

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 02-015 AMENDMENT
(CROCKER)

DATE: JANUARY 22, 2008

Needs: For the Planning Commission to consider an application filed by Valli Architectural Group on behalf of Ted Crocker to increase the scope of the existing entitled mini-storage project to add additional square footage and covered RV storage spaces.

- Facts:**
1. The project is located at 2361 Theatre Drive, directly behind Idler's (See attached Vicinity Map).
 2. The site is zoned C2-PD (Highway Commercial, Planned Development Overlay), and is in the Regional Commercial land use category (RC).
 3. Planned Development 02-015 was approved by the Planning Commission on December 9, 2003, to allow for the construction of a 62,000 square foot mini-storage facility with one care-taker unit.
 4. Some site work and grading was completed with the development of the Idler's project, but construction of the mini-storage facility has not commenced.
 5. The amendment proposes to add an additional 14,000 square feet of mini-storage buildings and the addition of 28 covered RV storage spaces.
 6. In initial development plan (PD) was approved along with a Conditional Use Permit (CUP 02-010) and a Mitigated Negative Declaration. The proposal before the Commission is to approve a modification to the PD; the CUP is not being amended, since the mini-storage land use is not changing. All conditions of approval of the CUP (Res 03-098) would remain in effect.
 7. It is not anticipated that the proposed expansion to the existing entitled mini-storage project would have a significant impact on the environment, including traffic impacts, since storage facilities are generally very low traffic generators.

The Planning Commission will consider making a finding that the amendment to PD 02-015 would be substantially compliant with the Mitigated Negative Declaration (Res. No. 03-096) approved by the

Planning Commission on December 9, 2003, for the original project (PD 02-015). Additionally, since this project would be considered infill, the project could qualify for a Class 32 categorical exemption.

8. The Development Review Committee (DRC) reviewed the project at their meeting on December 17, 2007. The Committee was generally in favor of the project and recommended that the Planning Commission approve the requested amendment.

Analysis and

Conclusions: The proposed project is a redesign and expansion of an existing entitled mini-storage facility. The project would take place in the same developable area as the originally approved project. A majority of the added square footage would be accommodated by adding a two-story building (Building C). Another change from the original project is the site plan which proposes to locate the buildings in the center of the site, with the driveways on the outside between the property lines and the buildings. The previous plan located the buildings against the side property lines, in a manner in which the buildings acted as the screen wall. The revised design will provide an 8-foot tall decorative masonry screen wall with a minimum of 10-feet of landscaping between the wall and the property line, consistent with the originally approved plans.

The site planning, architecture and landscaping were discussed by the DRC, where the DRC concluded that the project seemed to be a better design and that the two-story building did not appear to have a negative impact visually, since the building would be built into the slope and only a portion of the building would rise above the 8-foot wall.

The project would meet the intent of the C2 Zoning District along with the Regional Commercial (RC) land use designation by providing a facility that would meet the storage needs of the community. Additionally, the facility has been designed to provide for appropriate colors, materials, decorative walls and landscaping to help provide a facility that would be aesthetically pleasing to the surrounding properties, and therefore meet the General Plan policy of promoting architectural and design excellence by providing stringent design and construction standards for commercial projects.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006 Paso Robles Economic Strategy and CEQA.

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:

- a. Adopt the attached Resolution approving an Amendment to Planned Development 02-015, which would allow the project to increase to 76,000 square feet, would include a care taker unit, allow for the addition of 28 RV storage spaces, and make a finding that the revised project would substantially comply with the Mitigated Negative Declaration (Res. 03-096) originally approved for PD 02-015, subject to standard and site specific conditions of approval.
- b. Amend, modify, or reject the above-listed action.

Prepared by Darren Nash, Associate Planner

Attachments:

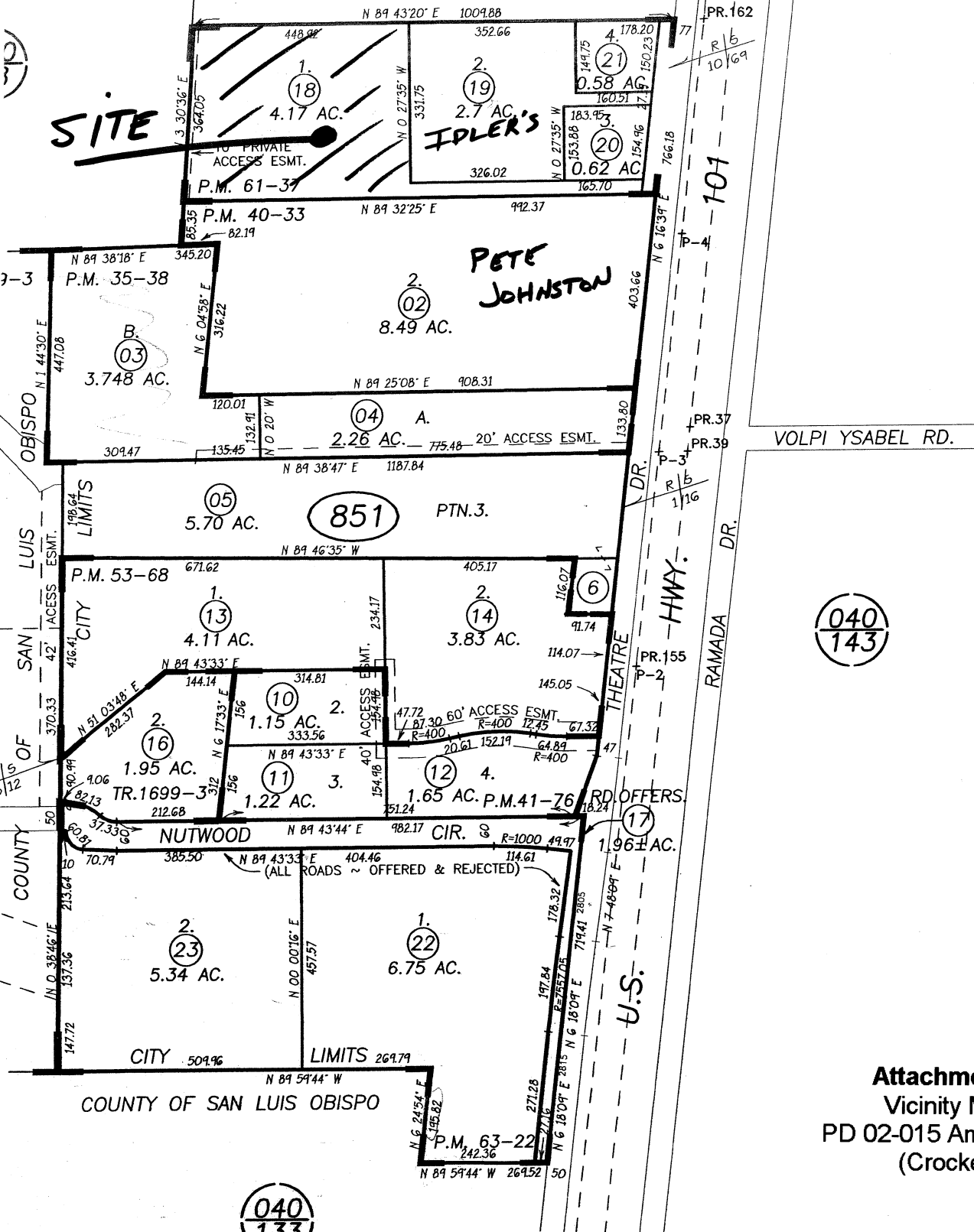
1. Vicinity Map
2. City Engineer Memo
3. Draft Resolution to Approve the Planned Development 02-015 Amendment
4. Newspaper and Mail Notice Affidavits

84

TARGET CENTER

SITE

1" = 300'



040
143

040
133

Attachment 1
Vicinity Map
PD 02-015 Amendment
(Crocker)

TRACT NO. 1699-3, R.M. Bk. 21 , Pg. 43-52.
DON'S SUB. OF LOT 25, R.S. BK. 1 , PG. 16.
CHO PASO DE ROBLES, R.M. Bk. A , Pg. 164.

CITY OF PASO ROBLES
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 009 PAGE 85

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 02-015 Amended
Theatre Drive
DATE: January 11, 2008

Since the original approval of this project, the City has obtained a Phase II Municipal Storm Water permit with the Regional Water Quality Board. Under this permit the City is obligated to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent possible. These goals are accomplished by the implementation of Low Impact Development. Low Impact Development uses certain technology-based practices to ensure that a site's post-development hydrologic functions mimic those in its pre-development state.

Recommended Site Specific Conditions

The project design and construction shall incorporate Low Impact Development Best Management Practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 02-015 AMENDMENT
(THEATRE DRIVE -CROCKER)
APN: 009-851- 018

WHEREAS, Planned Development 02-015 was approved by the Planning Commission on December 9, 2003, to allow for the construction of a 62,000 square foot mini-storage facility with one care-taker unit; and

WHEREAS, the site is located directly behind the new Idler's Appliance building at 2361 Theatre Drive; and

WHEREAS, some site preparation was completed at the time of the development of the Idler's project, however, the mini-storage project has not been constructed; and

WHEREAS, an application has been filed by Valli Architectural Group on behalf of Ted Crocker to amend PD 02-015 to allow for an increase in square footage of mini-storage buildings of approximately 14,000 square feet and to allow the addition of 28 covered RV storage spaces; and

WHEREAS, the General Plan land use designation of the site is Regional Commercial, (RC), and the Zoning is C2-PD (Highway Commercial, Planned Development Overlay); and

WHEREAS, at its January 22, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including the amendment to Planned Development 02-015 and related applications; and

WHEREAS, the Planning Commission will consider making a finding that the amendment to PD 02-015 would be substantially compliant with the Mitigated Negative Declaration (Res. No. 03-096) approved by the Planning Commission on December 9, 2003, for the original project (PD 02-015); 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 proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.23B.050 (Findings for approval of development plans) as follows:
 - A. The design and intensity (density) of the proposed development plan is consistent with the following:
 1. The goals and policies established by the general plan, since the project would provide a use that is consistent with the Regional Commercial land use category;
 2. The policies and development standards established by any applicable specific plan;
 3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located, in the case of this project, the amendment would seem to

provide for a better site design and be more aesthetically pleasing to the surrounding properties;

4. All other adopted codes, policies, standards, and plans of the city;
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
- C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
- F. 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 02-015 Amendment, subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

PLANNING SITE SPECIFIC CONDITIONS:

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

2. 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	Standard Conditions
B	Site Plan / Statistics
C	Landscape Plan
D	Unit Mix Plan
E	Manager Unit Plans
F	North Elevation
G	South Elevation
H	Bldg A & B Elevations
I	Bldg C & D Elevations
J	Color/Material Board (on file)

3. This amendment to PD 02-015, would allow the construction of a 76,000 square foot mini-storage facility which would include a care taker unit and provide for 28 covered RV storage spaces.
4. The project shall comply with all conditions of approval in resolutions adopting a Mitigated Negative Declaration (Res. 03-096) as well as Conditional Use Permit 02-026.
5. The project shall comply with all conditions of approval in resolutions adopting Conditional Use Permit 02-026 (Res. 03-098).
6. Prior to issuance of a Building Permit for the mini-storage facility, the following precise plans shall be filed with the City for City Staff review and approval:
 - a. The Final Development Plan submittal is to be accompanied by submittal of the precise detailed plans of:
 - (i) The site landscaping and irrigation, including details showing how the transformer and backflow devices will be fully screened from public view;
 - (ii) The exterior elevations of the buildings, showing the architectural details, colors, materials;
 - (iii) The precise details for the retaining walls, boundary walls and any other walls/fencing;
 - (v) Specifications for the building mounted lights, showing how the light source is fully screened from public view, is directed downward, and does not create any glare at any property boundary;
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval. (This provision is not intended to prevent small containers of fuel or maintenance chemicals normally associated with commercial lodging and/or landscape maintenance).
8. All existing and new overhead utilities shall be placed underground.
9. Temporary construction noise levels in excess of 60 dBLdn 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. All development impact fees, including signalization and bridge impact fees that are in effect at the time of building permit issuance, shall be paid in conjunction with the issuance of the building permit.

ENGINEERING SPECIFIC CONDITIONS:

11. The project design and construction shall incorporate Low Impact Development Best Management Practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

12. Provide fire sprinkler systems for commercial buildings.
13. 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.

AIR POLLUTION CONTROL DISTRICT SITE SPECIFIC CONDITIONS:

14. The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
 - e. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible
15. Provide the following construction upgrades in order to increase building energy efficiency rating by 10% above what is required by Title 24 requirements.
- a. Use dual-pane glass.
 - b. Use energy efficient lighting and appliances where feasible.
 - c. Use strategic tree planting.
 - d. Use reflective roofing materials.

PASSED AND ADOPTED THIS 22nd day of January, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/02-015CrockerPDRes

EXHIBIT A OF RESOLUTION

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 02-015 AMENDMENT

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: JANUARY 22, 2008

APPLICANT: TED CROCKER

LOCATION: THEATRE DRIVE (BEHIND IDLER'S)

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:

- 1. This project approval shall expire on January 22, 2010 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department 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. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project 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

(Adopted by Planning Commission Resolution 94-038)

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. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. 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.
- 7. 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.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. 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.
- 11. 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.
- 12. 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.

(Adopted by Planning Commission Resolution 94-038)

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. 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.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. 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.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. 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.

- 2. 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: See site specific conditions for PD 02-015 Amend.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: Crocker PREPARED BY: JF

REPRESENTATIVE: Valli Arch. CHECKED BY: _____

PROJECT: PD 02-015 Amend TO PLANNING: ___

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

D. PRIOR TO ANY PLAN CHECK:

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

E. 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. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
- 3. 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 removal.
- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 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.

- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.

- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.

- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.

- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.

- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
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- 7. 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;

(Adopted by Planning Commission Resolution 94-038)

- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. 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 and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate

(Adopted by Planning Commission Resolution 94-038)

Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).

(Adopted by Planning Commission Resolution 94-038)

- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). 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. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. 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.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)

LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
	OLEA EUROPAEA WILSONI (4" BOX, MULTI TRUNK)	FRUITLESS OLIVE	LOW
	LAGERFLUETERIA INDICA RUBY RED (4" BOX)	CAPE MYRTLE	LOW
	AZALEA ARBOREA PANICULATA (4" BOX)	GOLDENRAIN TREE	MODERATE
	PLATANUS ACERIFOLIA (4" BOX)	LONDON PLANE TREE	MODERATE
	BETULA PENDULA ALBA (4" BOX)	EUROPEAN WHITE BIRCH	MODERATE

SHRUBS

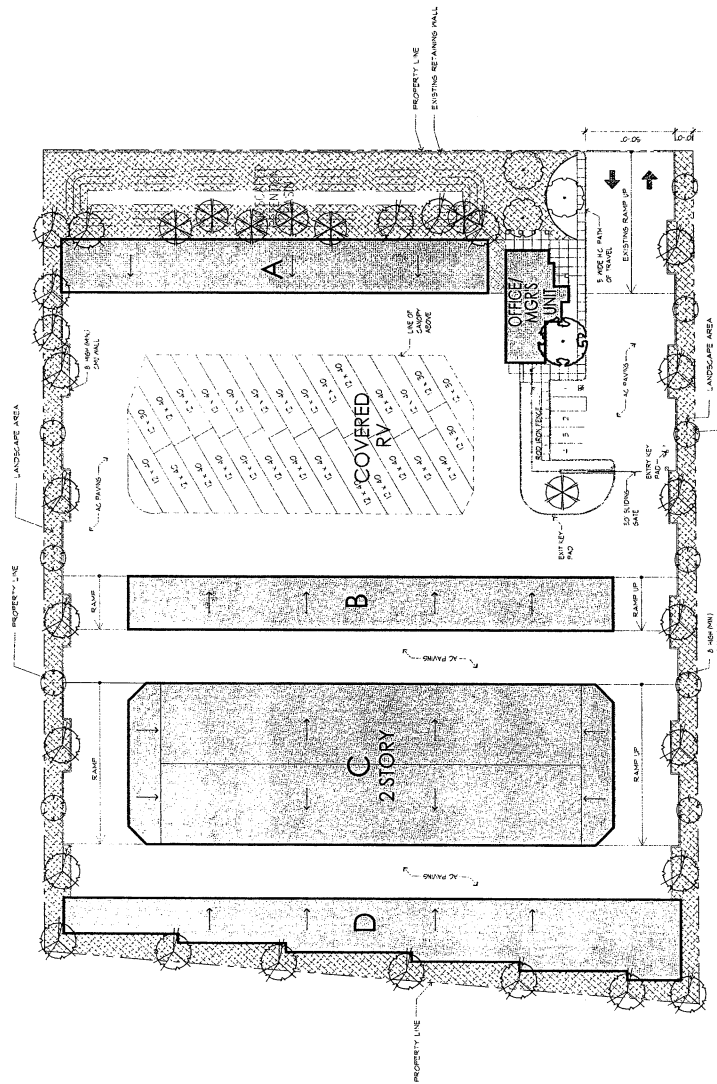
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
	LECYTHIS PELTATA	POINCIANA	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
	PHOTINIA FRASERI	RED PHOTINIA	MODERATE
	LIGUSTRUM TEMATUM	TEAL PRUIT	MODERATE
	MANIHOT PALM	DWARF PAPAYOLEPS	MODERATE

GROUND COVERS

SYMBOL	BOTANICAL NAME	WATER USE
	1.5 TO 3' RIVER CORAL & SPREAD RATE OF 25 SQ. FT./TON	NONE
	RUSCUS ACUMINATUS	LOW
	VINCA MINOR VARIEGATA	MODERATE
	FICUS DUBIA BLAUGUBER	MODERATE

ACCENTS SYMBOL

1 X 4 POLYETHYLENE HEADER



PASO ROBLES SELF STORAGE

PASO ROBLES, CA

CONCEPTUAL LANDSCAPE PLAN

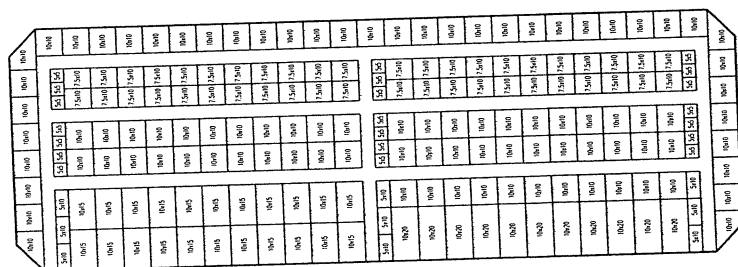
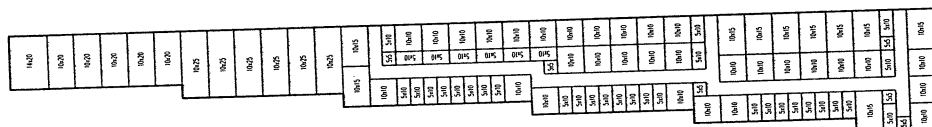
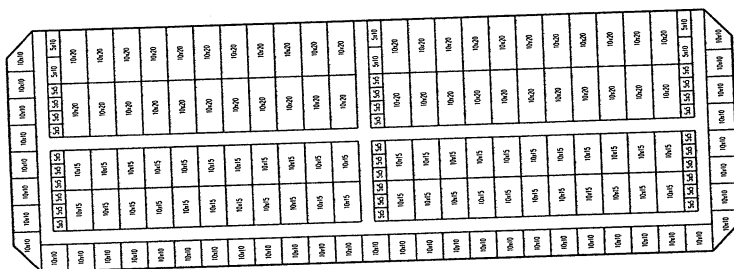
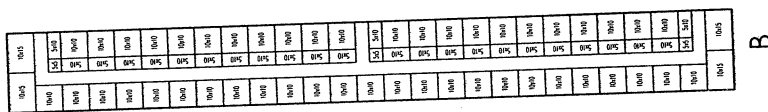
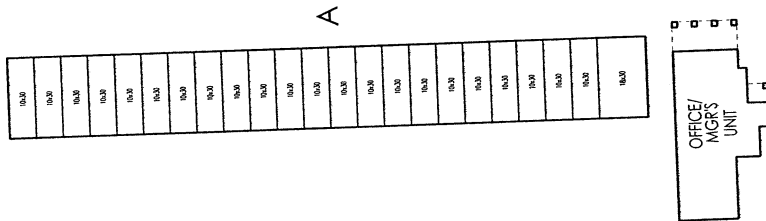
SCALE: 1" = 30'-0"
 AUGUST 8, 2007
 07-250



1A

Exhibit C
 Landscape Plan
 PD 02-015 Amendment
 (Crocker)

TOTAL UNITMIX			
UNIT SIZE	UNIT (SF)	QTY.	TOTAL (SF)
5 x 5	25	60	1500
5 x 10	50	76	3800
7.5 x 10	75	44	3300
10 x 10	100	215	21500
10 x 15	150	80	12000
10 x 20	200	60	12000
10 x 25	250	6	1500
10 x 30	300	22	6600
14 x 20	280	1	280
18 x 30	540	1	540
TOTAL UNIT			43,020
AVERAGE UNIT (SQ. FT.)			111.5
GROSS TOTAL AREA			74,170
EFFICIENCY			85%



P

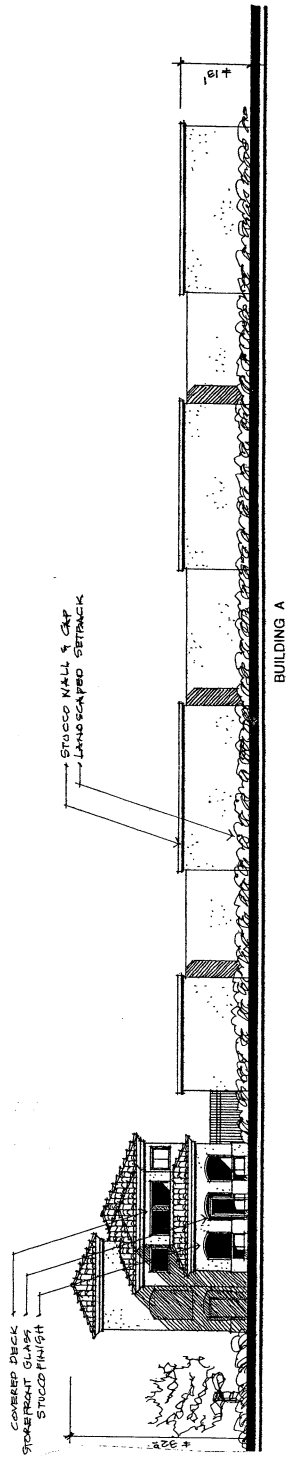


NOVEMBER 6, 2007
AUGUST 17, 2007
07-250

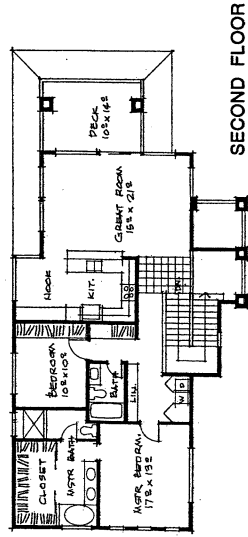
UNITMIX PLAN
SCALE: 1" = 20'-0"

PASO ROBLES SELF STORAGE
PASO ROBLES, CA

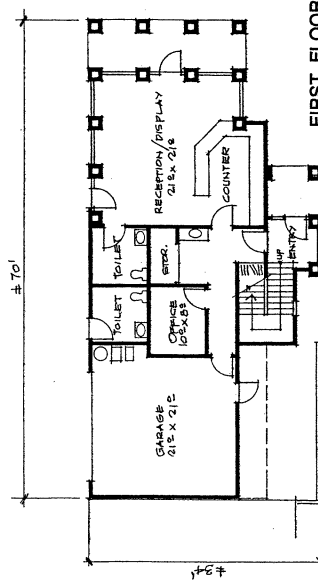
Exhibit D
Unit Mix Plan
PD 02-015 Amendment
(Crocker)



EAST ELEVATION
SCALE 1" = 10'



SECOND FLOOR



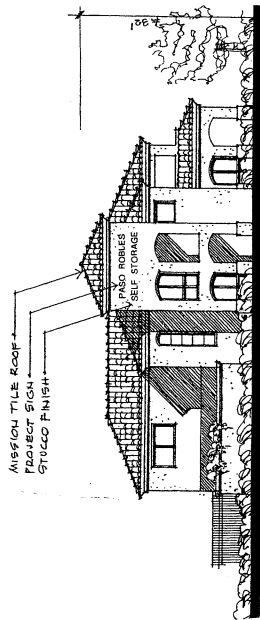
FIRST FLOOR

OFFICE / MANAGER'S UNIT FLOOR PLAN
SCALE 1/8" = 1'-0"

07-250

PASO ROBLES SELF STORAGE

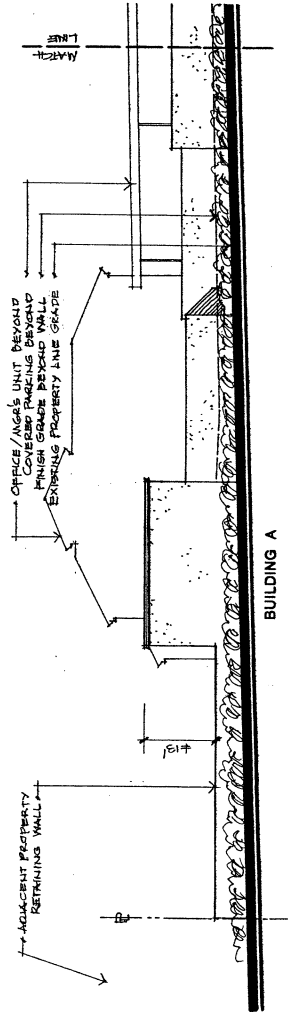
PASO ROBLES, CA



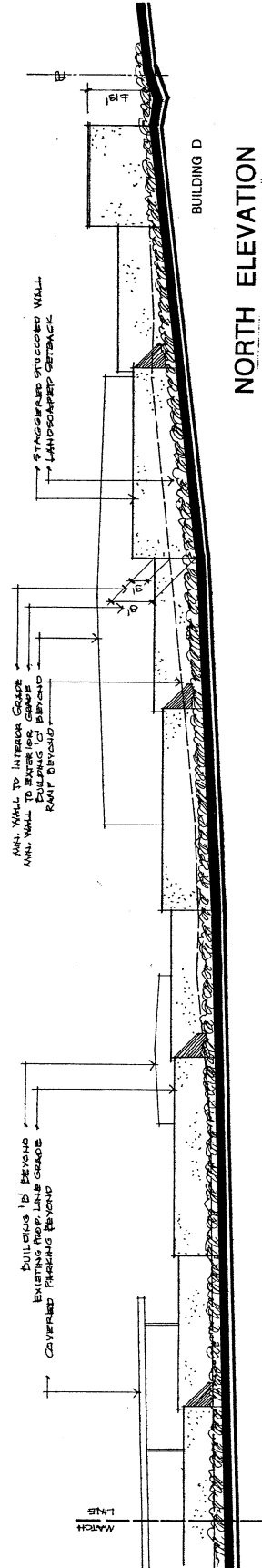
SOUTH ELEVATION
SCALE 1" = 10'

ε

Exhibit E
Manager Unit Plans
PD 02-015 Amendment
(Crocker)



BUILDING A



BUILDING D

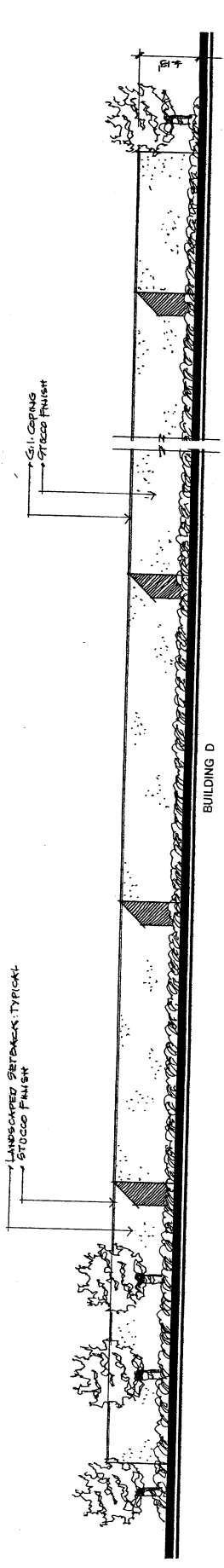
NORTH ELEVATION
SCALE 1/4" = 1'

PASO ROBLES SELF STORAGE
PASO ROBLES, CA

NOV 15 2007
AUG 28 2007
07.250



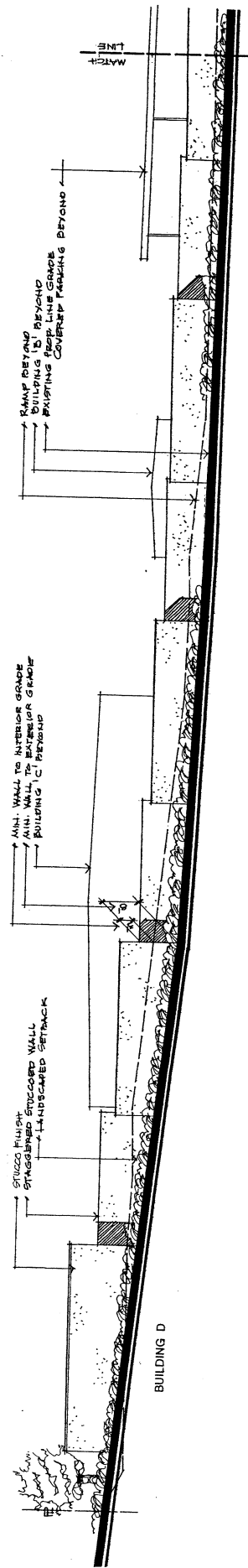
Exhibit F
North Elevation
PD 02-015 Amendment
(Crocker)



WEST ELEVATION

SCALE 1/4"=1'-0"

BUILDING D



SOUTH ELEVATION

SCALE 1/4"=1'-0"

BUILDING D

PASO ROBLES SELF STORAGE

PASO ROBLES, CA

MAY 9, 2007
AUGUST 9, 2007
07-230

6



Exhibit G
South Elevation
PD 02-015 Amendment
(Crocker)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

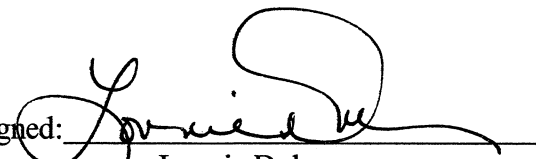
Newspaper: Tribune

Date of Publication: January 9, 2008

Meeting Date: January 22, 2008

Project: Planned Development 02-015
Amendment (Crocker – mini-
Storage – 2361 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

forms/newsaffi.691

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

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

PD 02-015 Amendment: a request to
increase the square footage of an existing
entitled mini-storage facility by approximately
14,000 square feet (including the manager's
unit) and add 28 covered RV storage spaces.
The application has been filed by Valli Archi-
tecture Group, on behalf of Ted Crocker. The
site is located on Theatre Drive, behind Idler's
Appliances (2361 Theatre Drive).

PD 02-015 was originally approved on
December 9, 2003 by the Planning Commis-
sion to allow for the construction of a 62,000
square foot mini-storage facility on the site.
While some site preparation and rough grad-
ing has occurred, the project has not started
construction.

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 22, 2008, at
which time all interested parties may appear
and be heard.

It is not anticipated that the proposed expan-
sion to the existing entitled mini-storage
project would have a significant impact on the
environment and therefore the Planning Com-
mission will consider making a finding that the
amendment to PD 02-015 would be substan-
tially compliant with the Mitigated Negative
Declaration (Res. No. 03-096) approved by
the Planning Commission on December 9,
2003, for the original project (PD 02-015).

Comments on the proposed project may be
mailed to the Community Development
Department, 1000 Spring Street, Paso Rob-
les, 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 Rob-
les, CA 93446, on the Thursday before the
scheduled date of this hearing.

If you challenge the planned development
amendment 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 corre-
spondence delivered to the Planning Commis-
sion at, or prior to, the public hearing.

Darren Nash, Associate Planner
January 9, 2008


6680654

**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 Planned Development 02-015 Amendment (Crocker-Theatre Drive Mini-storage) on this 7th day of January 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Lonnie Dolan

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