

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REFILE FOR PLANNED DEVELOPMENT PD 02-015 and CONDITIONAL USE PERMIT 02-026, (PETER A. PALEY)

DATE: JULY 10, 2007

Needs: For the Planning Commission to consider the applicant's request for a refile of Planned Development 02-015 and Conditional Use Permit 02-026.

Facts:

1. The project is located at 2371 Theatre Drive, behind Idler's (see attached location map).
2. The Project consists of the construction and operation of an approximate 62,000 square foot mini-storage facility.
3. The original project included the subject mini-storage facility as well as the Idler's building along with the two pad sites (Applebee's & El Pollo Loco).
4. The Idler's building along with the two pad sites have been completed and are open for business.
5. The mini-storage facility has not started construction and the entitlements for the facility expired on December 9, 2006.
6. The request is for a refile of the entitlements for the facility as they were originally approved. The applicant's are not requesting to change the project from the previous approvals.

Analysis
and

Conclusion: Staff has reviewed the refile request and has identified no additional changes are necessary, except that a condition of approval be added that requires the project to be designed to comply with Low Impact Development standards and file a Storm Water Pollution Prevention Plan. There have been no changes in adopted policy that would change the basis for the prior action or any conditions of approval.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this refile request.

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

- a. Adopt a resolution granting a refile of PD 02-015 & Conditional Use Permit 02-026;
- b. Amend, modify or reject the above noted options.

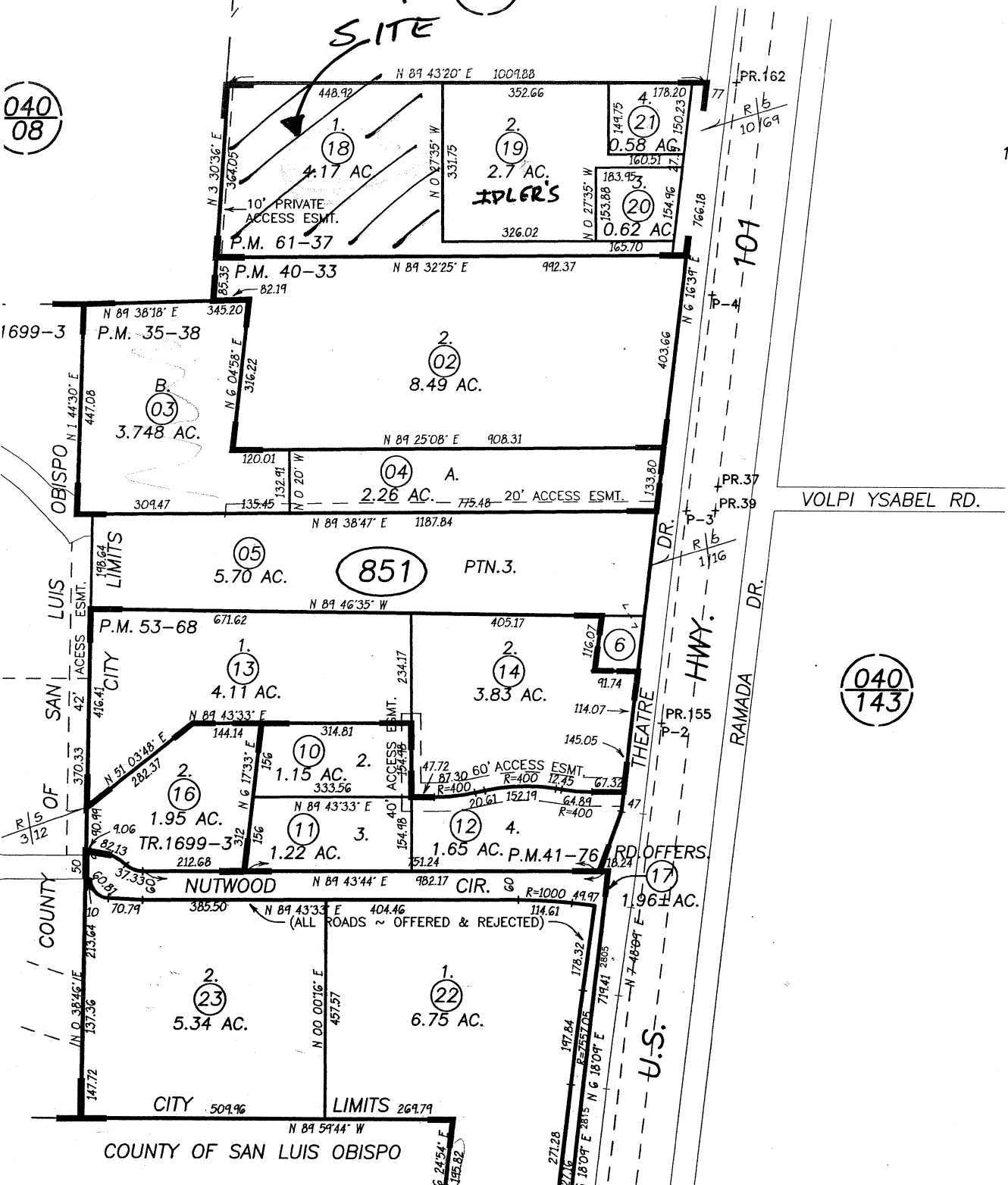
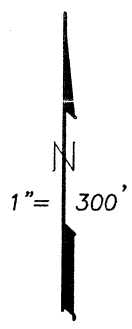
Attachments:

1. Vicinity Map
2. Mini-storage Site Plan
3. Mini-storage Architectural Elevations
4. City Engineer Memo
5. Draft Resolution granting a Refile
6. Mail and Newspaper Affidavits

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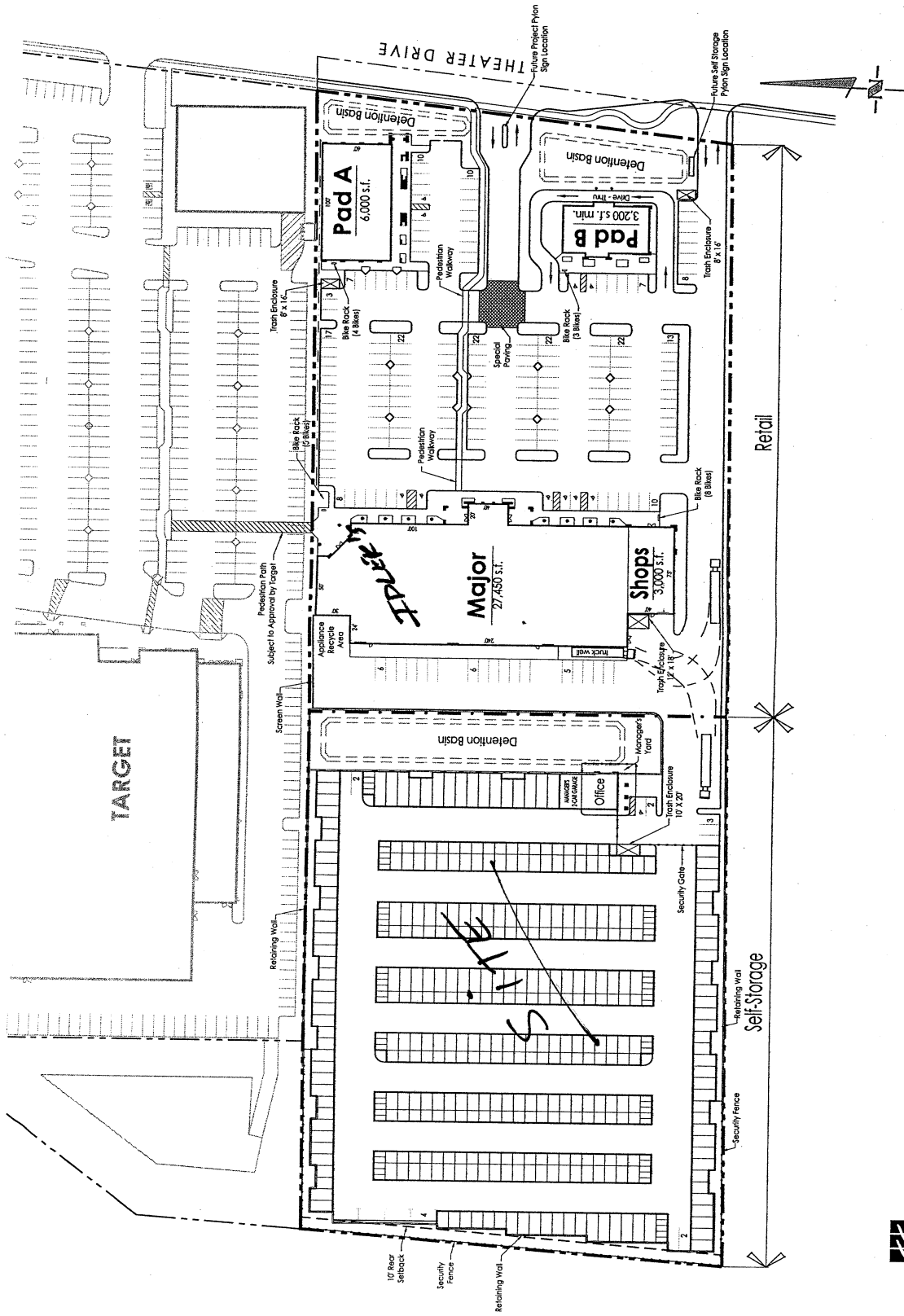
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Attachment 1
Vicinity Map
Refile - PD 02-015
(Paley)

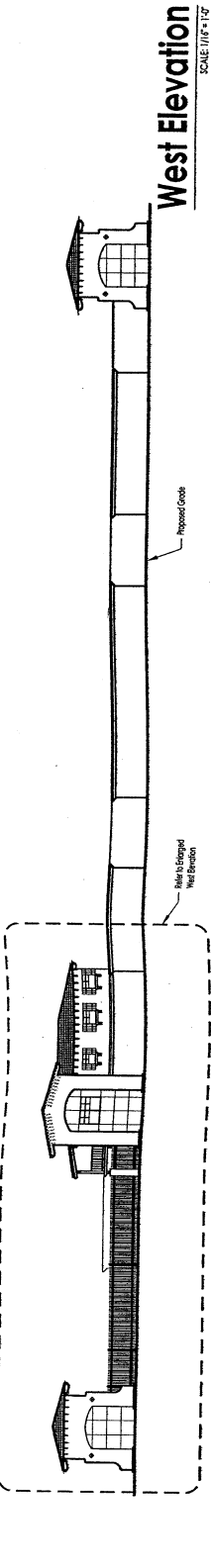
TRACT NO. 1699-3, R.
SON'S SUB. OF LOT 25, R.S. BK. 1, PG. 16.
NCHO PASO DE ROBLES, R.M. Bk. A, Pg. 164.

Y OF PASO ROBLES
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 009 PAGE 85
Agenda Item No. 4 - Page 3 of 10



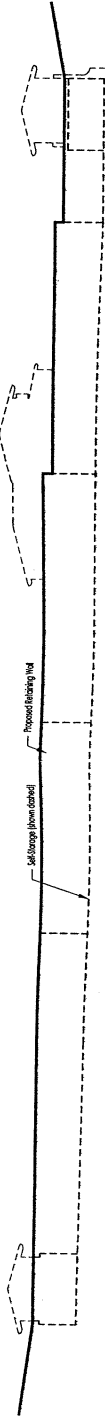
Attachment 2
 Mini-Storage Site Plan
 Refile - PD 02-015
 (Paley)

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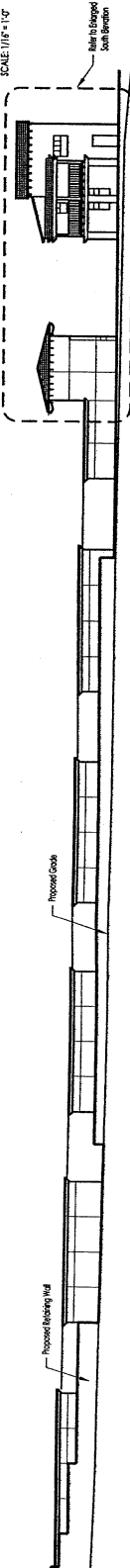
West Elevation

SCALE: 1/8" = 1'-0"



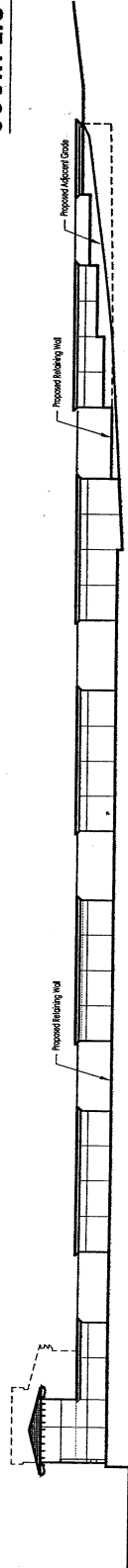
East Elevation

SCALE: 1/8" = 1'-0"



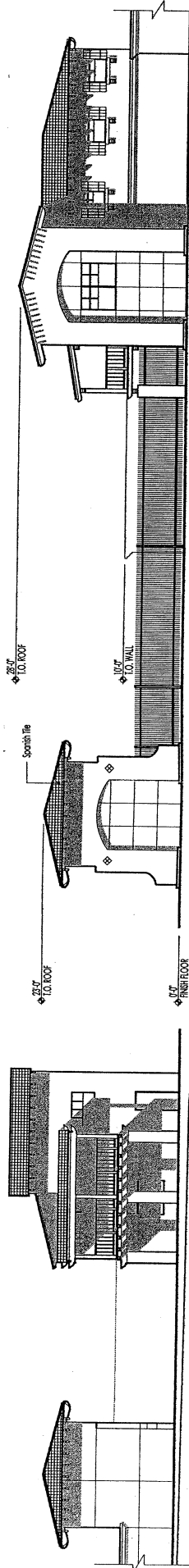
South Elevation

SCALE: 1/8" = 1'-0"



North Elevation

SCALE: 1/8" = 1'-0"



Enlarged West Elevation

SCALE: 1/8" = 1'-0"

SCALE: AS NOTED

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 Phone: 303.733.1774 Fax: 303.733.1775
 www.rrmgroup.com

Self-Storage Elevations
 Revised: December 27, 2002 1002010

Attachment 3
 Mini-Storage Arch. Elevations
 Refile - PD 02-015
 (Paley)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 02-015, Paley Mini-Storage
DATE: July 10, 2007

Streets

The subject property is located at 2371 Theatre Drive behind the recently completed Idler's commercial center. Theatre Drive has been improved in accordance with current standards.

Sewer and Water

All utilities were made available to the property with the development of the Idler's commercial center.

Storm Water

The City is actively working on developing a storm water quality ordinance and new standards that incorporate Low Impact Development best management practices. This project will be subject to all requirements and standards that will be adopted.

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 quality facilities must be provided with the development that address both construction and post-construction best management practices and Low Impact Development standards as required by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.

RESOLUTION NO: 05-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A REFILE
FOR PLANNED DEVELOPMENT 02-015 AND
CONDITIONAL USE PERMIT 02-026,
(PALEY MINI-STORAGE)
APN: 009-851-018

WHEREAS, a refile request for Planned Development 02-015 & Conditional Use Permit 02-026, has been filed by Peter Paley; and

WHEREAS, the Project is a proposal to establish a 62,000 square foot mini-storage facility located on the rear half of the site located at 2371 Theatre Drive (behind Idler's); and

WHEREAS, the project was originally approved by the Planning Commission on December 9, 2003, and scheduled to expire on December 9, 2005; and

WHEREAS, the original project included the subject mini-storage project along with the Idler's building and the two pad sites (Applebee's and El Pollo Loco), which have been constructed and are currently in operation; and

WHEREAS, a one-year time extension was approved by the Planning Commission on December 13, 2005, extending the entitlements for the project to December 9, 2006; and

WHEREAS, a time extension was not submitted by the applicant prior to December 9, 2006 and therefore, PD 02-015 & CUP 02-026 expired; and

WHEREAS, on May 30, 2007, the applicant submitted an application for a refile of the project; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Refile/Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on July 10, 2007 to consider facts as presented in the staff report prepared for this refile request, and to accept public testimony regarding the refile, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a refile to PD 02-015 and CUP 02-026 subject to the following conditions:

1. All conditions adopted within resolutions 03-096, 03-097, 03-098 & 03-099 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 02-015 and Conditional Use Permit 02-026 shall expire on July 10, 2009, unless a time extension request is filed prior to that date.
3. Storm water quality facilities must be provided with the development that address both construction and post-construction best management practices and Low Impact Development standards as required by the City Engineer. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.

PASSED AND ADOPTED THIS 10th day of July 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

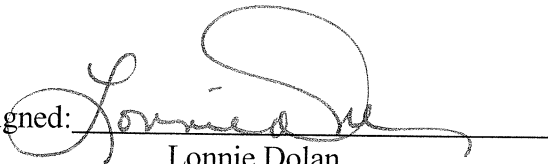
Newspaper: Tribune

Date of Publication: June 27, 2007

Meeting Date: July 10, 2007
(Planning Commission)

Project: Refile Planned Development
02-015 and Conditional Use
Permit 02-026 (Pauly - 2161
Theatre Drive)

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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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 a request by Peter A. Pauly, for a refile of PD 02-015 and Conditional Use Permit 02-026, a project which would include the development and operation of a mini-storage facility. The project is located at 2161 Theatre Drive (behind Idler's).

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, July 10, 2007, at which time all interested parties may appear and be heard.

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.

If you challenge the refile 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
June 27, 2007

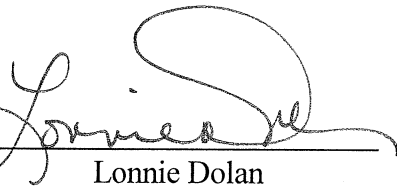
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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Refile of Planned Development 02-015 and Conditional Use Permit 02-026 (Pauly/2161 Theatre Drive) on this 28th day of June 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan

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