



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

June 13, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Agredano, Donaldson, Jorgensen, Brennan and Rollins.

Absent: Barth and Davis.

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

1. Planned Development 16-002 and Conditional Use Permit 17-004

Case Paso, LLC – Outdoor Storage Yard

2121 Ardmore Road / APN: 025-362-038

Applicant – Case Pacific, LLC

Request to grade an approximate 4.1-acre site to create a usable flat area for the establishment of an outdoor storage yard.

Open Public Comment

Speakers: Tim Rouda
Joe Bello

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Rollins, seconded by Commissioner Jorgensen and passed 5-0-2 (Absent: Commissioners Barth and Davis) to approve Resolution A as presented.
- B.** A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Commissioners Barth and Davis) to approve Resolution B with changes (See Attachment 1).

2. **Street Abandonment 17-001 (City of Paso Robles)**

Stratus Lane north of Dry Creek Road / APNs 025-471-008, -009, -012 and -013

Applicant – City of El Paso de Robles

A request from the City of Paso Robles to summarily abandon Stratus Lane from the intersection of Dry Creek Road to the end of the cul-de-sac, approximately 750 feet of paper road. A 10-foot wide portion of the right-of-way will be reserved on the eastern property boundary as a public utility easement.

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Commissioners Barth and Davis) to approve Resolution A.

Commissioner Davis arrived at the Meeting at 7:15 pm

Other Scheduled Matters:

3. **Temporary Sign Ordinance Review**

Verbal staff report and Planning Commission Discussion

Action:

- A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Rollins and passed 6-0-1 (Absent: Commissioner Barth) recommending the Council that the temporary sign ordinance rules be reviewed and updated with input from the business community.

Consent Calendar

4. **Development Review Committee Minutes (for approval)**

May 15, 2017

May 22, 2017

5. **Planning Commission Minutes (for approval)**

May 23, 2017

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Brennan and passed 6-0-1 (Absent: Commissioner Barth) to Consent Item #4 as presented and continue Item #5.

6. **Other Committee Reports:**

- a. Housing Constraints Advisory Committee: Director Report.

b. Short-Term Rentals City manager's Task Force: Director Report.

Planning Commissioners' Comments: None

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:07 PM

Attachment 1

Draft Resolution B

DRAFT RESOLUTION PC 17-xxx

A RESOLUTION OF THE CITY OF EL PASO DE ROBLES PLANNING COMMISSION APPROVING PLANNED DEVELOPMENT 16-002 AND CONDITIONAL USE PERMIT 17-004

(CASE, PASO LLC – 2121 ~~ARDMORE~~ ROAD)

WHEREAS, Case Paso LLC has submitted applications for Planned Development 16-002 and Conditional Use Permit (CUP) 17-004, requesting to grade a portion of a larger parcel to create a 4.1-acre outdoor storage yard; and

WHEREAS, the project is located at 2121 Ardmore Road; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on June 13, 2017, on this project to accept public testimony on the Mitigated Negative Declaration and the proposed project; and

WHEREAS, a resolution was adopted by the Planning Commission recommending to the City Council approval of a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: 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:

1. The project is consistent with the goals and policies established by the General Plan and Zoning Ordinance, since the project would provide for areas for commercial service and light-industrial uses, such as contracted services, building and landscape materials sales which typically would have outdoor storage areas.
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, as a result of the landscape screening, and decorative quality fencing and wall materials; and

Exhibit A: Conditions of Approval

Planning Division Conditions:

4. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A-2” and incorporated herein by reference.

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

5. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBITS	DESCRIPTION
A-2.	Standard Conditions of Approval (Refer to Ex. A of Reso. B – Tract Res.)
B.	Title Sheet
C.	Preliminary Grading and Drainage Plan
D.	Sections – Wall Profiles
E.	Preliminary Landscape Plan
F.	Typical Retaining Wall Setback/Slope Detail

6. PD 16-002 and CUP 17-004 allows for the development and operation of an outdoor storage yard, including the grading and retaining wall/fence installation to establish a 4.1 acre outdoor storage yard area. The project shall be designed and constructed to be in substantial conformance with Exhibits A-E, listed above and approved with this resolution.
7. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 16-002 and Conditional Use Permit 17-004 shall expire on June 13, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
8. Prior to the issuance of a grading permit, the Development Review Committee (DRC) shall review the final site plans, landscape and irrigation plans showing the following information:
 - a) The addition of 5-feet of landscaping between the property line and the retaining walls, along the northern and eastern property boundaries. ~~The wall location, slope and setback shall be in substantial compliance with Exhibit F. The landscaping on the slope area shall be designed by a Landscape Architect to insure proper planting techniques and plant species are utilized to insure a successful slope planting situation.~~
 - b) Any exterior lighting to insure proper shielding;

Engineering Division Conditions:

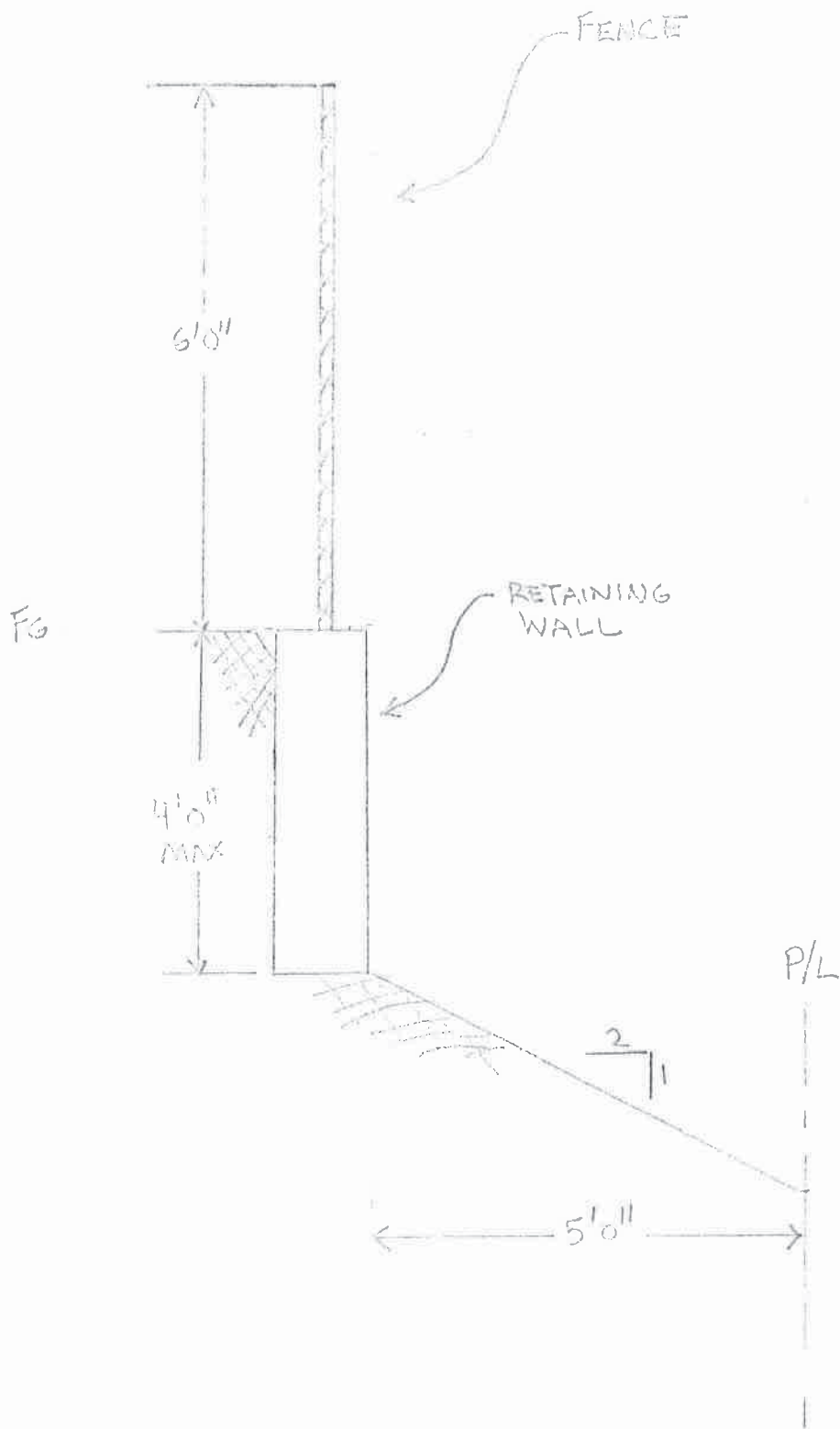
9. Prior to final grading approval, the applicant shall construct the remaining unimproved portions of Ardmore Road to the eastern property line in accordance with plans approved by the City Engineer.

- size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, 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.
 - 13. 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.
 - 14. 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 shall be subject to approval by the Community Development Director or his designee.
 - 15. 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.
 - 16. 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.
 - 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., 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.
 - 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
 - 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
 - 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the



Box was checked

(Adopted by Planning Commission Resolution _____)



Typical Wall Slope/Setback Detail