

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: PLANNED DEVELOPMENT 07-012, APN: 025-452-008 (APPLICANT: LUBRIZOL ADVANCED MATERIALS, INC.)**

**DATE: FEBRUARY 12, 2008**

**Needs:** For the Planning Commission to consider an application filed by Dan McCornack on behalf of Lubrizol, requesting to construct a 26,000 square foot expansion to the existing facility.

**Facts:**

1. The site is located at 3115 Propeller Drive (See attached Vicinity Map).
2. The 4.6-acre site is zoned AP,PD (Airport, Planned Development Overlay), and has a General Plan designation of BP-AP (Business Park, Airport Overlay).
3. The building expansion would be located on the eastern property boundary along an existing drainage swale. A retaining wall would be constructed along the eastern property boundary in order to accommodate the building.
4. The proposed expansion would not only provide necessary warehouse space for Lubrizol, but would also provide an opportunity to address historical truck circulation and pick-up/delivery issues.
5. The Development Review Committee (DRC) reviewed the site plans, architectural elevations and color/materials proposed for the project. The DRC concluded that the project would comply with the Industrial Design Guidelines and be consistent with other industrial/aviation related buildings in the airport area.
6. A letter was provided by Althouse & Meade, Biologists concluding that the drainage swale is not categorized as a “water of the United States” and since it does not contain riparian habitat, it would not appear to be within the jurisdiction of the California Department of Fish and Game.
7. The Althouse and Meade letter also indicates that there would be San Joaquin Kit Fox (SJKF) habitat loss as a result of the proposed project and recommends mitigation. According to the 2003 General Plan Update EIR, Action Item 5 of Policy C-3B related to Mitigation Measures indicates that “Mitigation would only apply to an area defined by Figure 4.3-2”. Figure 4.3-2 indicates that the Municipal Airport is considered “Infill”, and exempts projects in the infill areas from SJKF mitigation.

8. Based on the facts mentioned above, that the drainage swale is not considered significant and SJKF mitigation is not required, this project would meet the criteria for being considered Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis  
and**

**Conclusions:** The proposed expansion would not only provide necessary warehouse space for Lubrizol, but would also provide an opportunity to address historical truck circulation and pick-up/delivery issues. The applicant has provided the required 67 parking spaces to accommodate this project.

The proposed expansion would be consistent with the Zoning & General Plan designations, since it would allow for the expansion of the Lubrizol facility, which would provide areas for clean attractive businesses and industries in the AP/BP designated areas.

Additionally, the proposed expansion would be consistent with the Economic Strategy, since it would promote a diversified range of specialized industrial clusters, drawing on local advantages to serve local and international markets.

**Reference:** Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Economic Strategy and CEQA, Airport Land Use Plan

**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:

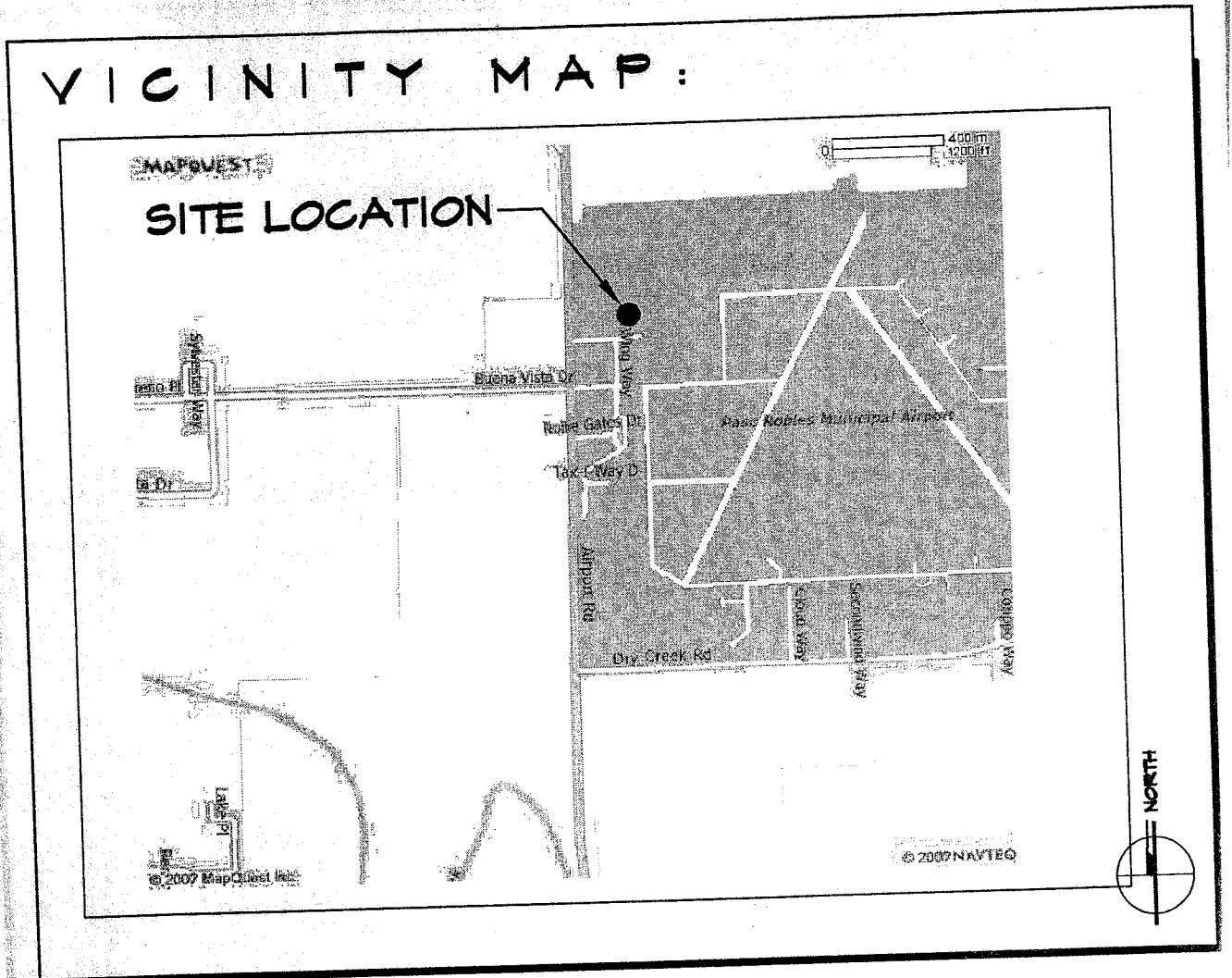
- a. Adopt the attached Resolution approving a Planned Development 07-012, subject to standard and site specific conditions;
- b. Amend, modify, or reject the above-listed action;

**Attachments:**

1. Vicinity Map
2. City Engineer Memo
3. Resolution to Approve the Planned Development 07-012
4. Newspaper and Mail Notice Affidavits

H:\darren\pd\Lubrizol\PCReport

# VICINITY MAP:



**Vicinity Map**  
PD 07-012  
3115 Propeller  
(Lubrizol)

## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PD 07-012, Lubrizol  
**DATE:** January 31, 2008

### Streets

This project is an expansion of the Lubrizol site at the northeast corner of Propeller Way and Wing Way at the Airport. Propeller Drive has been improved to the east boundary of the lease site. A drainage course occupies the Wing Way right-of-way along the west boundary of the site.

An expansion of the site will potentially impact the intersection of Airport Road with Highway 46E. The applicants should participate in improvements to the intersection to the extent that additional traffic is generated.

### Sewer and Water

Sewer and water are available to the property from 8-inch lines in Propeller Way.

### Drainage

Grading for the project will expand into the natural drainage course along the east boundary of the site. Environmental assessments have been made and conditions of grading activities have been established. The project will result in an improvement of the area around the drainage course.

The City is obligated under their Phase II Municipal Storm water permit with the Regional Water quality Control Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality 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.

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### 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.

The applicants shall enter into an agreement to participate in improvements to access to Highway 46E.

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 07-012  
(LUBRIZOL)  
APN: 025-452-008

WHEREAS, Planned Development 07-012 has been submitted by Dan McCornack on behalf of Lubrizol Advanced Materials, requesting to construct a 26,000 square foot warehouse on the existing Lubrizol site located at 3115 Propeller Drive; and

WHEREAS, the General Plan land use designation of the site is Business Park (BP), and the Zoning is AP-PD (Airport, Office Professional Overlay); and

WHEREAS, Section 21.16A, Planned Development Overlay District, requires that project located within a PD-overlay district, be subject to Planning Commission approval of a development plan (PD); and

WHEREAS, at its February 12, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 07-012 and related applications; and

WHEREAS, a letter was provided by Althouse & Meade, Biologists concluding that the drainage swale is not categorized as a “water of the United States” and since it does not contain riparian habitat, it would not appear to be within the jurisdiction of the California Department of Fish and Game; and

WHEREAS, according to the 2003 General Plan Update EIR, Action Item 5 of Policy C-3B related to Mitigation Measures indicates that mitigation would only apply to an area defined by Figure 4.3-2, Figure 4.3-2 indicates that the Municipal Airport is considered “Infill”, and exempts project in the infill areas from kit fox mitigation; and

WHEREAS, based on the facts mentioned above, that the drainage swale is not considered significant and since kit fox mitigation is not required, this project would meet the criteria for being considered Categorically 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 proposed Project will not be detrimental to the City’s efforts to revitalize Downtown Paso Robles since the Project is consistent with the City’s Economic Strategy, by providing clean attractive business and industry in the business park land use category at the Airport.
2. The proposed Project will not be detrimental to the City of Paso Robles Municipal Airport, since the Project is consistent with the Airport Land Use Plan, since it would provide a compatible use in the vicinity of the Airport.

3. 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;
    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;
    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 07-012, 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
C	Floor Plan
D-1	Architectural Elevations
D-2	Architectural Elevations
E	Landscape Plan
F-1	Preliminary Grading and Drainage
F-2	Preliminary Grading and Drainage
G	Color/Material Board

- 3. This Development Plan for PD 07-012, allows for development of the 26,000 square foot building for warehouse use, as indicated in the above listed exhibits A-G, for the site located at 3131 Propeller Drive.
- 4. All equipment such as but not limited to transformers and back-flow devices shall be fully screened. This equipment shall be shown on the final landscaping plan and be reviewed by Staff to insure proper screening.
- 5. Prior to issuance of a grading or building permit, the applicant shall have obtained approval from the City Council and have executed an amendment to their Lease Agreement to include the parking expansion area along the eastern boundary of their current lease site.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

- 6. 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.
- 7. The applicants shall enter into an agreement to participate in improvements to access to Highway 46E.

**EMERGENCY SERVICES CONDITIONS:**

- 8. Provide fire sprinkler systems for commercial buildings.
- 9. 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.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of February, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN ED STEINBECK

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/LubrizolPDRes







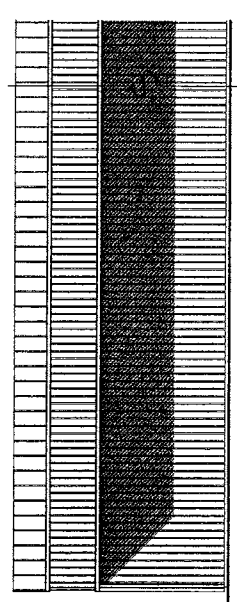
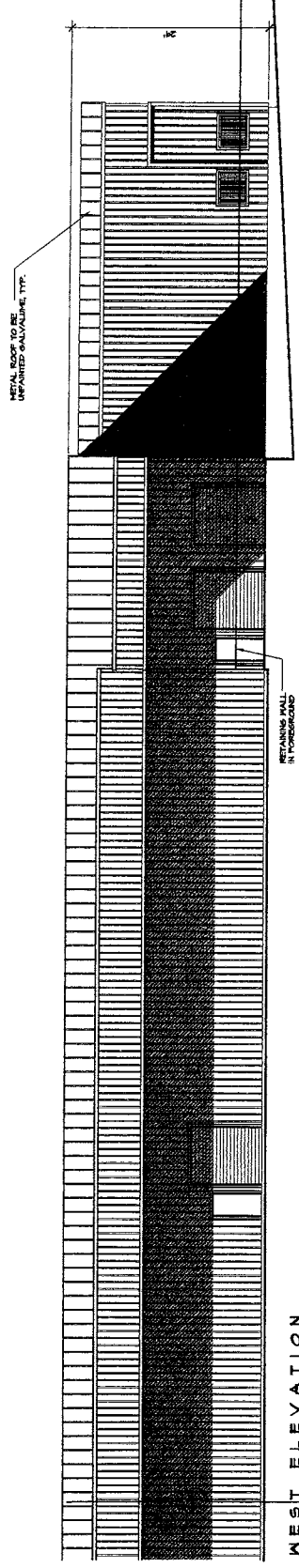
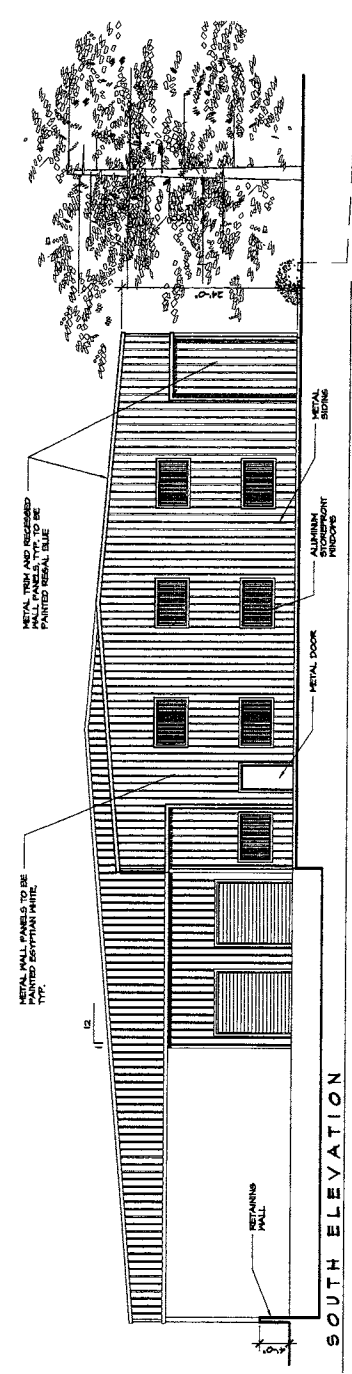


NEW BUILDING FOR:  
 LUBRIZOL ADVANCED MATERIALS, INC.  
 818 PROPELLER WAY  
 PASO ROBLES, CA

ELEVATIONS

Job No.	0505
Date	10-11-07
Scale	1/8"=1'-0"
Sheet	AS
Of	24

Sheet AS  
 Of 24



WEST ELEVATION (CONT.)

**Exhibit D-1**  
**Architectural Elevations**  
**PD 07-012**  
**(Lubrizol)**

EXTERIOR ELEVATIONS



STEVEN D. STEWART  
ARCHITECTS

1100 North Street  
Suite 300  
San Luis Obispo, CA 93401  
TEL: 805-799-3300

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF STEVEN D. STEWART ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STEVEN D. STEWART ARCHITECTS.

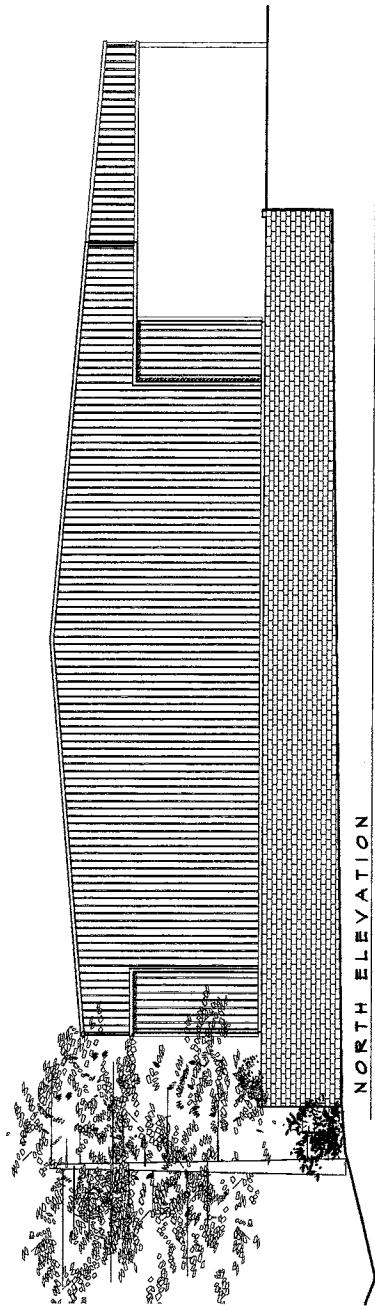


NEW BUILDING FOR:  
LUBRIZOL ADVANCED MATERIALS, INC.  
515 PROPELLER WAY  
PASO ROBLES, CA

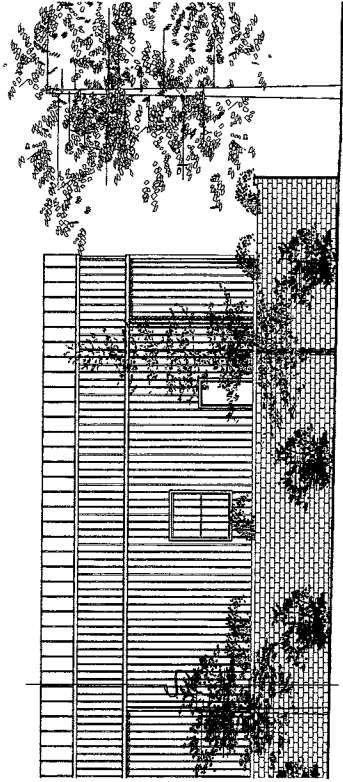
ELEVATIONS

DATE	REVISIONS	DATE	REVISIONS
10-1-07	1		

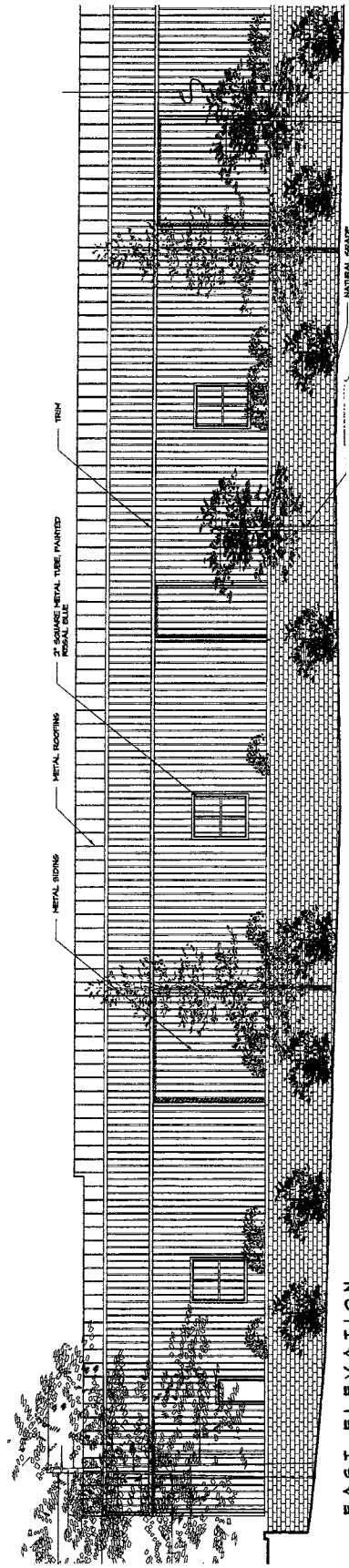
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AS1  
of  
2



NORTH ELEVATION



EAST ELEVATION (CONT.)



EAST ELEVATION

EXTERIOR ELEVATIONS

Exhibit D-2  
Architectural Elevations  
PD 07-012  
(Lubrizol)

1/8" = 1'-0"







PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

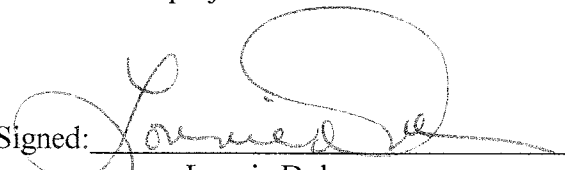
Newspaper: Tribune

Date of Publication: January 30, 2008

Meeting Date: February 12, 2008

Project: Planned Development 07-012  
(Lubrizol – 3115 Propeller Dr.)

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 Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:

**PD 07-012:** a development plan, filed by Dan McCornack on behalf of Lubrizol Advanced Materials, Inc. to construct a new 26,000 square foot warehouse building. The building would be constructed on the existing Lubrizol site, located at 3115 Propeller Drive.

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, February 12, 2008, at which time all interested parties may appear and be heard.

This application is Categorically 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 30, 2008 6687993

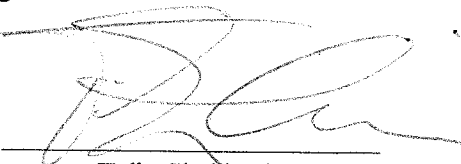


**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

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 07-012, a request to 26,000 square foot warehouse building within the existing Lubrizol site, (Applicant, Dan McCornack), on this 31<sup>st</sup> day of January, 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Talin Shahbazian