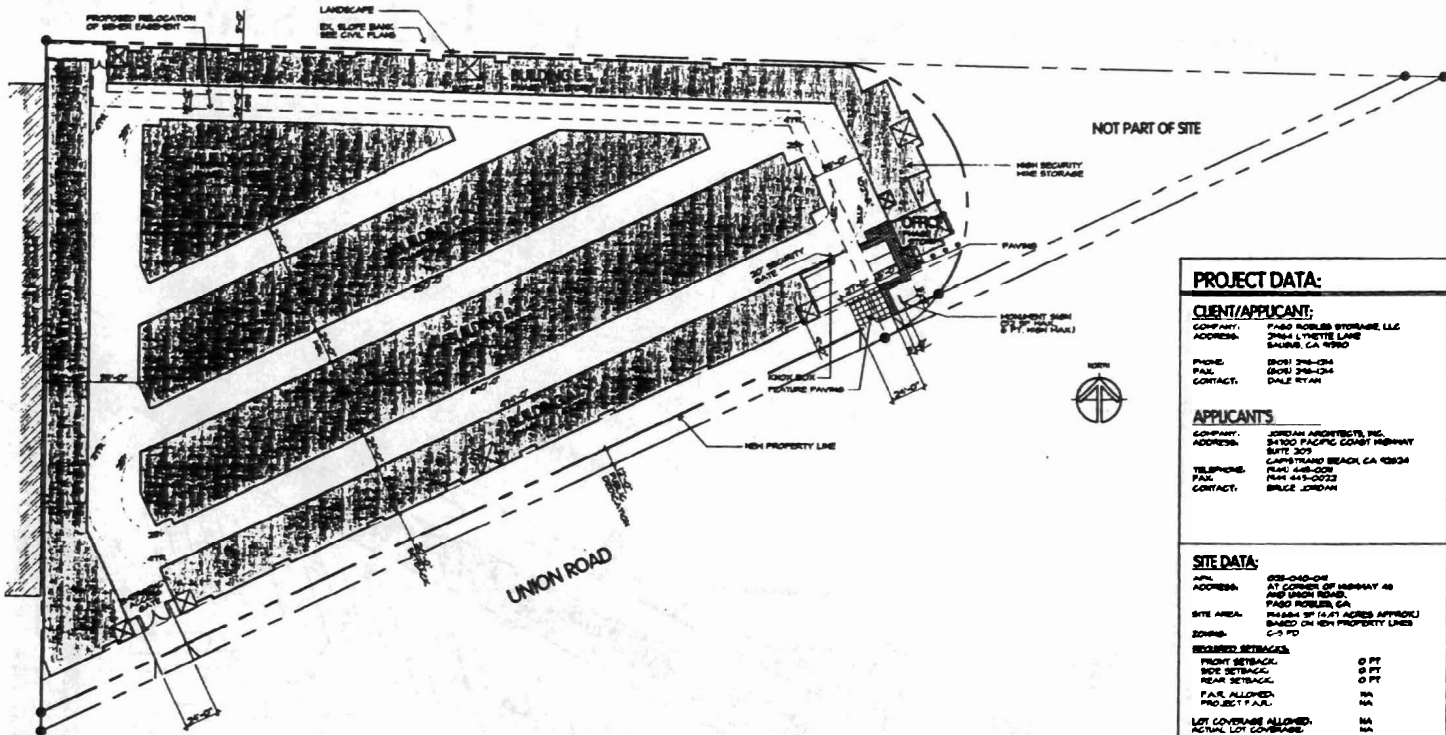
HIGHWAY 46



PROJECT DATA:	
<b>CLIENT/APPLICANT:</b> PASO ROBLES STORAGE, LLC COMPANY: 20011 VIA TATE LANE PASO ROBLES, CA 94380 PHONE: (925) 244-2344 FAX: (925) 244-2344 CONTACT: DALE RYAN	<b>PARKING REQUIRED:</b> COMMERCIAL 10,000 SF STORAGE 8 STALLS @ 1250 SF STALLS 10,000 SF STORAGE 8 STALLS @ 1250 SF STALLS <b>MANAGEMENT:</b> OFFICE 2 STALLS @ 1250 SF STALLS OFFICE 2 STALLS @ 1250 SF STALLS <b>TOTAL:</b> 18 STALLS <b>REQUIRED PARKING SIZE:</b> 4' x 10' PARALLEL: 4' x 22' PERPENDICULAR: 27' x 40'
<b>APPLICANT'S AGENT:</b> JORDAN ARCHITECTS, INC. COMPANY: 1700 RAYBURN DRIVE SUITE 209 COSTA MESA, CALIF. 92626 TELEPHONE: (714) 440-0222 FAX: (714) 440-0222 CONTACT: BRUCE JORDAN	
<b>TOTAL PARKING PROVIDED:</b> COMMERCIAL 18 STALLS MANAGER'S OFFICE 8 STALLS PERPENDICULAR 4 STALLS <b>TOTAL PROVIDED:</b> 28 STALLS	
<b>SITE DATA:</b> APN: 025-000000-000-0000-0000 ADDRESS: 20011 VIA TATE LANE CITY: PASO ROBLES, CALIF. 94380 ZONE: PASO 40 BLDG. AREA: 100,000 SF (AS SHOWN APPROX.) TOTAL BLDG. AREA: 100,000 SF (AS SHOWN APPROX.) <b>REQUIRED SETBACKS:</b> FRONT: 0 FT SIDE: 0 FT REAR: 0 FT <b>F.A.R. ALLOWED:</b> NA <b>PROJECT F.A.R.:</b> NA <b>LOT COVERAGE ALLOWED:</b> NA <b>ACTUAL LOT COVERAGE:</b> NA <b>MAX. BUILDING HEIGHT:</b> 32 FT <b>REQUIRED LANDSCAPE:</b> 0 SF <b>LANDSCAPE PROVIDED:</b> 2200 SF	
<b>BUILDING DATA:</b> <b>PHASE:</b> BUILDING A (8 STORY) 100,000 SF FT BUILDING B (8 STORY) 100,000 SF FT BUILDING C (8 STORY) 100,000 SF FT BUILDING D (8 STORY) 100,000 SF FT <b>TOTAL:</b> 400,000 SF FT <b>PHASE 1 TOTAL:</b> 400,000 SF FT <b>STORAGE AREA:</b> 10,000 SF FT <b>PERPENDICULAR:</b> 10,000 SF FT <b>OFFICE:</b> 2,000 SF FT <b>REAR:</b> 2,000 SF FT <b>PERPENDICULAR OFFICE:</b> 4,000 SF FT <b>BY STORAGE:</b> 80 STALLS <b>PERPENDICULAR OFFICE:</b> 80 STALLS	

**PASO ROBLES SELF STORAGE PRELIMINARY SITE PLAN - PHASE I**  
 PASO ROBLES, CALIFORNIA

HIGHWAY 46



PROJECT DATA:	
<b>CLIENT/APPLICANT:</b>	<b>PARKING REQUIRED:</b>
<b>COMPANY:</b> PASO ROBLES STORAGE, LLC <b>ADDRESS:</b> 3944 LITTLE LANE SALINAS, CA 95060 <b>PHONE:</b> (805) 248-0284 <b>FAX:</b> (805) 248-0284 <b>CONTACT:</b> DALE RYAN	<b>COMMERCIAL STORAGE:</b> 8 STALLS/200 SF. STORAGE 1800 SF/ 9000 SF = 28 STALLS <b>MANAGER'S OFFICE:</b> OFFICE 1: 1 STALL/200 SF. STORAGE 100 SF/ 200 SF = 2 STALLS TOTAL: 30 STALLS <b>REQUIRED PARKING SIZES:</b> STANDARD: 4' x 8' PARALLEL: 4' x 22' DRIVEWAY: 27' x 30'
<b>APPLICANTS:</b>	<b>TOTAL PARKING PROVIDED:</b>
<b>COMPANY:</b> JORDAN ARCHITECTS, INC. <b>ADDRESS:</b> 24750 PACIFIC COAST HIGHWAY SUITE 202 CAPSTRAND BEACH, CA 92024 <b>TELEPHONE:</b> (760) 448-0000 <b>FAX:</b> (760) 441-0022 <b>CONTACT:</b> BRUCE JORDAN	<b>COMMERCIAL STORAGE =</b> 28 STALLS <b>MANAGER'S OFFICE =</b> 2 STALLS <b>STANDARD, 2 HANDICAPPED</b> <b>TOTAL PROVIDED =</b> 30 STALLS
<b>SITE DATA:</b>	<b>PHASE 1:</b>
<b>APR:</b> 2004-04-01 <b>ADDRESS:</b> AT CORNER OF HIGHWAY 46 AND UNION ROAD, PASO ROBLES, CA <b>SITE AREA:</b> 16.848 SF (1.471 ACRES APPROX) BASED ON 1/4" PROPERTY LINES <b>ZONING:</b> C-3 PD	<b>BUILDING A:</b> 8 STORY/ 18,204 SQ. FT. <b>BUILDING B:</b> 8 STORY/ 18,204 SQ. FT. <b>BUILDING C:</b> 8 STORY/ 18,204 SQ. FT. <b>BUILDING D:</b> 8 STORY/ 18,204 SQ. FT. <b>BUILDING E:</b> 8 STORY/ 18,204 SQ. FT. <b>BUILDING F:</b> 8 STORY/ 18,204 SQ. FT. <b>SECURITY WIRE STORAGE:</b> 800 SQ. FT. <b>PHASE 1 TOTAL:</b> <b>STORAGE (SQ. FT.):</b> 80,784 SQ. FT. <b>NET RENTABLE AREA:</b> 81,790 SQ. FT. (75% EFFICIENCY)
<b>REQUIRED SETBACKS:</b> FRONT SETBACK: 0 FT SIDE SETBACK: 0 FT REAR SETBACK: 0 FT <b>PAV. ALLOWED:</b> NA <b>PROJECT T.A.U.:</b> NA <b>LOT COVERAGE ALLOWED:</b> NA <b>ACTUAL LOT COVERAGE:</b> NA <b>ALLOWABLE BUILDING HEIGHT:</b> 30' <b>MAX BUILDING HEIGHT:</b> 32' <b>REQUIRED LANDSCAPE:</b> 0 SF <b>LANDSCAPE PROVIDED:</b> 22,864 SF	<b>OFFICE:</b> PHASE 1 TOTAL: 100 SQ. FT. BUILDING (SQ. FT.)
	<b>PHASE 2:</b>
	<b>STORAGE:</b> <b>BUILDING B:</b> 8 STORY/ 18,204 SQ. FT. <b>BUILDING C:</b> 8 STORY/ 18,204 SQ. FT. <b>PHASE 2 TOTAL:</b> <b>STORAGE (SQ. FT.):</b> 48,204 SQ. FT. <b>NET RENTABLE AREA:</b> 49,204 SQ. FT. (75% EFFICIENCY)
	<b>PHASE 1 &amp; 2 TOTAL:</b> <b>STORAGE (SQ. FT.):</b> 129,988 SQ. FT. <b>NET RENTABLE AREA:</b> 130,988 SQ. FT. (75% EFFICIENCY)
	<b>PHASE 1 &amp; 2 TOTAL:</b> <b>BUILDING (SQ. FT.):</b> 180,000 SQ. FT. (BUILDING (SQ. FT.) + OFFICE)

# PASO ROBLES SELF STORAGE

PASO ROBLES, CALIFORNIA

# PRELIMINARY SITE PLAN - PHASE 2

SCALE: 1" = 40'-0"  
 JOB NUMBER: 00-118  
 DATE: 6/20/99  
 6/1/99



C.U.P. 1.2

9-4

RESOLUTION NO:\_\_\_

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
GRANTING PERMISSION TO FILE DEVELOPMENT APPLICATIONS  
IN ADVANCE OF PREPARING AIRPORT SPECIFIC PLAN  
(PASO ROBLES STORAGE LLC.)

WHEREAS, the City's General Plan calls for preparation of a specific plan for prior to development of certain properties (Airport Specific Plan Area); and

WHEREAS, the purpose of waiting for completion of the Airport Specific Plan is to ensure that the development of properties that could be impacted by the Airport (or, conversely, whose development could adversely impact present or future operations of the Airport) are developed in such a manner so as to minimize impacts on or by the Paso Robles Municipal Airport; and

WHEREAS, it is the policy of the City of Paso Robles to withhold discretionary development approvals until completion of the Airport Specific Plan, except that the City council may consider requests and permit development applications to be filed in advance of the Airport Specific Plan if findings of anticipated consistency can be made; and

WHEREAS, Paso Robles Storage LLC, has filed a request to file for Planned Development and Conditional Use Permit and related actions leading toward the further development and use of their property at 2941 Union Rd.; and

WHEREAS, the request to proceed with filing of development related applications was considered by the City Council on August 17, 1999; and

WHEREAS, subject to appropriate conditions of approval, development of commercial land uses would be consistent with the Zoning and General Plan designations for the subject property and would not be inconsistent with discussions regarding appropriate land uses for the Airport Specific Plan Area.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of El Paso de Robles that Paso Robles Storage LLC, is hereby authorized to file development applications relative to the subject property in advance of preparation of the Airport Area Specific Plan.

PASSED AND ADOPTED THIS 17<sup>th</sup> day of August, 1999 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
MAYOR DUANE PICANCO

\_\_\_\_\_  
SHARILYN M. RYAN, DEPUTY CITY CLERK

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