

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 06-019 (CAL COAST IRRIGATION)
DATE: JANUARY 23, 2007

Needs: For the Planning Commission to consider a Planned Development application to construct two new commercial/industrial buildings.

- Facts:**
1. The project is located at the southern end of Danley Court, Lot 6 of Tract 2269 (APN 025-421-033).
 2. The proposed project would include the construction of two buildings, where Building A would be 5,000 square feet and Building B would be 6,000 square feet. Cal Coast Irrigation would occupy Building A, a similar type of business would occupy Building B.
 3. The proposed project complies with the City Zoning Ordinance, development standards for setbacks, building height, and other on-site requirements.
 4. The project would require 26 parking spaces for commercial/industrial uses; the project has been designed to provide 28.
 5. The project is also consistent with the Golden Hills Business Park tract Design Guidelines.
 6. Surface drainage is proposed to be conveyed to a detention system that will ultimately be metered out to the storm drain system installed in the tract. Storm water collected from this parcel will flow eastward to the Huer Huero and not to the west where historic drainage problems have been a concern.
 7. The project is consistent with the BP (Business Park) General Plan designation, and the zoning which is PM (Planned Industrial), including compliance with all applicable development standards.
 8. The Development Review Committee (DRC) reviewed the project at their meeting on August 21, 2006. The Committee recommended that the applicant provide additional architectural trim and landscaping to help break up the building walls. The DRC also requested a revised fencing/landscape plan for outdoor yard areas.

9. The applicant revised the plans to include the addition of wainscot trim around the bottom of each building and add additional windows and window trim. A landscape and fencing plans was also provided. The revised plans are attached as exhibits to the attached resolution approving PD 06-019.

**Analysis
and**

Conclusions:

The proposed commercial/light industrial project is consistent with the requirements for development in this business park including compliance with the Golden Hills Industrial/Business Park Guidelines. It would appear that the architecture and proposed landscaping plan would be appropriate for this location. There are no site development constraints such as trees or other features on the property.

Both of the buildings are proposing outdoor storage areas as an accessory to the businesses. The Zoning Code does have specific requirements for outdoor storage areas, specifically landscaping and screening. The requirements that apply to this project have been added as conditions of approval to the attached Resolution of approval for PD 06-019.

Reference:

Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006 Paso Robles Economic Strategy and CEQA, Golden Hill Industrial Park Design Guidelines.

**Fiscal
Impact:**

None.

Options:

After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

- a. Adopt the attached Resolution approving Planned Development 06-019.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

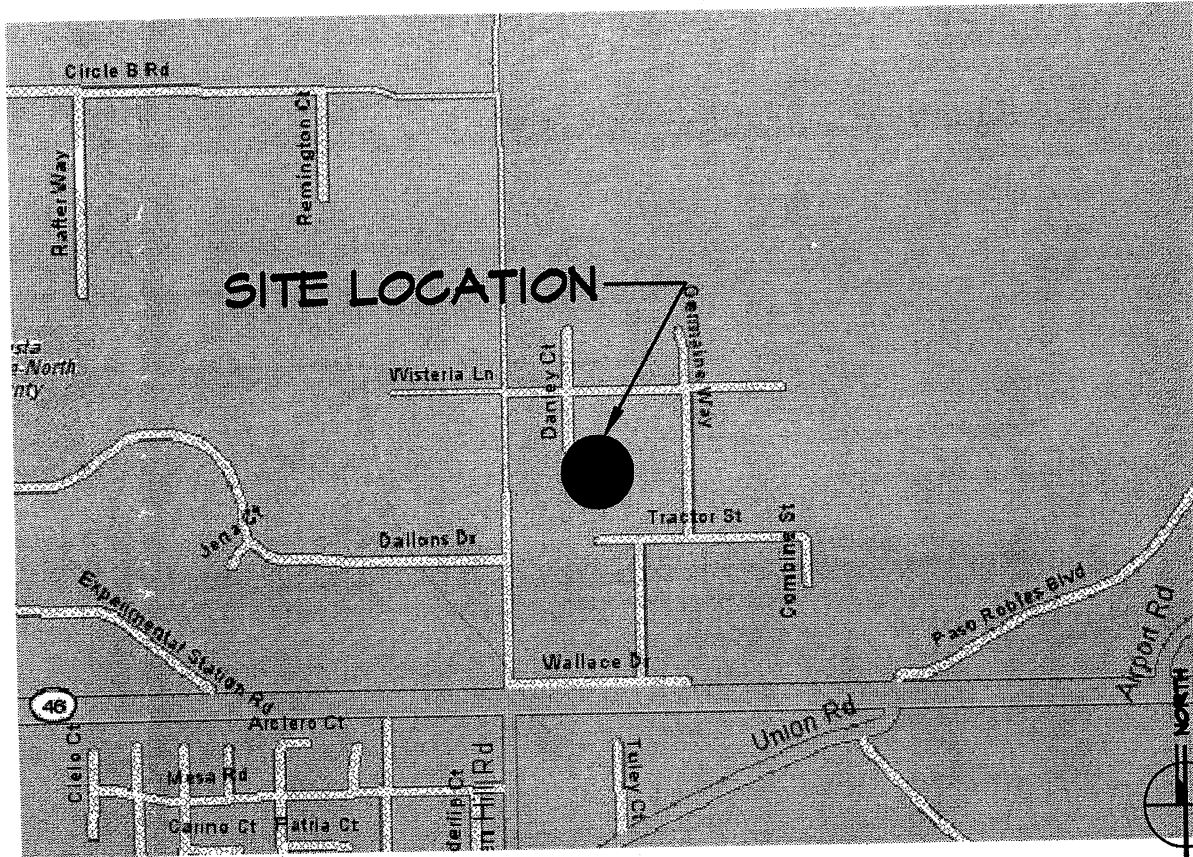
Prepared by:

Darren Nash
Associate Planner

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. City Engineer Memo
4. Resolution to Approve the Planned Development 06-019
5. Newspaper and Mail Notice Affidavits

VICINITY MAP:



Vicinity Map
PD 06-019
Lot 6, Danley Court
(Cal Coast Irrigation)

PROJECT DESCRIPTION

Paso Robles

OCT 20 2006

Planning Division

Scope of Business
Cal Coast Irrigation, Inc.

We are building to expand our business in the Paso Robles area because we have outgrown our current facility. Our main focus is on Agriculture and Landscape Irrigation sales and installations. Our customer base includes all types of clients such as vineyards, ranches, and landscape contractors.

Phase One Building "A" is construction of a 5,000 s.f. building for sales and warehouse for Cal Coast Irrigation. Approximately 2,500 s.f. of building shall be showroom – sales and 2,500 s.f. will be warehouse. Outside storage area shall be fenced and screened by landscaping.

Phase Two Building "B" shall be construction of a 6,000 s.f. building for lease to similar type business as Cal Coast Irrigation.

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 06-019, Cal Coast Irrigation
DATE: January 23, 2007

Streets

The subject property is Lot 6, in Tract 2269, located at the south end of Danley Court, east of Golden Hill Road. Danley Court was improved with the development of Tract 2269.

Sewer and Water

All utilities were made available to the property with the development of Tract 2269.

Drainage

An 18-inch storm drain serves the subdivision at Wisteria Lane. The storm drain is not sized to handle increased run-off associated with the development of the lots. Storm drain detention facilities must be provided.

The 18-inch storm drain flows directly to the Huer Huero Creek. All storm run-off from the development must be filtered through landscape areas to improve its water quality prior to discharge.

The developed site will be greater than one-acre. A Storm Water Pollution Prevention Plan will be required prior to issuance of a grading permit.

Recommended Site Specific Conditions

1. Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off and to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
APPROVING PLANNED DEVELOPMENT 06-019
LOCATED ON LOT 6, AT THE SOUTH END OF DANLEY COURT
GOLDEN HILL BUSINESS PARK, APN: 025-421-033
APPLICANT – CAL COAST IRRIGATION**

WHEREAS, Planned Development 06-019 has been filed by Duane and Lloyd Campbell on behalf of Cal Coast Irrigation; and

WHEREAS, Planned Development 06-019 is a proposal to construct two commercial/light-industrial buildings where Building A would be 5,000 square feet and Building B would be 6,000 squared feet; and

WHEREAS, both buildings would have an accessory outdoor storage yard; and

WHEREAS, the project complies with the guidelines and standards of the Zoning Ordinance and the Conditions of Approval of Tract 2269; and

WHEREAS, the project complies with the BP (Business Park) General Plan land use designation and the Zoning Ordinance PM (Planned Manufacturing) zoning district, and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 23, 2007 on this project to accept public testimony on the Planned Development application PD 06-002 and associated environmental review; and

WHEREAS, this application is Categorical Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
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; and
4. The proposed development is consistent with the Golden Hill Industrial/Business Park Design Guidelines; and
5. 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
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

7. The proposed development plan contributes to the orderly development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-019, subject to the following conditions:

1. 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:

EXHIBIT	DESCRIPTION
A	Title Sheet/Site Plan
B	Building A Floor Plan / Elevations
C	Building B Floor Plan / Elevations
D	Preliminary Grading
E	Conceptual Landscape Plan
F	Color/Material Board (on-file)

2. This PD 06-019 allows the construction of two commercial/light-industrial buildings where Building A would be 5,000 square feet and Building B would be 6,000 squared feet, each building would have an accessory outdoor storage yard.
3. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
4. The outdoor storage areas shall comply with the following development standards in order to comply with Section 21.21.110.E, Outdoor storage areas:
 - a. The stored materials shall be limited to those normally associated with the principal use on the site;
 - b. All walls or fences shall be at least six feet but no greater than eight feet in height;
 - c. Storage materials or equipment that exceed the height of the wall or fence shall be stored on the rear fifty percent of the site unless otherwise approved by the planning commission or its designated subcommittee.
 - d. All screening materials shall be installed and finaled prior to the commencement of storage onsite unless a security is posted in an amount and manner as determined by the community development director.
5. This PD 06-019 is valid for a period of two (2) years from approval. Unless permits have been issued and site work has begun, the approval of PD 06-019 shall expire on January 23, 2009. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
6. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
9. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
10. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards

of the City's Zoning Ordinance).

11. Prior to occupancy of any buildings, a cash deposit shall be paid to the City for the installation of the parkway landscaping in the right of way along Danley Court. The landscaping will be installed per the approved plans (on-file at the City) with the rest of the tract landscaping in the future.
12. Per Tract 2269 Conditions of Approval the following additional conditions shall apply:
 - a. Since this property is located in Area 3, Approach and Departure Zone of the Airport Land Use Plan (ALUP), the following conditions shall apply: (1) soundproofing where appropriate to reduce noise to acceptable levels in accordance with State guidelines; (2) no electro-magnetic transmissions which would interfere with operation of aircraft; (3) all bulk storage of volatile or flammable liquid be underground; (4) an avigational easement shall be required for uses; and (5) the number of persons using the facility kept to a minimum, in compliance with the ALUP.
 - b. Use of tree species such as London Plane with rapid growth characteristics and spread, shall be utilized in parking areas.
 - c. Provide one (1) fifteen (15) gallon size tree per five parking stalls shall be provided.
13. Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off and to improve the quality of the storm water run-off in accordance with a design approved by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.
14. Provide fire sprinkler systems for commercial buildings.
15. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
16. Each tract shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.

PASSED AND ADOPTED THIS 23rd day of January, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

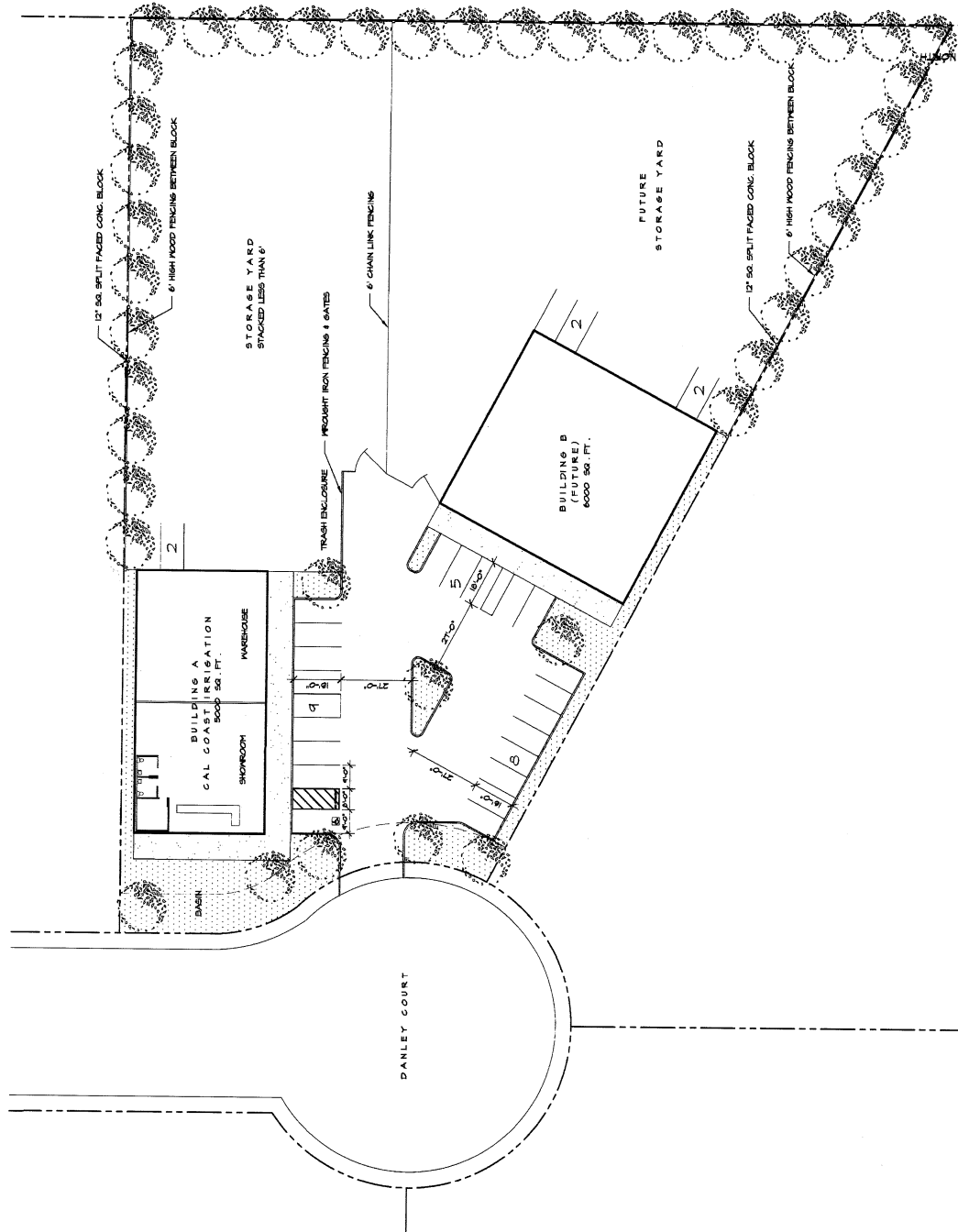
ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

New Building for: CAL COAST IRRIGATION



S I T E P L A N

Exhibit A
 Title Sheet / Site Plan
 PD 06-019
 (Cal-Coast Irrigation)

1"=30'

SHEET INDEX:

A1.0 SITE PLAN, TITLE SHEET, AND SURVEY ELEVATIONS
 A2.0 BUILDING & FUTURE - FLOOR PLAN, EXTERIOR ELEVATIONS

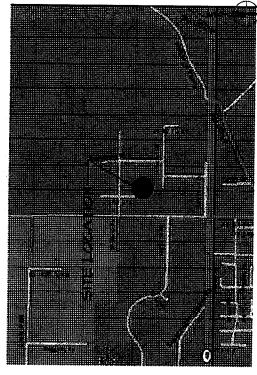
STATISTICS:

PROJECT DESCRIPTION: FUTURE WAREHOUSE AND WAREHOUSE BUILDING
 FUTURE LEASE SPACE
 ADDRESS: GOLDEN HILLS BUSINESS PARK, LOT #6
 PASO ROBLES, CA
 PARKING REQUIRED, BUILDING A
 WAREHOUSE (2200 / 1000)
 OFFICE (170 / 200)
 TOTAL (2370 / 1200)
 PARKING REQUIRED, BUILDING B
 WAREHOUSE (4000 / 3400 / 600)
 OFFICE (1000 / 1000)
 TOTAL (5000 / 4400)
 PARKING PROVIDED:
 10.5 SPACES
 12.5 SPACES
 26 SPACES
 29 SPACES

DIRECTORY

ARCHITECT:
 STEVEN D. STEWART ARCHITECT
 1000 MARKET STREET, SUITE 200
 SAN LUIS OBISPO, CA 95041
 805-546-1043
 CONTRACTOR:
 RANIS CONSTRUCTION INC
 2000 MARKET STREET, SUITE 200
 SAN LUIS OBISPO, CA 95041
 805-546-1871
 BUILDING OWNER:
 CAL COAST IRRIGATION
 GOLDEN HILLS BUSINESS PARK, LOT #6
 PASO ROBLES, CA

VICINITY MAP:



TITLE SHEET
 SITE PLAN

NEW BUILDING FOR:
 CAL COAST IRRIGATION
 LOT 6, GOLDEN HILLS BUSINESS PARK
 PASO ROBLES, CA

Date	Revisions
10-10-06	DRG

Sheet
 A1.0
 of
 2

STEVEN D. STEWART
 ARCHITECTS
 1000 MARKET STREET, SUITE 200
 SAN LUIS OBISPO, CA 95041
 805-546-1043





STEVEN D. STEWART
ARCHITECTS

THEir OFFICE: 10024/09/05
10024/09/05 • Suite # • San Luis Obispo, CA • 50457

NEW BUILDING FOR:
CAL COAST IRRIGATION
PASO ROBLES, CA

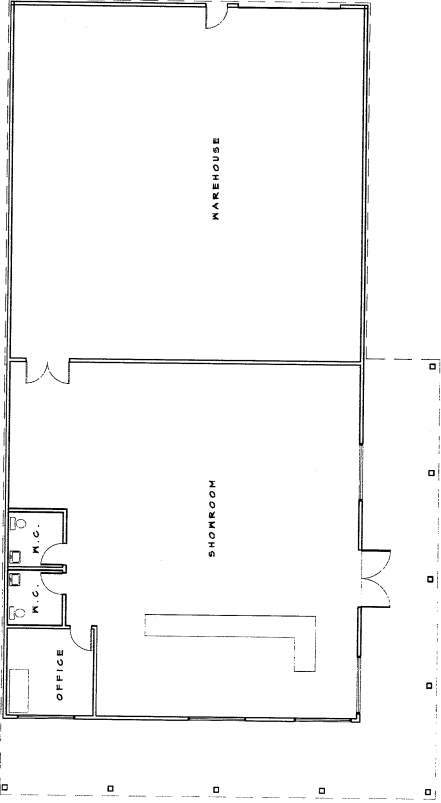


NEW BUILDING FOR:
CAL COAST IRRIGATION
PASO ROBLES, CA

BUILDING A
FLOOR PLAN
EXTERIOR ELEVATIONS

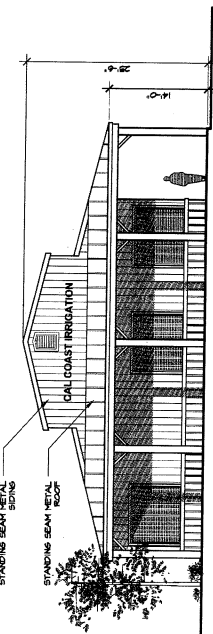
Date	Rev	By	App No.
8-10-05	001		
Remarks			

Sheet
A2.1
of 2 sheets

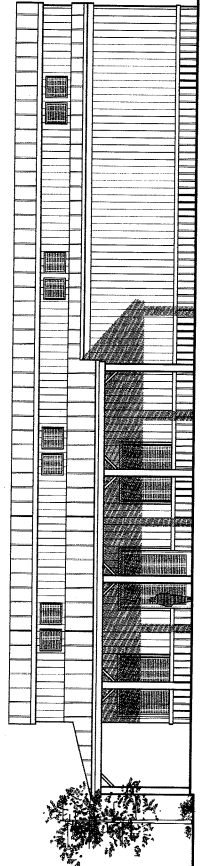


FLOOR PLAN - BUILDING A

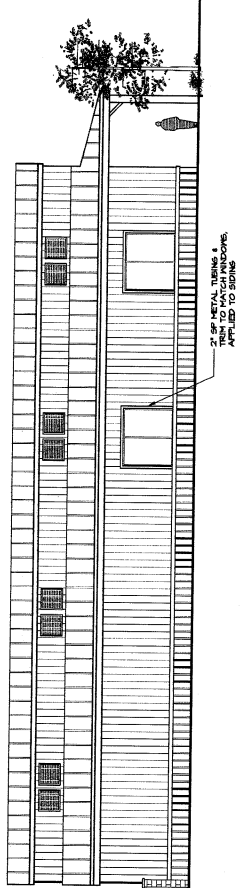
1/8"=1'-0"



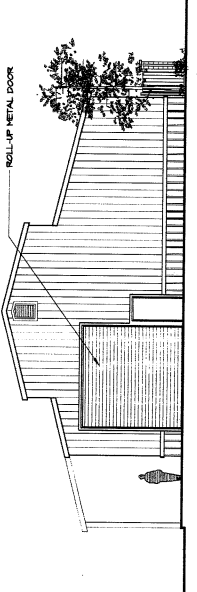
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS - BUILDING A

1/8"=1'-0"

Exhibit B
Bldg. A Floor Plans / Elevations
PD 06-019
(Cal-Coast Irrigation)



STEVEN D. STEWART
ARCHITECTS
1100 North Shoreline Blvd., Suite 200
San Luis Obispo, CA 93401
805.946.9942

THIS DRAWING IS THE PROPERTY OF STEVEN D. STEWART ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF STEVEN D. STEWART ARCHITECTS IS PROHIBITED.

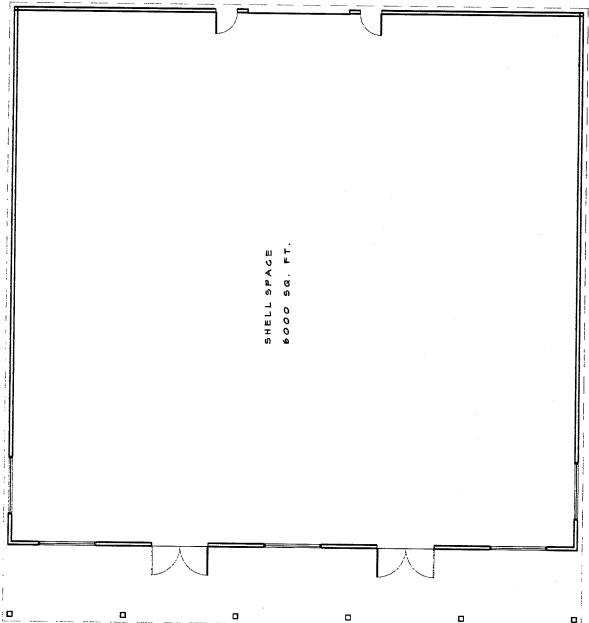


NEW BUILDING FOR:
CAL COAST IRRIGATION
LOT 6, GOLDEN HILLS BUSINESS PARK
PASO ROBLES, CA

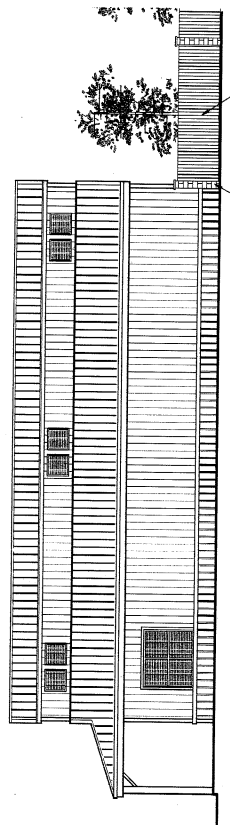
BUILDING B
FLOOR PLAN
EXTERIOR ELEVATIONS

DATE	DESCRIPTION
10-08	REVISED
10-08	REVISED
10-08	REVISED
10-08	REVISED
10-08	REVISED

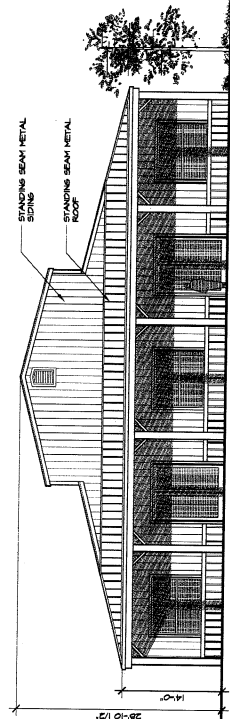
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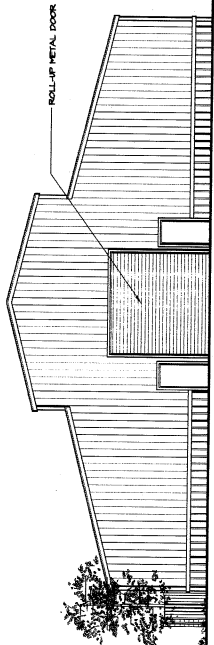
FLOOR PLAN - BUILDING B (FUTURE)



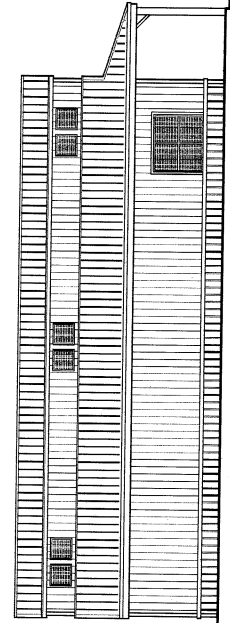
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS - BUILDING B (FUTURE)

Exhibit C
Bldg. B Floor Plans / Elevations
PD 06-019
(Cal-Coast Irrigation)

CAL COAST - PRELIMINARY GRADING AND DRAINAGE PLAN - LOT 6, TR 2269

NOTES

1. PRELIMINARY SURVEY & PARTIAL INSTRUMENT SURVEY HAS BEEN PERFORMED BY THE CITY ENGINEERING DEPARTMENT AND IS SUBJECT TO APPROVAL BY THE COUNTY ENGINEER.
2. ALL UTILITIES SHOWN ARE AS SHOWN ON THE RECORD DRAWING AND AS SHOWN IN THE RECORD DRAWING.
3. UNDEVELOPED UTILITIES SHOWN ARE AS SHOWN ON THE RECORD DRAWING AND AS SHOWN IN THE RECORD DRAWING.
4. ADJACENT UNDEVELOPED UTILITIES SHOWN ARE AS SHOWN ON THE RECORD DRAWING AND AS SHOWN IN THE RECORD DRAWING.
5. THE "BASE OF BEARING" FOR THE MAP AND SURVEY IS THE "BASE OF BEARING" FOR THE MAP AND SURVEY.
6. THE "BENCH MARK" FOR THE MAP AND SURVEY IS THE "BENCH MARK" FOR THE MAP AND SURVEY.
7. THE "LEGAL DESCRIPTION" FOR THE MAP AND SURVEY IS THE "LEGAL DESCRIPTION" FOR THE MAP AND SURVEY.
8. THE "BASIS OF BEARINGS" FOR THE MAP AND SURVEY IS THE "BASIS OF BEARINGS" FOR THE MAP AND SURVEY.

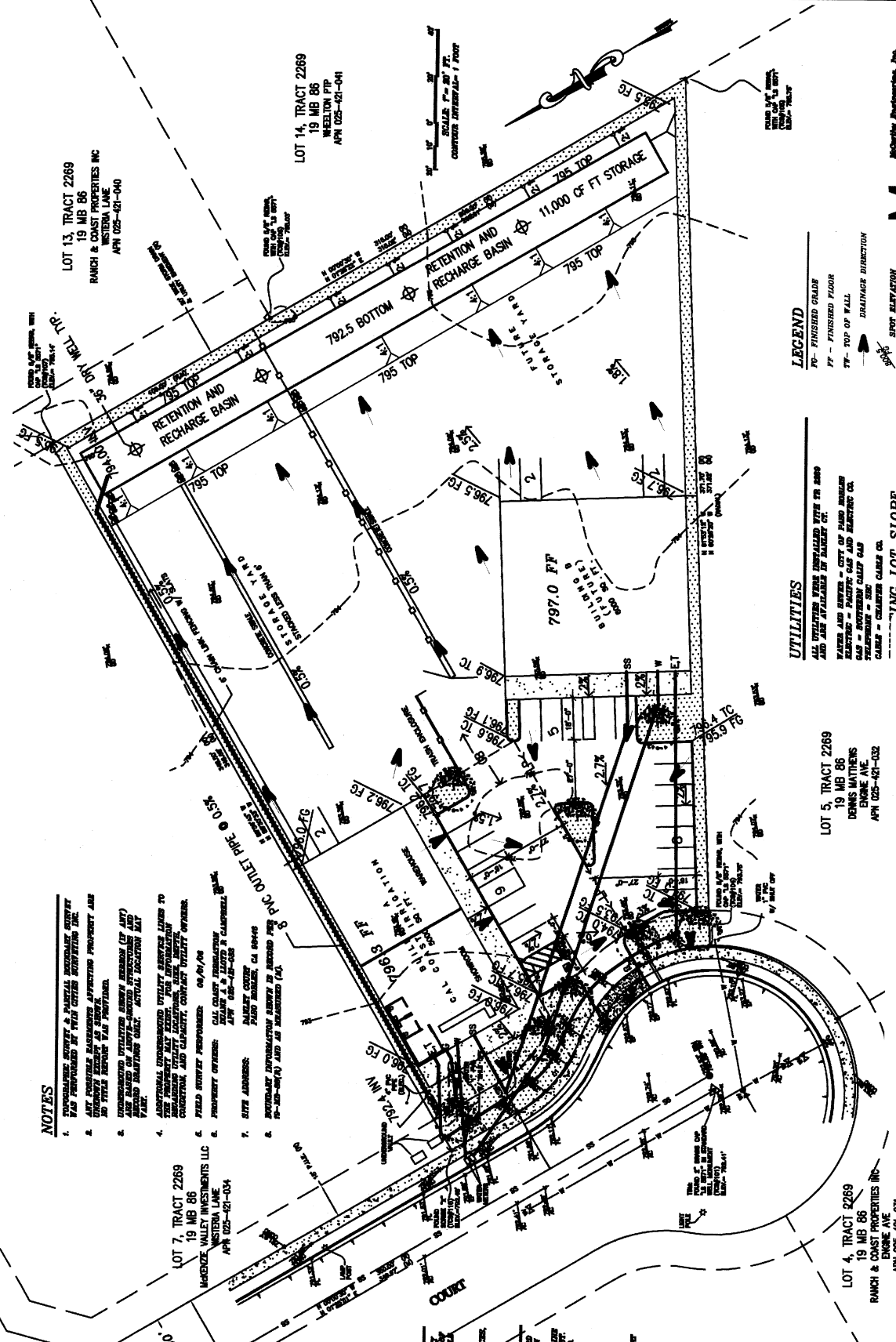
LOT 7, TRACT 2269
19 MB 86
WAZENVA VALLEY INVESTMENTS LLC
WESTERLA LANE
APN 025-421-034

LOT 5, TRACT 2269
19 MB 86
DENNIS MATTHEWS
PHONE AVE
APN 025-421-022

LOT 4, TRACT 2269
19 MB 86
RANCH & COAST PROPERTIES INC.
PHONE AVE
APN 025-421-031

LOT 14, TRACT 2269
19 MB 86
WHEELTON PTP
APN 025-421-041

LOT 13, TRACT 2269
19 MB 86
RANCH & COAST PROPERTIES INC
WESTERLA LANE
APN 025-421-040

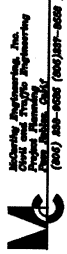


LEGEND

- PC - FINISHED GRADE
- PF - FINISHED FLOOR
- TT - TOP OF WALL
- DRAINAGE DIRECTION
- SPOT ELEVATION

UTILITIES

- ALL UTILITIES SHOWN ARE AS SHOWN ON THE RECORD DRAWING AND AS SHOWN IN THE RECORD DRAWING.
- ALL UTILITIES SHOWN ARE AS SHOWN ON THE RECORD DRAWING AND AS SHOWN IN THE RECORD DRAWING.
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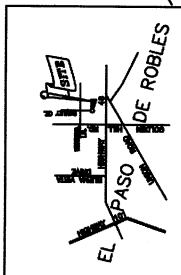
FINISHING LOT SLOPE

1. FINISHING LOT SLOPE OF THE LOT TO BE FINISHED.

LEGAL DESCRIPTION
ALL OF TRACT 2269, AS SHOWN ON THE MAP AND SURVEY, IS THE "LEGAL DESCRIPTION" FOR THE MAP AND SURVEY.

BASIS OF BEARINGS
THE "BASIS OF BEARING" FOR THE MAP AND SURVEY IS THE "BASIS OF BEARING" FOR THE MAP AND SURVEY.

BENCH MARK
THE "BENCH MARK" FOR THE MAP AND SURVEY IS THE "BENCH MARK" FOR THE MAP AND SURVEY.



VICINITY MAP
(SCALE 1" = 100')

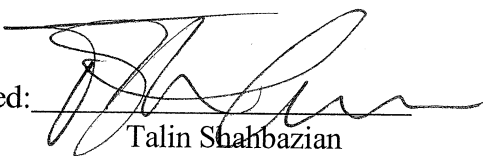
0-1-08 T28

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 06-019-Cal Coast Irrigation, a development plan to construct two new commercial/ light industrial buildings totaling 11,000 square feet, (Applicant: Dave and Lloyd Campbell on behalf of Cal Coast Irrigation), on this 10th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Talin Shahbazian

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

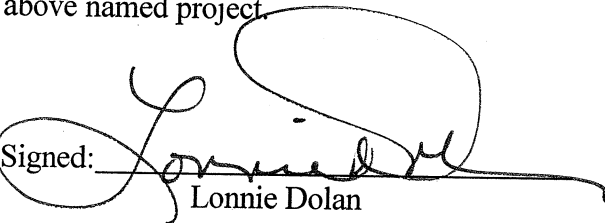
Newspaper: Tribune

Date of Publication: January 12, 2007

Meeting Date: January 23, 2007
(Planning Commission)

Project: Planned Development 06-019
(Cal-Coast Irrigation)

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

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CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:

PD 06-019: a development plan, filed by Dave and Lloyd Campbell on behalf of Cal Coast Irrigation, to construct two new commercial/light-industrial buildings totaling 11,000 square feet. The project would include an accessory outdoor storage yard for Cal Coast Irrigation. The project would be located on Danley Court within the Golden Hill Industrial Park (Lot 6 of Tract 2269).

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 23, 2007, at which time all interested parties may appear and be heard.

This application is Categorical Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the planned development 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 correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
January 12, 2007 6519659