

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PD 05-012 AMENDMENT (TWIN OAKS LEGACY - GOMER)
DATE: DECEMBER 10, 2013

Needs: For the Planning Commission to consider an application filed by Dale Gomer on behalf of Twin Oaks Legacy, to amend PD 05-012 to allow for the expansion of the existing Paso Robles Waste Disposal yard on to Lots 15, 16 & 17 of Tract 2594. (APNs: 025-437-015, 016 & 017)

- Facts:
1. The project site is located on Combine Street, Lot 15, 16 & 17 of Tract 2594 (See Vicinity Map, Attachment 1).
 2. The site has a zoning designation of C3 (Commercial-Light Industrial).
 3. Tract 2594, along with PD 05-012, was approved by the Planning Commission in June 2005 creating the 48 lot light industrial subdivision. PD 05-012 anticipated that each of the lots would be developed with a building and associated parking lot.
 4. This request is to expand the current yard activities for Paso Robles Waste, and to provide a parking area adjacent to the CNG facility on Lot 14.
 5. Since PD 05-012 was not originally designed for the development of outdoor storage yards adjacent to the street, an amendment is necessary.
 6. This application is categorically exempt from environmental review per Section 15303/15332 (new construction, infill) of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: The site is a vacant lot located within Tract 2594 and with the approval of PD 05-012, was originally designed to be an industrial park. None of the lots within the tract have been developed. However, plans have been approved and construction has begun for the new CNG facility on Lot 14.

Currently with the approval of Tract 2594 and PD 05-012, outdoor storage/yard areas are not consistent with the approved plans for the Combine lots. The plans submitted by the developer at the time provided for individual buildings with associated parking lots to be constructed on each lot. Outdoor storage would be an accessory to the on-site business, and as a result of the building, parking and associated drainage areas, the outdoor storage would be minimal.

Section 21.21.110 Outdoor Storage Areas, provides specific regulations including landscape setbacks along with screen fencing/wall requirements for outdoor storage yards. According to the Code, storage lots along Combine Street would require 15-feet of landscaping (on-site, out of the public right of way) along with a screened fence, or decorative masonry wall.

The applicant is requesting that the Planning Commission allow for the reduction of the 15 foot landscape setback to 6 feet. This would be similar to the existing situation for the landscape and fencing around the adjacent detention basin, which is 5-feet. The fencing proposed for the yard area is chain link with green slats to match the existing detention basin fencing.

The DRC reviewed the project at their meeting on November 18th. At the DRC meeting, Ian Hoover and Dale Gomer explained that the use of the yard would be for the storage of the roll-off bins and the parking of the CNG trucks along the southern boundary, adjacent to the CNG facility. Since the roll-off bins would be lower than the 6-foot fence height, there would be no need to screen above the fence. They indicated that if the 15-foot landscape setback is required, the additional 8.5 feet would require the reduction of the number of bins that could be stored in the yard area.

The DRC seemed responsive to the 6 foot landscape setback and asked the applicants to provide a landscape plan detail that shows how an intense landscape pallet could adequately screen the yard area. (Note: the landscape plan will be presented at the Planning Commission meeting; it was not available at the time of the preparation of this report).

It will be important for the Planning Commission to discuss the future development patterns of the Combine lots. The approval of the outdoor yard on lots 15, 16 & 17 could set a precedent that might attract additional outdoor storage yards, such as construction storage yards and towing impound yards, along Combine Street. If the Commission were to allow the amendment to PD 05-012 to allow for storage yards, they would be subject to the approval of a Conditional Use Permit, which could address screening and landscape requirements, depending on the proposed project.

In this case, since the outdoor storage is an expansion of the adjacent Paso Robles Waste facility and also provides a parking area for the trucks to refuel adjacent to the CNG facility, the yard area seems reasonable.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

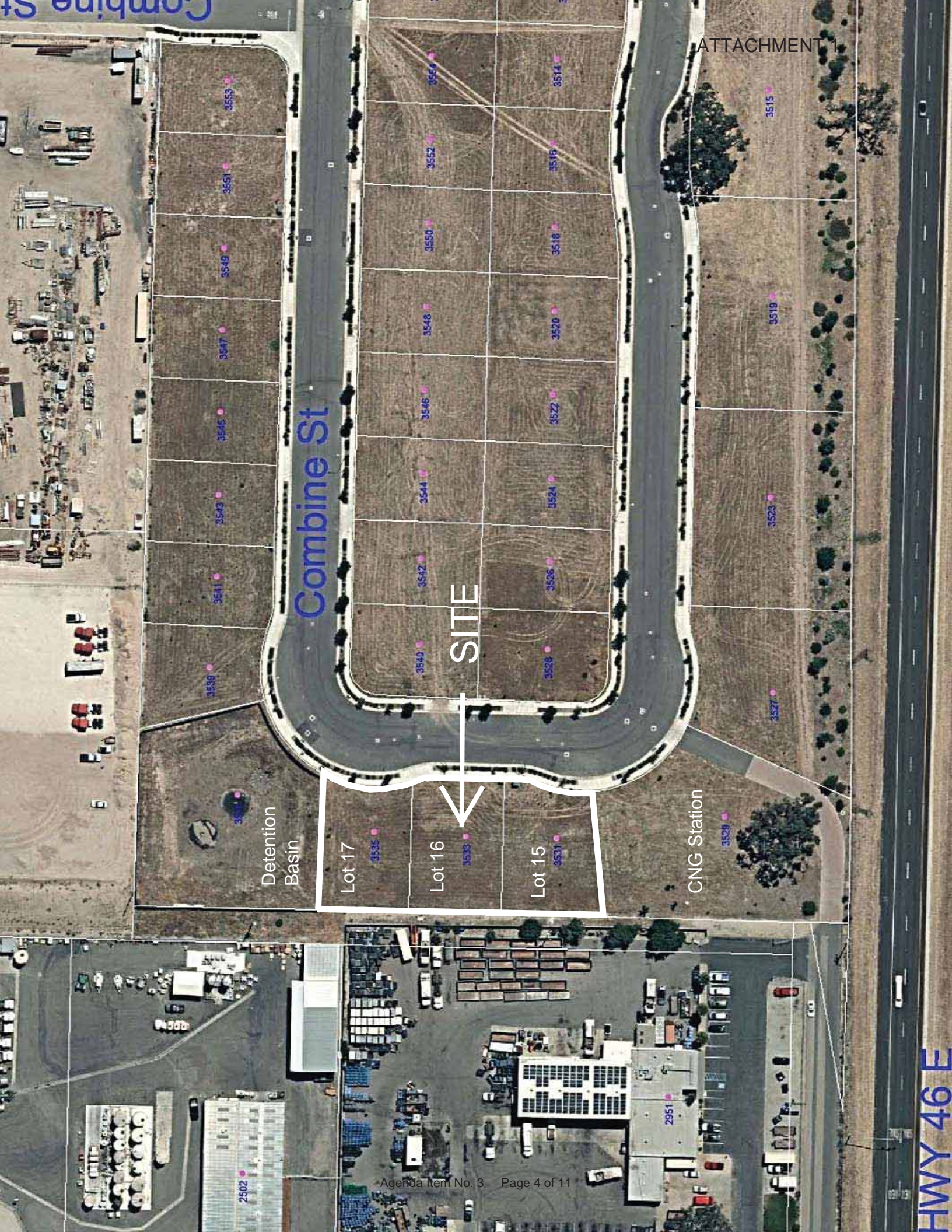
Impact: None identified at this time.

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

- a).
 1. Adopt the attached resolution approving the amendment to PD 05-012, allowing for the outdoor storage yard on lots 15, 16 & 17 of Tract 2594, and allowing for a reduced setback of 6-feet, since the equipment being stored in the yard area will not be taller than the screen fencing, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. Applicant's Letter
3. Site Plan
4. Resolution Approving PD 05-012 Amendment
5. Newspaper notice and mail affidavits



Combine St

SITE

Detention Basin

Lot 17

Lot 16

Lot 15

CNG Station

October 31, 2013

Dept. of Building and Planning
City of El Paso De Robles
1000 Spring St.
Paso Robles, CA 93446

RE: PD Amendment for #05-012

Planning Department,

Twin Oaks Legacy LLC is requesting an amendment to Planned Development #05-012, as it applies to Lots 15, 16, and 17 of Tract 2594. These 3 lots have been recently purchased by Twin Oaks Legacy for the purpose of integrating the operations of both PR Waste & Recycle and 3G CNG. Lots 16 and 17 will be used primarily for roll-off box dispatching operations; 20, 30 and 40-yard waste containers will be moved to and from this site on a daily basis as a part of the City's Solid Waste Collection and Landfill Operations. (See attached Site Plan) Lot 15 will be used for overnight refueling of compressed natural gas refuse vehicles. During the day, trucks will carry out city-wide waste collections, while refueling overnight with CNG supplied by the adjoining 3G CNG facility. (See attached Site Plan)

In addition, it is the desire of Twin Oaks Legacy to continue the relative fence setback landscape area fronting the existing detention basin on Lot 18. The **existing** condition on Lot 18 currently includes a 4'6" landscaped parkway from curb to sidewalk, as well as a 4' planter from sidewalk to fence, for a **total landscaped area depth of 8'6"**. Twin Oaks Legacy is proposing continuing the existing conditions of Lot 18 along lots 15, 16, and 17, but **expanding the total landscaped depth to 10'**; keeping the existing 4'6" landscaped parkway and creating a 5'6" landscaped planter to a slatted chain link fence. Twin Oaks Legacy feels this offers the best balance of aesthetic appeal and functionality. Two layers of landscaped area will make the site attractive without having excess water consumption or significant impacts to useable space.

In addition, with the recent acquisition of the detention basin, Lot 18, Twin Oaks Legacy will replace and maintain all landscape areas fronting this lot on Combine Street as well.

Thank you for your consideration and please feel free to contact us with any questions.

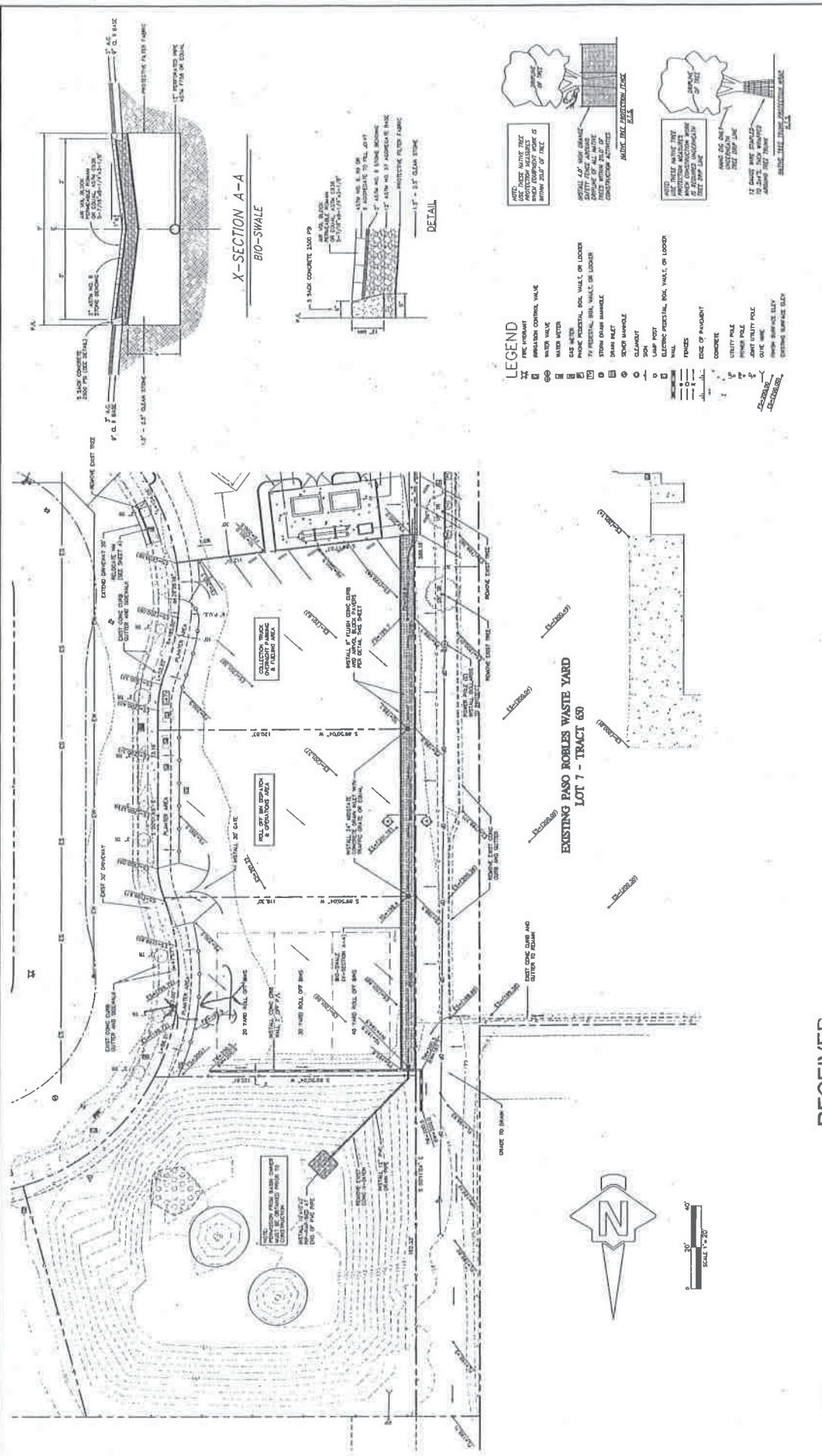
Sincerely,



Dale Gomer
Manager, Twin Oaks Legacy LLC

Attachment 2
Applicant's Letter
PD 05-012 Amendment
(Twin Oaks - Gomer)

RECEIVED
NOV 01 2013
City of Paso Robles
Community Development Dept.



RECEIVED
 NOV 01 2013
 City of Paso Robles
 Community Development Dept.

NOTES:
 1) THE LINES AND SPICES ARE APPROXIMATE AND SHOULD BE VERIFIED AND/OR OBTAINED BY A CERTIFIED SURVEYOR.
 2) UTILITY LOCATIONS ARE BASED ON VISIBLE IMPROVEMENTS & ON AT THE TIME OF THE FIELD SURVEY. APPARENT TYPES & SIZES ARE UTILITY SERVICES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS MAP.
 3) EASEMENTS, OFFERS, LICENSES, RIGHTS, RESTRICTIONS AND/OR SHOWN ON THIS MAP.

LEGEND
 [Symbol] FIRE HYDRANT
 [Symbol] SEWER CONTROL VALVE
 [Symbol] WATER VALVE
 [Symbol] GAS METER
 [Symbol] PHONE/PRESTAL, BOX, WALL C, OR LOCKER
 [Symbol] TELEPHONE, MAIL, WALL C, OR LOCKER
 [Symbol] STORM DRAIN MANHOLE
 [Symbol] STORM DRAIN
 [Symbol] SIGN SUPPORT
 [Symbol] SIGN
 [Symbol] LAMP POST
 [Symbol] ELECTRIC PRESTAL, BOX, WALL C, OR LOCKER
 [Symbol] WALL
 [Symbol] FENCES
 [Symbol] CONCRETE
 [Symbol] EDGE OF PAVEMENT
 [Symbol] UTILITY POLE
 [Symbol] POWER POLE
 [Symbol] JOINT UTILITY POLE
 [Symbol] OTIC MISC.
 [Symbol] SIGN SUPPORT ELEV.
 [Symbol] EXISTING SURFACE ELEV.

PROJ. NO. 13-045
DATE: 10/15/13
SCALE: AS SHOWN

ENGINEER: [Signature]
CIVIL ENGINEERING

OWNER: [Signature]
DATE: 10/15/13

Attachment 3
Site Plan
PD 05-012 Amendment
(Twin Oaks - Gomer)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PD 05-012 AMENDMENT
(Twin Oaks Legacy - Gomer)
APN: 025-437-015, 016 & 017

WHEREAS, Dale Gomer on behalf of Twin Oaks Legacy has filed an application for an amendment to PD 05-012, to allow for the expansion of the outdoor yard area associated with Paso Robles Waste Disposal; and

WHEREAS, the yard expansion is proposed to be on lots 15, 16 & 17 of Tract 2594 located on Combine Street which is located North of Highway 46 East, East of Golden Road, off of Tractor Street; and

WHEREAS, since outdoor storage yards as the sole use on a lot was not anticipated with the development of Tract 2594, it is necessary to amend the PD to accommodate the storage use; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 10, 2013, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this PD amendment request; and

WHEREAS, based upon 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, since the subject lots are not visible from Highway 46 East, and since the equipment stored in the yard area will be lower than the screen fencing; and
4. 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, the area of Combine Street is an area that has had historic outdoor equipment storage lots and with the required screen fencing and landscaping, the storage lots will be adequately screened; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc., since the lots in which the proposed outdoor storage yard is located is not considered scenic, nor does it have existing environmental resources; and

- 6. The proposed development plan contributes to the orderly development of the City as a whole.
- 7. The proposed development plan amendment as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for uses similar to equipment rental and contractor storage, which are types of uses anticipated in the Commercial Service (CS) / Commercial/Light-Industrial (C3) designated areas of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve PD 05-012 Amendment, subject to the following conditions:

- 1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Landscape Plan (to be inserted)

- 2. This amendment to PD 05-012 allows for the expansion of the existing Paso Robles Waste outdoor yard to expand onto Lots 15, 16 7 17 of Tract 2594. Additionally, the landscape setback between the back of the sidewalk and the fence is approved to be 6 feet as described in the listed Exhibits above.

PASSED AND ADOPTED THIS 10th day of December, 2013 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

H:\darren\PD05-012Amendment\Gomer\resolution



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen L. Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Twin Oaks Legacy – Paso Robles Waste Disposal Yard Expansion (PD 05-012 Amendment), on this 25th day of November, 2013.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____
Kristen L. Buxkemper

THE Newspaper of the Central Coast
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 7038144
CITY OF PASO ROBLES

STATE OF CALIFORNIA
ss.
County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; NOVEMBER 27, 2013, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: NOVEMBER 27, 2013
AD COST: \$104.01

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 on Tuesday, December 10, 2013, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

PD 05-012 Amendment, a request by Twin Oaks Legacy to amend PD 05-012 to allow for the expansion of the existing Paso Robles Waste Disposal yard area on to Lots 15, 16 & 17 of Tract 2594. Lots 15, 16 & 17 total approximately 30,000 square feet. The lots front on to Combine Street and are adjacent to the eastern boundary of the Paso Robles Waste Disposal site located at 2951 Wallace Drive.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3870 or by email at dnash@prcity.com.

If you challenge the project 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
November 27, 2013
7038144

RECEIVED
DEC 03 2013
City of Paso Robles
Community Development Dept.