

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 14-002 AND PD 05-012 AMENDMENT (SUSAN SHARP)
DATE: APRIL 8, 2014

Needs: For the Planning Commission to consider an application filed by Kirk Consulting on behalf of Susan Sharp, for a Conditional Use Permit (CUP) and to amend PD 05-012, to allow for an outdoor storage lot on to Lots 2 & 3 of Tract 2594. (APNs: 025-437-002 & 003)

- Facts:
1. The project site is located on Combine Street, Lot 2 & 3 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 establish an outdoor storage lot for the storage of concession trailers.
 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, along with an outdoor yard expansion area for Paso Robles Waste on Lots 15, 16 & 17.

Currently with the approval of Tract 2594 and PD 05-012 (except for the Paso Waste lots, 15, 16 & 17), outdoor storage/yards are not consistent with the approved plans for the Combine lots. The plans submitted by the developer in 2005 provided for individual buildings with associated parking lots to be constructed on each lot. Outdoor storage was originally intended to be accessory to the on-site business and 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.

With the original submittal of the CUP request, the applicant requested that the Planning Commission allow for the reduction of the 15 foot landscape setback to 6 feet (between the back of the sidewalk to the fence placement, not including the parkway) consistent with the Planning Commission's recently approval of the 6 foot reduction for the Paso Robles Waste yard.

The DRC reviewed the project at their meeting on March 10th where they discussed the landscape setback reduction, and asked the applicants to provide a landscape plan that shows how the planter area would be planted to adequately screen the yard area. The applicant submitted revised plans indicating a 10 foot landscape setback along with a landscape plan. The landscape details are included with this staff report.

So the request before the Planning Commission is to allow a reduced landscape setback from 15 feet to 10 feet as opposed to 6 feet as originally proposed and as discussed in their initial Project Description for this project.

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 Conditional Use Permit 14-002 and the amendment to PD 05-012, allowing the establishment of an outdoor storage yard on lots 2 & 3 of Tract 2594, and allowing for a reduced landscape/fence setback of 10-feet, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity map
2. Project Description
3. Site Plan/Landscape Plan
4. Photos 1-4
5. Resolution Approving CUP 14-002 and PD 05-012 Amendment
6. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
CUP 14-002 & PD 05-012 Amend.
(Sharp)



Detailed Project Description

Big Bubbas Bad BBQ

Susan Sharp
Paso Robles, CA

Application Request

Application for a Conditional Use Permit to allow outdoor storage use at 3559 Combine Street (APN 025-437-002 & 003). The applicant, Susan Sharp, is in the process of purchasing the property for the purpose of storing concession trailers for Big Bubbas Bad BBQ.

Background

Big Bubbas Bad BBQ originally got its start as mobile food vendor, providing concessions for festivals, fairs and other large events. For years the owners of Big Bubbas have rented property to store their concession trailers when they are not in use. The owners of Big Bubbas wish to establish a permanent location to store their concession trailers.

Site Location

The proposed project site is part of Tract 2594, Lots 2 and 3. The tract is located behind Paso Robles Ford adjacent to the intersection of Golden Hill Rd and Highway 46 within the City of Paso Robles. The tract is currently vacant but has a road, utilities and other improvements installed and available for each lot. The lots that the applicant wishes to purchase, lots 2 & 3, are located in the north east corner of the tract.

Proposed Project Summary

Legal: City of Paso Robles Tract 2594, lot 2
City of Paso Robles Tract 2594, lot 3
Zoning: C3- Commercial / Light Industry
APN: 025-437-002 & 003
Site: 0.4 Acres
Site disturbance: Approximately 0.4 acres
Building: No Buildings proposed
Total Use Areas:
17,400 SF (0.4 acres) of outdoor storage area

RECEIVED

MAR 03 2014

City of Paso Robles
Community Development Dept.

Attachment 2
Project Description
CUP 14-002 & PD 05-012 Amend.
(Sharp)

Neighboring Use

The site is located in an area zoned commercial/ light industry and is within the Borkey Area Specific Plan. A majority of the properties within the vicinity have an outdoor storage component. The properties to the north of the proposed project site along Tractor Street include vehicle storage, trailer storage and farm and building equipment storage. Therefore the proposed project fits in with the surrounding area.

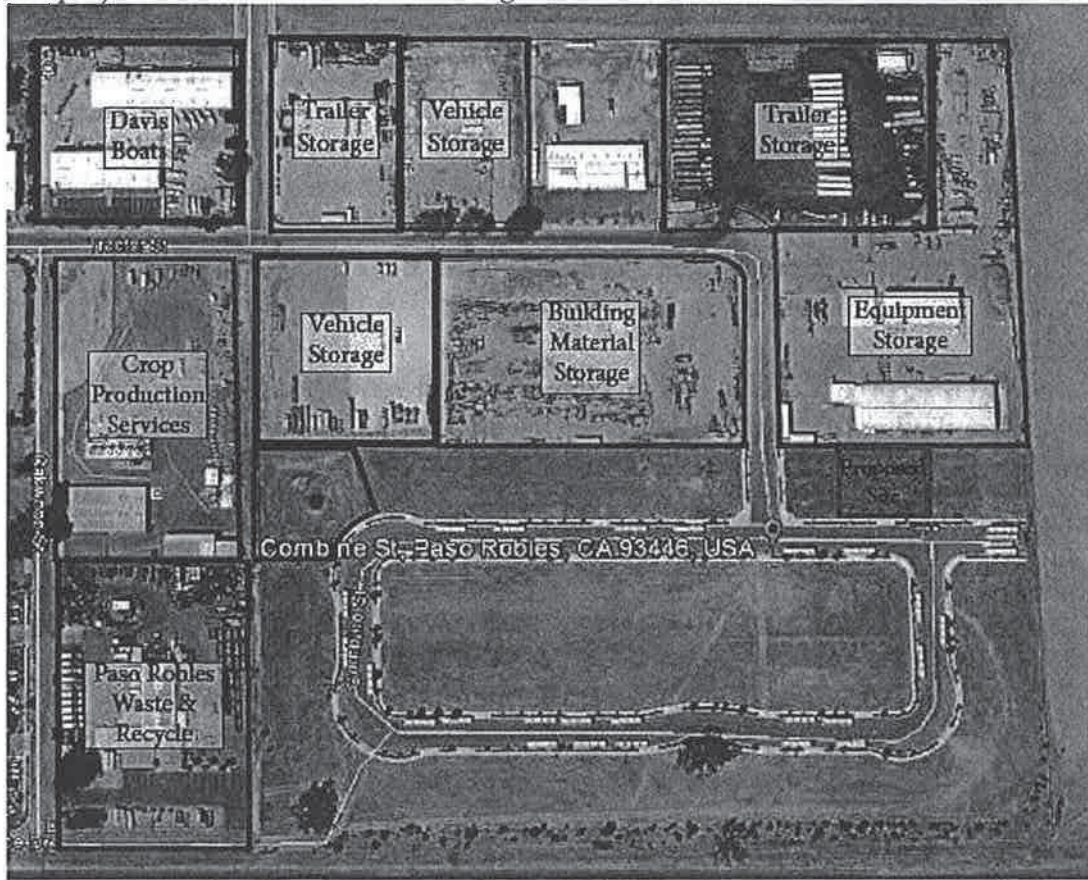


Figure 1- Neighboring outdoor storage uses.

Planned Development Amendment

At the time that Tract 2594 was approved a Planned Development (PD 05-012) was approved along with it. The Planned Development outlined buildings with stucco, and tile roofs and associated parking for each lot. Outdoor storage would be inconsistent with the PD, and we therefore request an amendment to the Planned Development to allow outdoor storage without a building as prescribed in PD 05-012.

On December 10, 2013 the Planning Commission approved a Conditional Use Permit for the expansion of Paso Robles Waste disposal and outdoor storage on lots 15, 16, & 17. The approval included a Planned Development amendment to allow outdoor storage without the prescribed building and associated parking. The proposed project on Lot 2 & 3 is consistent with the previously approved outdoor storage use on Lots 15, 16, & 17 within the tract.

Fencing

To provide security of materials stored on site and to provide additional screening a chain link fence with beige slats is proposed to be installed on the perimeter of the property. The existing detention basin and the previously approved outdoor storage on lots 15, 16, 17, & 18 include green slatted chain link fence. We feel that beige slats better blend into the natural setting of the Paso Robles area with the golden brown rolling hills for 10 months of the year.

Landscape Setback

City of Paso Robles Municipal Code section 21.21.110 requires a 15' landscape setback along Combine Street. We request to allow the reduction of the required 15' landscape setback to a 6' landscape setback. The existing improvements for the tract include a 4'-6" landscape planter between the existing curb and sidewalk. The existing detention basin and previously approved outdoor storage within the tract include a 6' landscape set back. The 6' landscape setback plus the existing 4'-6" landscape planter provide a total of 10'-6" of landscape screening. Our request for a 6' landscape setback would be consistent with the previously approved outdoor storage use within the tract. The reduction of the landscape setback will also reduce the irrigation water requirements.

Ordinance Consistency

City of Paso Robles Municipal Code Section 21.21.110 Outdoor Storage area, outlines requirements for outdoor storage use within the City limits.

E. All outdoor storage areas shall conform to the following regulations:

1. Commercial/mini storage uses are prohibited along Spring Street and Creston Road.
Proposed project location is not located on Spring Street or Creston Road.

2. All outdoor storage areas within commercial and industrial zones shall be thoroughly screened from public view and adjacent properties by a combination of walls or fences and landscaping. Landscaping requirements shall be as follows:

a. A minimum of twenty-five feet of landscaped setback shall be required for projects that front or back to a collector, arterial, state highway, state highway frontage road or residentially zoned property.

Proposed project location is NOT located on a collector, arterial, highway or highway frontage road, therefore a 25' landscaping setback is not required.

b. A minimum of fifteen foot of landscape setback shall be required for all other streets less significant than a collector.

We request a reduction of the required 15' setback to a 6' landscape setback. The reduction to a 6' landscape setback will be consistent with previously approved outdoor storage use within the same tract.

c. Up to fifty percent of the landscape setback can be used for off-street parking, but a minimum of a ten-foot landscape setback shall be required between the

property line and the parking area. The purpose and intent is to insure adequate screening is provided and the Planning Commission shall have the option of requiring parking to other areas if needing to address the need to provide adequate screening.

No parking proposed in landscaping setback.

d. Outdoor Storage projects shall be discouraged at the entrances to the city, unless project is fully screened by architecturally designed walls and treatments (use Paso Robles Storage on Union Road as an example of this standard).

While the project site is in the vicinity of Highway 46, the proposed project site is set back and not visible from Highway 46 therefore an architectural wall should not be required.

3. The stored materials shall be limited to those normally associated with the principal use on the site.

The principal use for the site will be outdoor storage of concession trailers and BBQ trailers associated with Big Bubbas Bad BBQ. All trailers and equipment that will be stored onsite will be associated with Big Bubbas Bad BBQ.

4. All walls or fences shall be at least six feet but no greater than eight feet in height.

A 6 foot tall chain link fence will surround the entire property.

5. Landscape planters shall be a minimum of five feet wide (interior dimensions) unless an existing planter is less. In no cases shall the planter be less than three feet wide. The landscaping should be placed adjacent to the wall or fence to create interest and deter graffiti and vandalism.

Landscape planter will be 15 feet wide and directly in front of chain link fence as required.

6. In cases where unusual topographical conditions, land use conflicts or zone boundaries exist, the outdoor storage areas may require additional screening structures and/or materials as determined by the community development director.

There are no unusual topographical conditions, land use conflicts or zone boundaries at the proposed site, therefore a standard 6 foot high fence will be sufficient to screen materials stored on site.

7. Storage materials or equipment that exceed the height of the wall or fence shall be stored on the rear fifty percent of the site unless otherwise approved by the planning commission or its designated subcommittee.

Items greater than 6 feet tall will be stored on the back half of the property as required.

8. All arterial streets shall have a combination of decorative masonry wall and landscaping along outdoor storage areas adjacent to the right-of-way unless otherwise approved by the planning commission or its designated subcommittee.

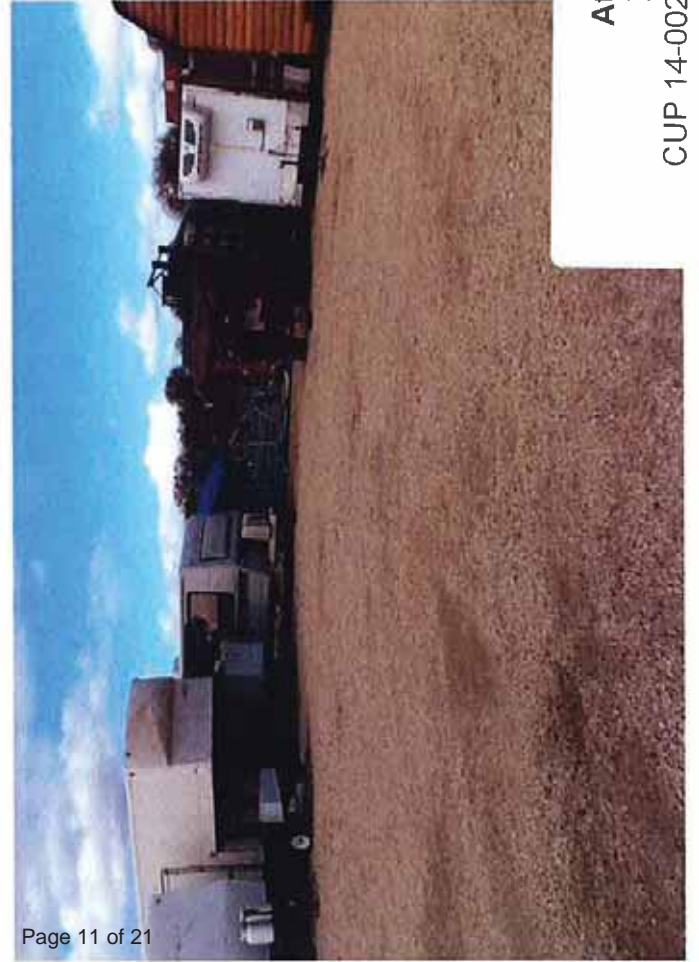
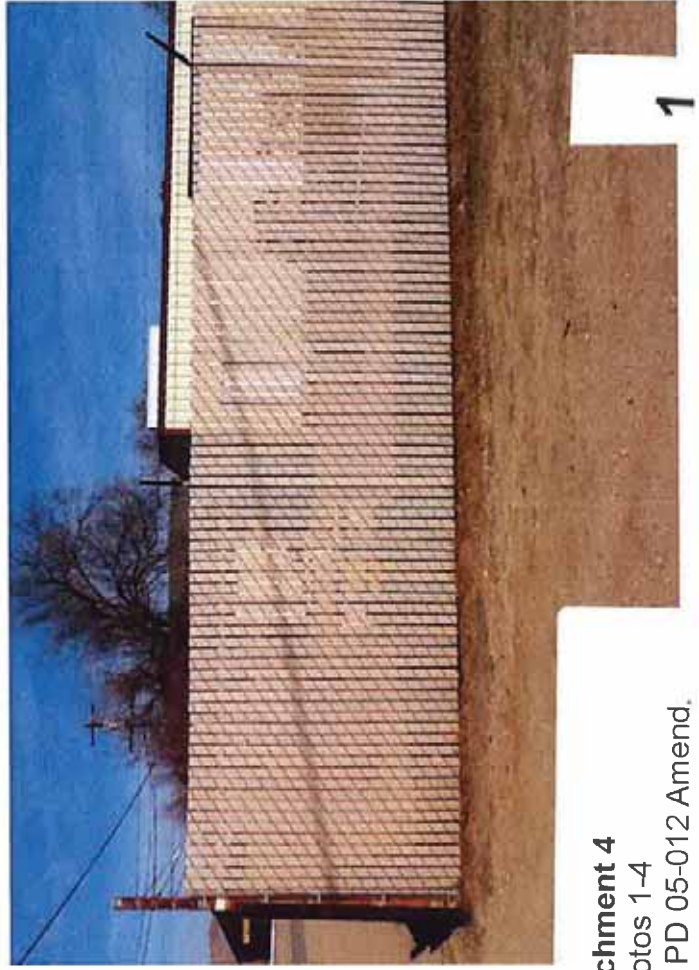
Project site is not located along an arterial street, therefore a masonry wall is not required.

9. All screening materials shall be installed and finished prior to the commencement of storage onsite unless a security is posted in an amount and manner as determined by the community development director.

Concession trailers and other equipment will not be stored on site until fencing and landscaping is installed, completed and finished but the City of Paso Robles.

Cordially,

Kim Johnson
kim@kirk-consulting.net
Phone: (805)461-5765
Fax: (805) 462-9466



Attachment 4
Photos 1-4
CUP 14-002 & PD 05-012 Amend.
(Sharp)

1



SCREEN SHRUB
Ceanothus thysiflorus



SCREEN TREE
Quercus agrifolia



SCREEN SHRUB
Rhamnus californica

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-002 AND PD 05-012 AMENDMENT
(Susan Sharp)
APN: 025-437-02 & 003

WHEREAS, Kirk Consulting on behalf of Susan Sharp has filed an application for a Conditional Use Permit and amendment to PD 05-012, to allow for an outdoor vehicle storage yard; and

WHEREAS, the yard expansion is proposed to be on lots 2 & 3 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, Table 21.16.200 of the Zoning Code requires the approval of a Conditional Use Permit for outdoor storage lots in the C3 zoning district; 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 April 8, 2014, 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 the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; 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

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 CUP 14-002 and 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:

EXHIBIT	DESCRIPTION
A	Site Plan/Landscape Plan
B	Irrigation Plan

2. This Conditional Use Permit and amendment to PD 05-012 allows the establishment of a outdoor vehicle storage lot onto Lots 2 & 3 of Tract 2594. Additionally, the landscape setback between the back of the sidewalk and the fence is approved to be 10 feet as described in the listed Exhibits above.
3. This project approval shall expire on April 8, 2016, unless the outdoor storage use has not been executed, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. All signage shall be reviewed and approved by the Development Review Committee (DRC) as necessary, prior to installation.
5. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

6. 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 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.

PASSED AND ADOPTED THIS 8th day of April, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, 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 Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 14-002 and Planned Development 05-012 Amendment, on this 24th day of March, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen Buxkemper

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 03/27/2014

Meeting Date: 04/08/2014
Planning Commission

Project: CUP 14-002 and PD 05-012
Amendment - Susan Sharp to
establish an outdoor storage yard

I, Kristen L. Buxkemper, employee of the
Community Development Department, Engineering
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: _____
Kristen L. Buxkemper

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, April 8, 2014, 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:

Conditional Use Permit (CUP 14-002) and PD 05-012 Amendment, a request filed by Susan Sharp to establish an outdoor storage yard on Parcels 2 & 3 of Tract 2594, located on Combine Street.

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 or emailed to planning@prcity.com, 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) 237-3970 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
March 27, 2014

7046851