



City Council Agenda Report

From: Darren Nash, Associate Planner

Subject: Rezone 18-003 & PD 18-003 – Add Mixed-Use and Planned Development Overlay Zoning to a C3 property on Golden Hill Road, to allow the ability to add second floor residential units to the existing mini-storage facility.

Date: June 5, 2018

Facts

1. The subject property is located at 2328 Golden Hill Road and is currently developed with the Golden Hill Mini Storage facility, including one caretaker unit.
2. The site has a zoning designation of C-3 (Commercial/Light-Industrial) and a General Plan Land Use designation of CS (Commercial/Service).
3. Nick Gilman on behalf of Brian Wilson has submitted an application to add Mixed Use Overlay zoning to the C3 zoned site, to allow the ability to construct three additional residential units for a total of four within the existing mini-storage facility. Staff is recommending that PD Overlay zoning also be being added so that a development plan is processed for a mixed-use project.
4. Conceptual plans have been provided that show the addition of three studio apartments units proposed to be constructed over the existing care taker unit. See Plans, Exhibits C and D to Draft Resolution B for PD 18-003, Attachment 3.



5. Table 21.16.200 of the Zoning Code does not allow residential units in the C3 zoning district, beyond one caretaker unit for commercial/industrial buildings. Therefore, it is necessary to process a code amendment to allow for a mixed-use project on this site.
6. On April 24, 2018, the Planning Commission reviewed the proposed Rezone and Development Plan, and recommended that the City Council approve the proposed applications.

Options

Option 1. Take no action.

Leave the sites zoning and land use designations unchanged, which would not allow for additional residential units.

Option 2. Approve the project with the following actions:

- a. Approve MU-PD Overlay zoning and approval of PD 18-003. This option allows for the addition of residential units to the existing mini-storage project, which may be compatible in this area, since the existing mini-storage use is a low intensity use, and since the site is located in an area of the City where there are existing schools, parks, and shopping. Additionally, allowing for infill residential units is encouraged since it helps provide work-force housing units and/or student housing which is close proximity to Cuesta College.
- b. Approve PD 18-003 approving the site plan and conceptual architectural plans for the project.

Option 3. Approve the project with different conditions.

Option 4. Continue and refer back to staff and/or Planning Commission for additional analysis.

Analysis and Conclusions

Providing work force housing is a priority for the City, especially in infill areas where the infrastructure is already in place. Since mini-storage uses are low intensity, it seems that adding residential component could be an opportunity to provide infill housing. This particular site at 2328 Golden Hill Road is also located in an area of the City that is close to shopping, schools and in an area where many jobs are located, such as the Erskine Industrial Park and Airport area businesses.

Additionally, the construction of the residential project to the existing mini-storage facility will require completing the Golden Hill Road frontage improvements.

CEQA Analysis

In accordance with CEQA Guidelines Section 15061(b)(3), General Rule, this zoning map amendment can be determined to be exempt from the California Environmental Quality Act (CEQA), since the addition of MU-PD Overlay is an existing mini-storage site and will be incorporated into the existing buildings, and could not result in significant environmental effects. The act of adding MU-PD Overlay zoning in and of itself could not result in environmental impacts, and therefore is consistent with the General Rule provision of CEQA. Additionally, adding three residential units to the existing low intensity use, would not in and of itself result in environmental impacts. Therefore, no environmental analysis is required for this discretionary action.

Fiscal Impact

This rezone would not directly impact the City's fiscal resources.

Recommendation (Option 2)

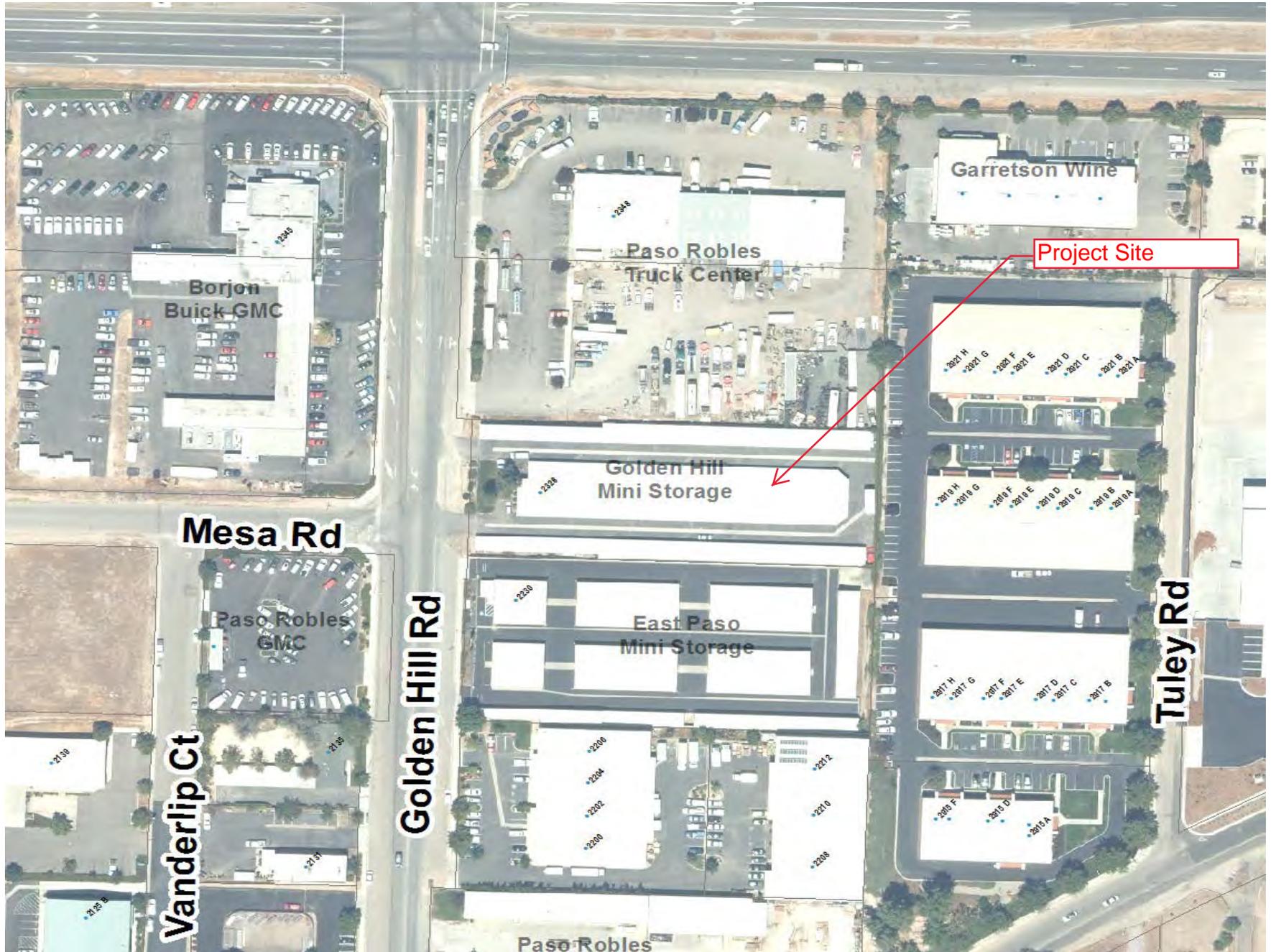
Approve Planning Commission and staff recommendations to approve the project by taking the following actions:

- a. Introduce and hold first reading of Ordinance XXX N.S., approving Rezone 18-003 and amending the Zoning Code, by adding MU-PD Overlay Zoning to the existing C3 zoned site at 2328 Golden Hill Road.

- b. Approve Resolution 18-XXX, approving PD 18-003 to establish three additional residential units for a total of four at the existing Golden Hills Mini-storage project.

Attachments

1. Vicinity Map
2. Draft Ordinance XXX N.S. –Rezone 18-003
 - a. Rezoning Map
3. Draft Resolution 18-XXX – PD 18-003, approving the conceptual plans for the three-unit addition.
 - a. Site Specific Conditions
 - b. Standard Conditions
 - c. Perspectives
 - d. Proposed Site Plan
 - e. Existing Floor Plan
 - f. Proposed Floor Plan
4. Legal Notice



Attachment 2

Draft Ordinance A

Ordinance No. XXXX.N.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AMENDMENDING TO TITLE 21.12.020 (ZONING MAP), ADDING MIXED USE
(MU) AND PLANNED DEVELOPMENT (PD) OVERLAY TO THE SITE
LOCATED AT 2328 GOLDEN HILL ROAD-APN 025-403-066**

**ZONE CHANGE 18-003
(BRIAN WILSON – GOLDEN HILL MINI-STORAGE)**

WHEREAS, the subject property is located at 2328 Golden Hill Road and is currently developed with the Golden Hill Mini Storage facility; and

WHEREAS, the site has a zoning designation of C-3 (Commercial/Light-Industrial) and a General Plan Land Use designation of CS (Commercial/Service); and

WHEREAS, Nick Gilman on behalf of Brian Wilson has submitted an application to add Mixed Use Overlay zoning to the C3 zoned site, to allow the ability to construct four (4) residential units within the existing mini-storage facility. PD Overlay zoning is also being added so that a development plan is processed for a mixed-use project and to allow for flexibility in development standards if necessary; and

WHEREAS, conceptual plans have been provided that show the addition of three (3) studio apartments units proposed to be constructed over the existing care taker unit, which would result in a total of four (4) residential units; and

WHEREAS, Table 21.16.200 of the Zoning Code does not allow residential units in the C3 zoning district, beyond one caretaker unit for commercial/industrial buildings. Therefore, it is necessary to process a code amendment to allow for a mixed-use project on this site; and

WHEREAS, providing work force housing is a priority for the City, especially in infill areas where the infrastructure is already in place; and

WHEREAS, mini-storage uses are low intensity, and adding residential mixed-use component is an opportunity to provide infill housing; and

WHEREAS, the addition of residential units to the existing mini-storage project is located in an area of the City where there are existing schools, parks and shopping. Additionally, allowing for infill residential units is encouraged since it helps provide work-force housing units and/or student housing which is close proximity to Cuesta College; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), this amendment is Exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required; and

WHEREAS, on April 24, 2018 the Planning Commission held a duly noticed public hearing on the proposed Zoning Ordinance Amendment and recommended that the City Council approve the project; and

WHEREAS, the City Council held a duly noticed public hearing on the proposed Zoning Ordinance amendment on June 5, 2018, where it considered the staff report and public testimony; and

Attachment 2

Draft Ordinance A

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

Section 1. Recitals. The recitals set forth above are true and correct and are incorporated as though fully set forth herein.

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 City Council makes the following findings:

1. The proposed zoning map amendment adding a Mixed Use / Planned Development Overlay to 2328 Golden Hill Road is consistent with the goals and policies established by the General Plan, since the project would providing work force housing in infill areas where the infrastructure is already in place.

Section 3. Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, this amendment is Exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required.

Section 4. Zoning Coded Amendment. The City Council approves Rezone 18-003 adding Mixed Use and Planned Development Overlay to the property located at 2328 Golden Hill Road as described in and attached hereto as Exhibit A, incorporated herein by reference.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 7. Publication. The City Clerk shall certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California, and cause a summary to be published once within 15 days after its passage in a newspaper of general circulation, published and circulated in the City in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council held on June 5, 2018, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

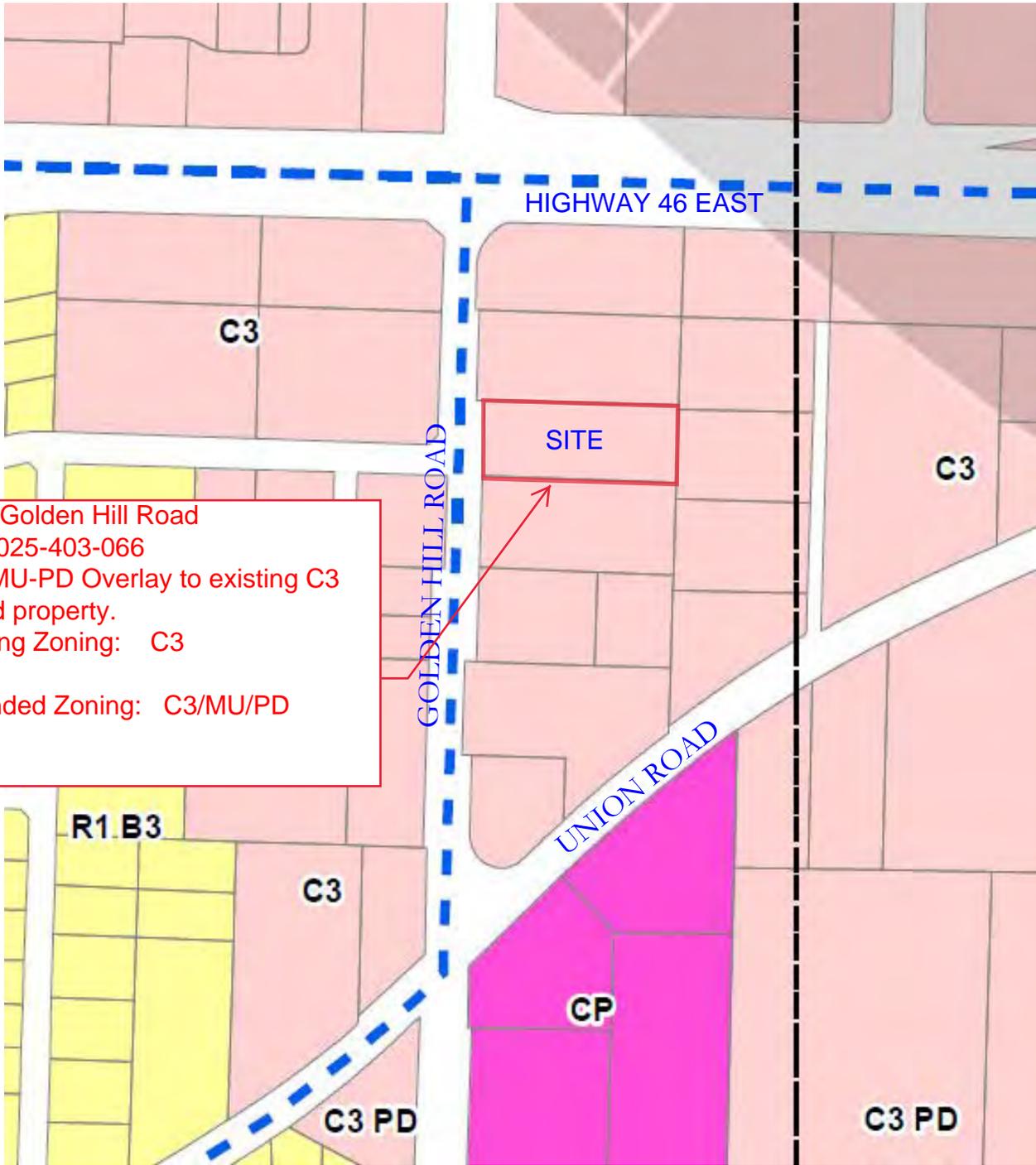
ABSTAIN:

Steven W. Martin, Mayor

Attest:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A Zoning Map Amendment



2328 Golden Hill Road
APN 025-403-066
Add MU-PD Overlay to existing C3
zoned property.
Existing Zoning: C3
Amended Zoning: C3/MU/PD

Attachment 3

Draft Resolution A

RESOLUTION 18-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING PLANNED DEVELOPMENT 18-003 ADDING THREE MIXED USE RESIDENTIAL UNITS TO AN EXISTING MINI-STORAGE FACILITY

APN 025-403-066
(GOLDEN HILL MINI-STORAGE – 2328 GOLDEN HILL ROAD)

WHEREAS, Nick Gilman on behalf of Brian Wilson has submitted an application with a request to construct three (3) residential units within the existing mini-storage facility located at 2328 Golden Hill Road; and

WHEREAS, in is necessary to amend the Zoning Code (Zoning Map) to add Mixed Use (MU) Overlay Zoning to the C3-zoned site to allow for residential uses; and

WHEREAS, in conjunction with the MU Overlay the City is recommending adding PD Overlay zoning that would require a development plan (PD) be processed for a mixed-use project and to allow for flexibility in development standards as necessary; 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, in accordance with the California Environmental Quality Act (CEQA), this amendment is Exempt from CEQA per CEQA Guidelines, Section 15061(b)(3), General Rule, this zoning amendment could not result in significant environmental effects, and no environmental analysis is required; and

WHEREAS, on April 24, 2018 the Planning Commission held a duly noticed public hearing on the proposed Zoning Ordinance Amendment and recommended that the City Council approve the project; and

WHEREAS, on June 5, 2018 the City Council held a duly noticed public hearing on the proposed Zoning Ordinance Amendment; and

NOW, THEREFORE, THE CITY COUNCIL 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 City Council makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan, since the project would provide for opportunities for infill housing in an area of the City where there is existing infrastructure and circulation.
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; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; based on the residential scale of the project along with a use of a mixture of quality materials, and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing flexible uses that maintains the commercial storage use, while allowing for infill residential units to be incorporated into the existing project; and

Section 3. Approval. The City Council hereby approves Planned Development 18-003 as attached hereto as Exhibit A, B and C, and incorporated herein by reference.

APPROVED this 5th day of June, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibits

Exhibit A: Project Specific Conditions of Approval

Exhibit B: Standard Conditions of Approval

Exhibits C – G: Site Plan, Elevations and Floor Plans

Exhibit A

Site Specific Conditions of Approval – PD 18-003

(Brian Wilson – 2328 Golden Hill Rd.)

Planning Division Conditions:

1. PD 18-003 along with Rezone 18-003 allows the addition of three residential units to the existing Golden Hill Mini-Storage facility for a total of four (4) residential units when considering the existing care take unit.
2. The three mixed use apartment units shall be located on the second floor above the existing care takers unit.
3. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 18-_____and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Existing Site Aerial
C	Perspectives
D	Proposed Site Plan
E	Existing Floor Plan
F	Proposed Floor Plan

4. Prior to the issuance of a building permit for the residential units, the Development Review Committee (DRC) shall review the following:
 - a. Final site planning and architectural details
 - b. Landscaping plan
 - c. Fencing plan. Note: decorative fencing such as tubular steel fence and gates should be considered.
 - d. Exterior light fixtures. Existing wall-pack lights need to be upgraded to shielded units with project.
 - e. Updated project signage.
5. Prior to the issuance of a building permit, the project shall abandon the existing septic system and tie into the City sewer system. Plans shall be provided for approval by the City Engineer.
6. Frontage improvements shall be installed as indicated in Standard Conditions of Approval, Exhibit A, Section F.3.
7. On site storm water shall be addressed as indicated in Standard Conditions of Approval, Exhibit A, Section D.5.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: City Council

Date of Approval: June 5, 2018

Applicant: Brian Wilson

Location: 2328 Golden Hill Road

APN:025-403-066

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 – PD/CUP:

- 1. This project approval shall expire on June 5, 2020 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied 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. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution _____)

- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** 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. 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.
- 6. 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.
- 7. 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.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution _____)

- 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 Community Development Department prior to the issuance of building permits.

(Adopted by Planning Commission Resolution _____)

- 21. Prior to the issuance of building permits, the
 - 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. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: Updated project signage

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____.

(Adopted by Planning Commission Resolution _____)

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

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

C. PRIOR TO ANY PLAN CHECK:

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

D. 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. 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 its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 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.

(Adopted by Planning Commission Resolution _____)

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall improve the following street(s) to the standard indicated:

Golden Hill Road	Match Existing Section	Per City Engineer
Street Name	City Standard	Standard Drawing No.

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

(Adopted by Planning Commission Resolution _____)

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities underground. 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.
- 9. 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.
- 10. 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/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. 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.

(Adopted by Planning Commission Resolution _____)

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution _____)

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)

VICINITY MAP

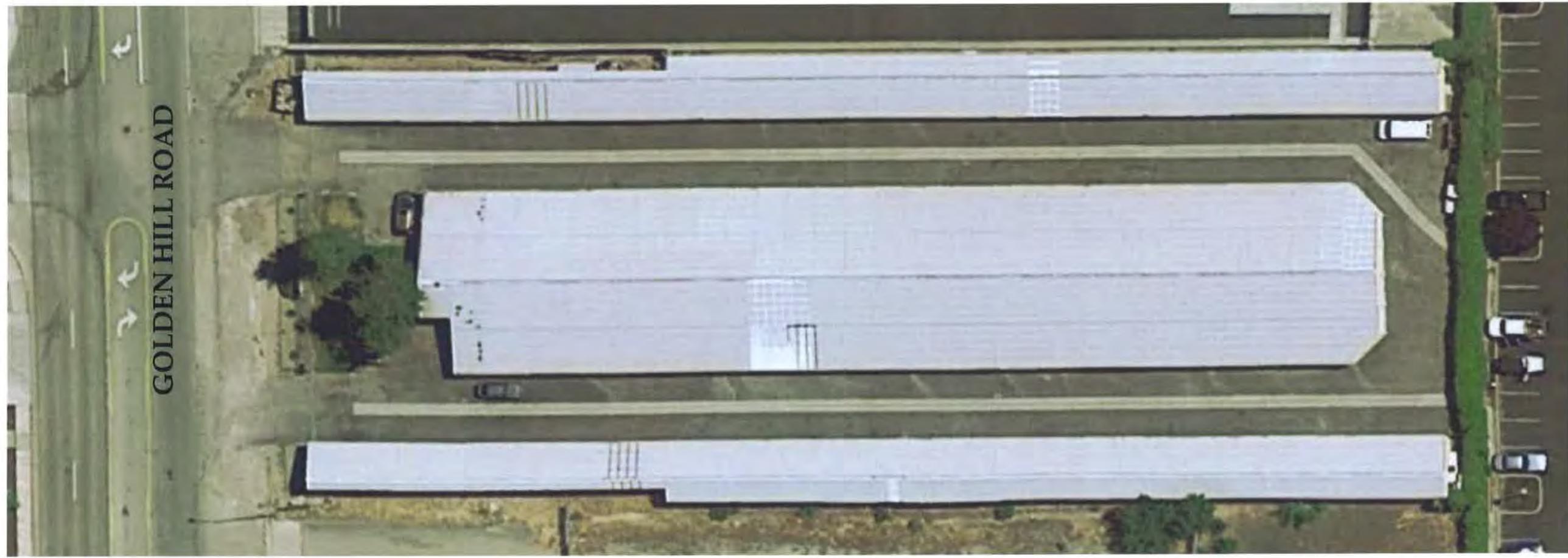


Exhibit 3c

Revisions

Owner :

Architect :
 Nick Gilman
 945012th St 'E'
 Paso Robles
 805.238.3432



SITEPLANS

GOLDEN HILL STORAGE
 2328 Golden Hill Road
 APN 025-403-066

EXISTING SITE



RECEIVED
 JAN 31 2018
 City of Paso Robles
 Community Development

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EXISTING STREET VIEW

Exhibit 3d



PROPOSED STREET VIEW

Revisions

Owner :

Architect :
 Nick Gilman
 945012th St 'E'
 Paso Robles
 805.238.3432

PERSPECTIVES

GOLDEN HILL STORAGE
 2328 Golden Hill Road
 APN 025-403-066

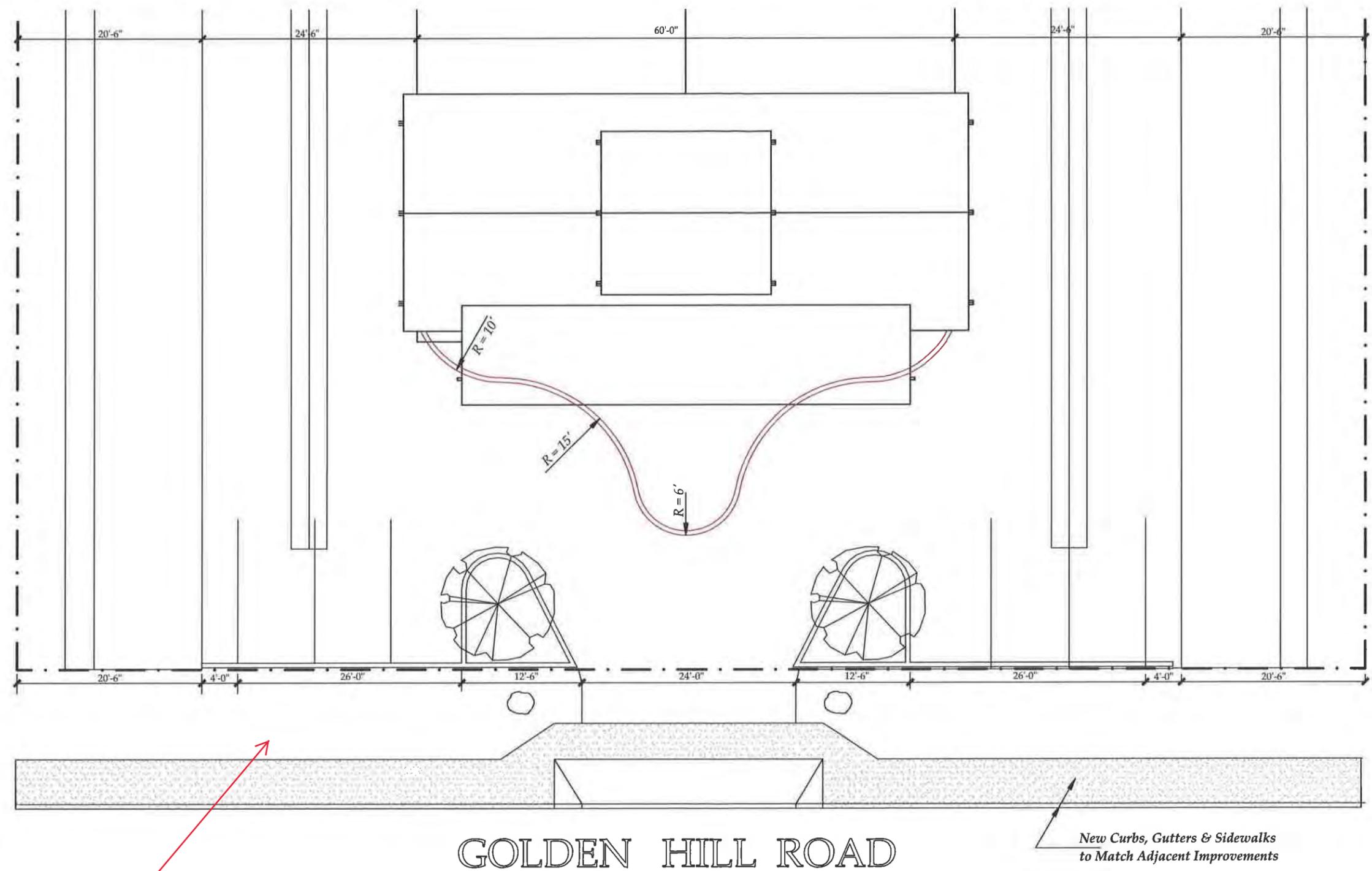
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Job No.
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2

Revisions

Owner :

Architect :
 Nick Gilman
 945012th St 'E'
 Paso Robles
 805.238.3432



Frontage shall be landscaped. Landscape plan will be reviewed and approved by DRC.

GOLDEN HILL ROAD

PROPOSED SITEPLAN



NORTH
Page 377

GOLDEN HILL STORAGE
 2328 Golden Hill Road
 APN 025-403-066

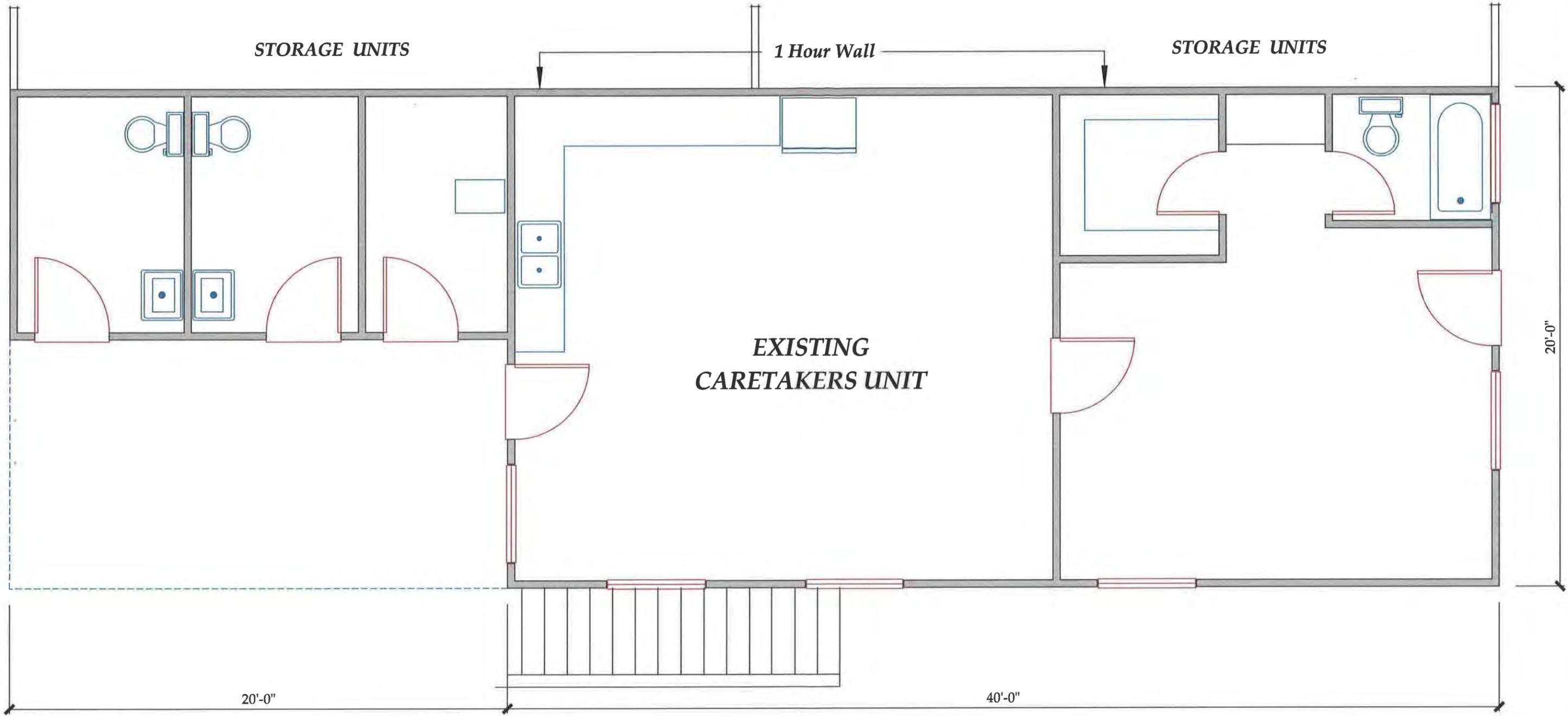
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3

Revisions

Owner :

Architect :
 Nick Gilman
 945012th St 'E'
 Paso Robles
 805.238.3432

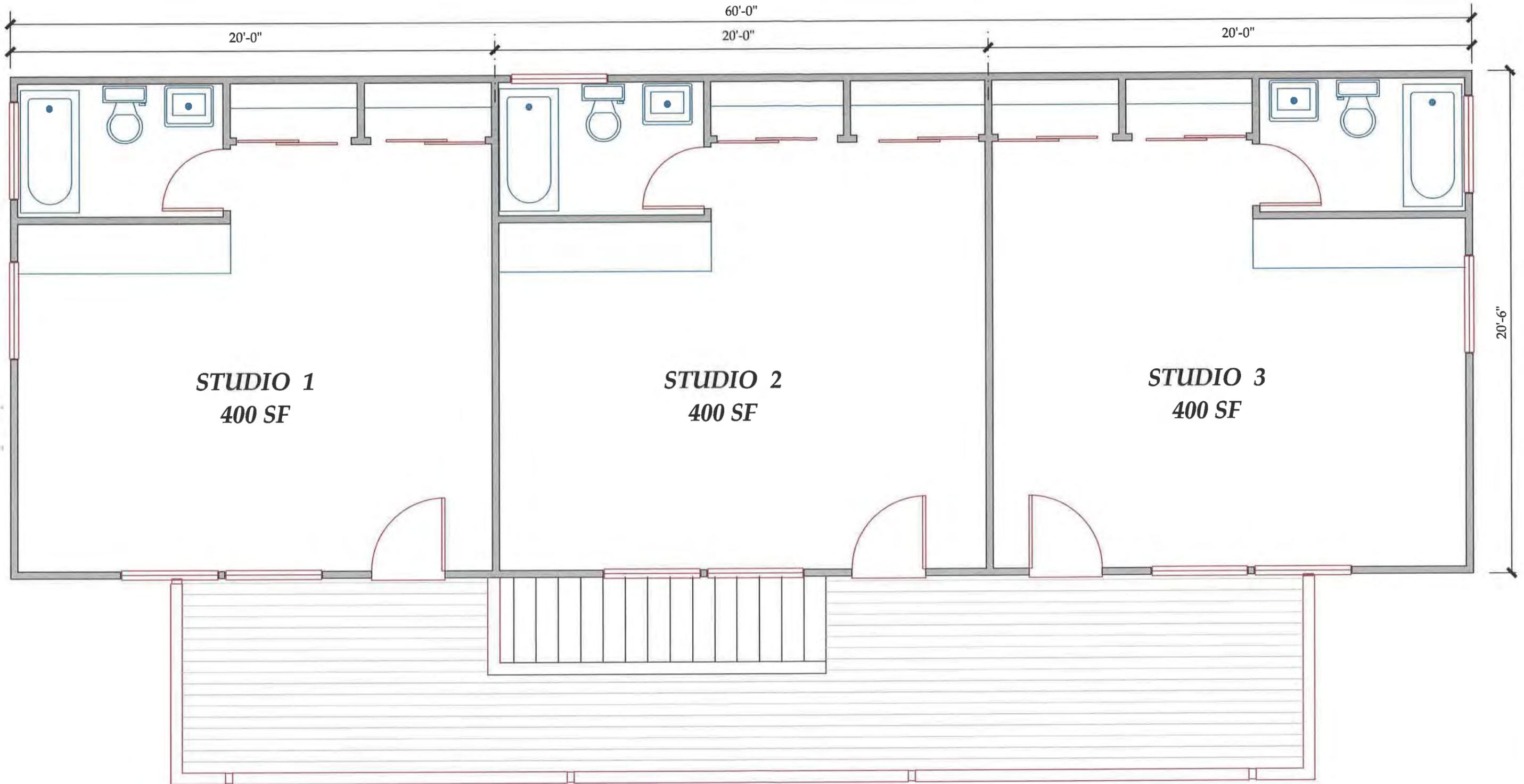


FLOOR PLAN

GOLDEN HILL STORAGE
 2328 Golden Hill Road
 APN 025-403-066

Drawn
Date
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Job No.
Sheet
4

EXISTING FIRST FLOOR



PROPOSED SECOND FLOOR

Revisions

Owner :

Architect :
Nick Gilman
945012th St 'E'
Paso Robles
805.238.3432

FLOOR PLAN

GOLDEN HILL STORAGE
2328 Golden Hill Road
APN 025-403-066

Drawn
Date
Scale
Job No.
Sheet
5



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Rezone 18-003 and Planned Development 18-003, on this 22nd day of May, 2018.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: *Monica C Hollenbeck*
Monica Hollenbeck