

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, (YELLOW JACKET L.P.)

DATE: APRIL 12, 2011

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 following chronology outlines the approvals and extensions for the entitlements for the mini-storage project:
 - The project was originally approved by the Planning Commission on December 9, 2003, and as a result of the 2 year entitlement and a 1-year time extension the project was schedule to expire on December 9, 2006;
 - A request for a time extension was not submitted by the applicant prior to December 9, 2006 and therefore, PD 02-015 & CUP 02-026 expired;
 - On July 10, 2007, the Planning Commission approved a refile for the project, as a result of the 2 year entitlement and the City automatic 1 year time extension, the entitlements were scheduled to expire on December 31, 2010;

- A time extension was not submitted by the applicant prior to December 31, 2010 and therefore, PD 02-015 & CUP 02-026 expired for a second time;
 - On February 28, 2011, the applicant submitted the current request for a refile of the project.
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 other 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. Site Plan
3. Mini-storage Front Elevation
4. Draft Resolution granting a Refile
5. Mail and Newspaper Affidavits

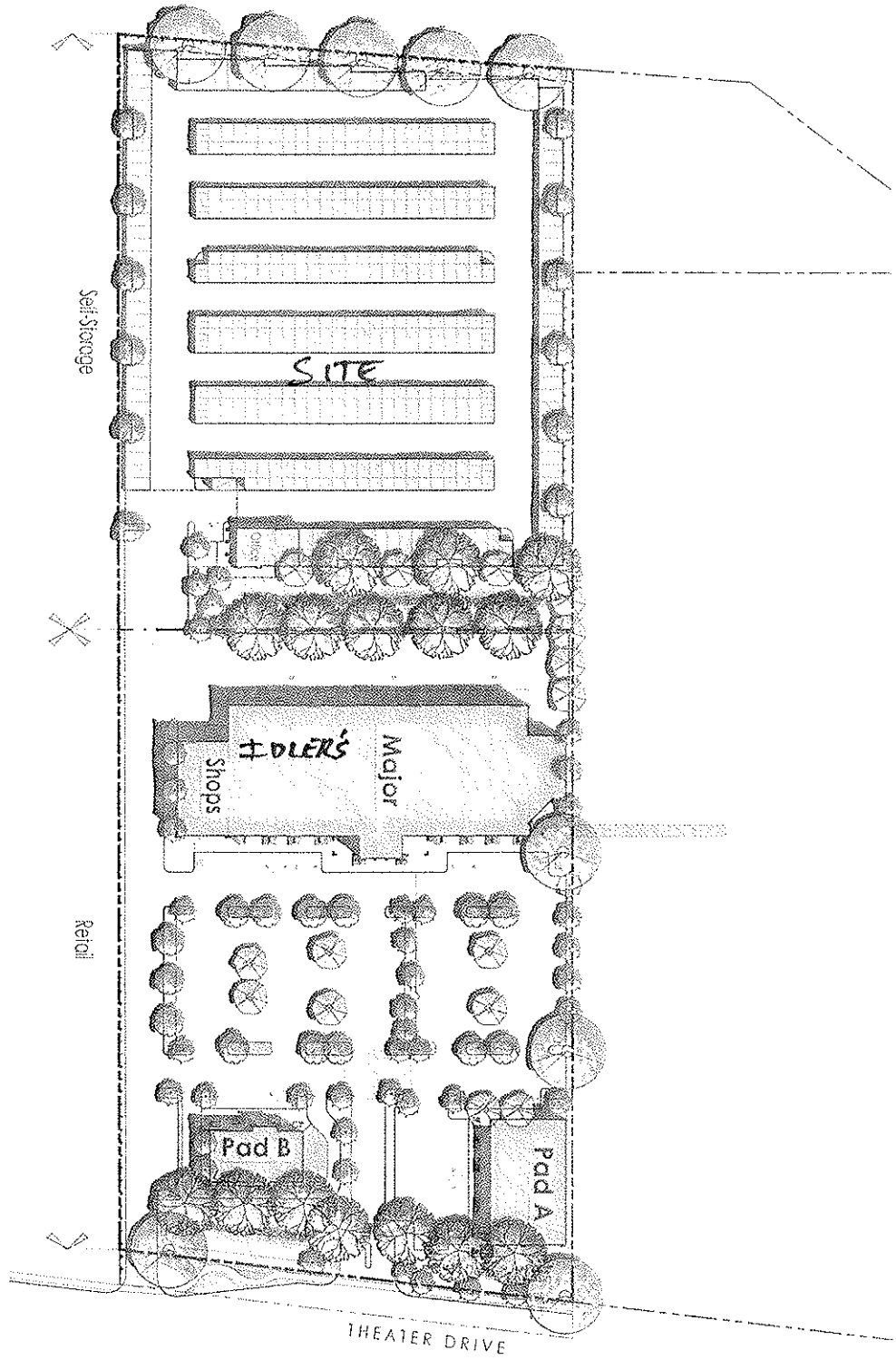
H:\darren\Time Ext\Mini-storage, Idler's\PC Staff Report



Attachment 1
Vicinity Map
PD 02-015 Refile
2371 Theatre Drive
(Yellow Jacket L.P.)



R.M. DESIGN GROUP
Creating Functional Places Since 1979

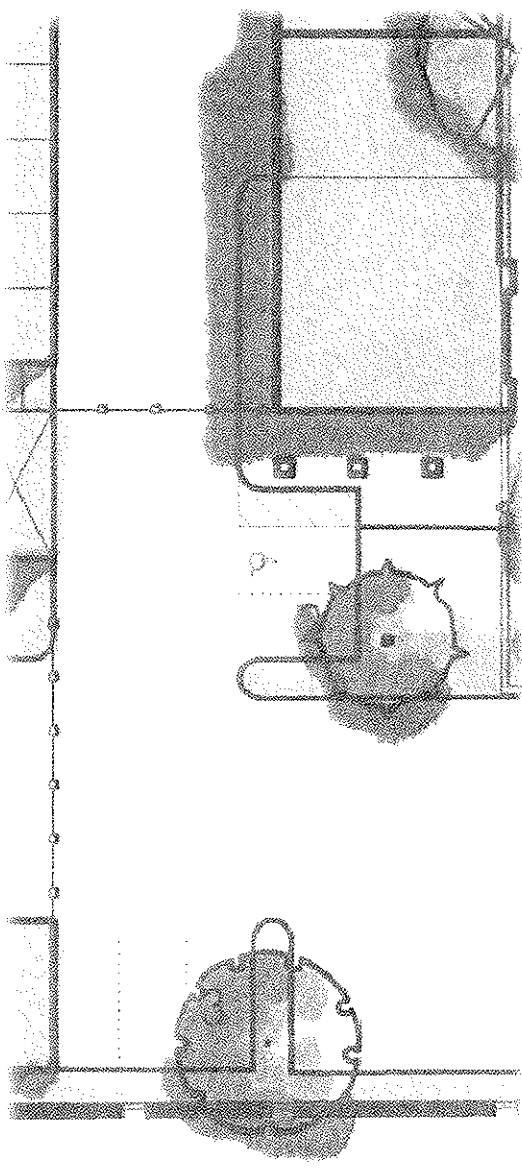
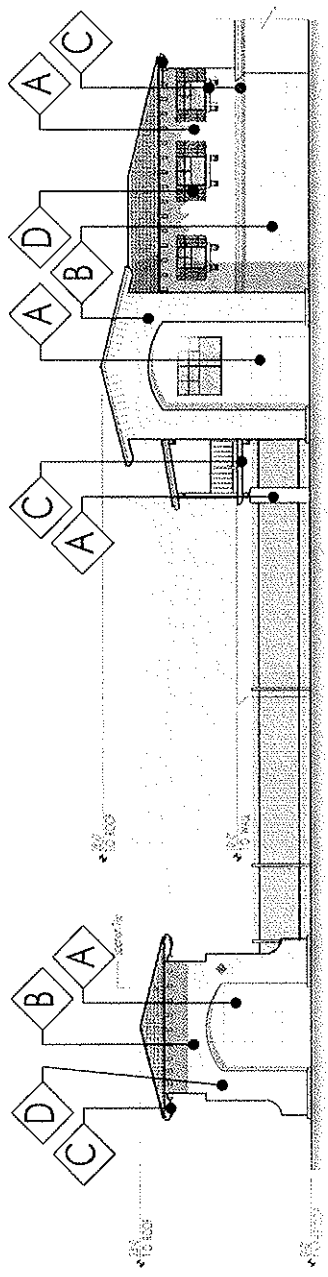


Conceptual Landscape Plan
Revised: September 23, 2003 1002010

Scale = 1" = 20'-0"

Attachment 2
Site Plan
PD 02-015 Refile
2371 Theatre Drive
(Yellow Jacket L.P.)

Theater Drive Retail - Paso Robles



A **Stucco Base Color**
 Golden Straw
 Benjamin Moore 2152-50

B **Stucco Base Color**
 Golden Tan
 Benjamin Moore 2152-40

C **Stucco Accent Color**
 Foam Molding/Trellis
 Greenbrier Beige
 Benjamin Moore HC-79

D **Storefront/Tile Color**
 To match: Mexicana
 Benjamin Moore 2172-30



Mini-Storage

Color Exhibits
 December 5, 2003
 10020101

Attachment 3
 Front Elevation
 PD 02-015 Refile
 2371 Theatre Drive
 (Yellow Jacket L.P.)

RESOLUTION NO: 11-_____

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,
(YELLOW JACKET L.P.)
APN: 009-851-018

WHEREAS, a refile request for Planned Development 02-015 & Conditional Use Permit 02-026, has been filed by Valli Architectural Group on behalf of Yellow Jacket L.P.; 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 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, the project was originally approved by the Planning Commission on December 9, 2003, and as a result of the 2 year entitlement and a 1-year time extension the project was schedule to expire on 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 July 10, 2007, the Planning Commission approved a refile for the project; and

WHEREAS, as a result of the 2 year entitlement and the City automatic 1 year time extension, the entitlements were scheduled to expire on December 31, 2010; and

WHEREAS, a time extension was not submitted by the applicant prior to December 31, 2010 and therefore, PD 02-015 & CUP 02-026 expired; and

WHEREAS, on February 28, 2011, 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 April 12, 2011 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 April 12, 2013, 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 12th day of April 2011 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN STEVE GREGORY

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, 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 (Valli Architecture Group) on this 21st day of March, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

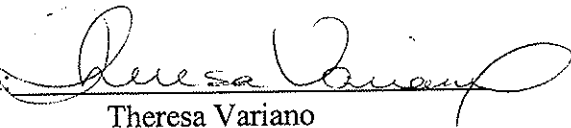
Newspaper: Tribune

Date of
Publication: March 31, 2011

Hearing
Date: April 12, 2011
(Planning Commission)

Project: Refile of PD 02-015 and Conditional Use
Permit 02-026 (Valli Architecture)

I, Theresa Variano, 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: 
Theresa Variano

forms/newsaffi.691

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 Valli Architecture Group, on behalf of Yellow Jacket, L.P. 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, April 12, 2011, 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
March 31, 2011 6934388