

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 15-001 & CONDITIONAL USE PERMIT 15-005
(THEATRE DRIVE MINI-STORAGE)

DATE: JUNE 9, 2015

Needs: For the Planning Commission to consider an application filed by Larry Gabriel Architecture, on behalf of William Tucker, proposing to construct a 66,000 square foot mini-storage facility, and establishment of a Highway Oriented Sign, located at 2161 Theatre Drive.

Facts:

1. The project is located on the 4 acre site located at 2161 Theatre Drive, behind the Idlers Commercial Center (see attached Vicinity Map).
2. The General Plan designation is Regional Commercial (RC), and the zoning designation is C2-PD (Highway Commercial-Planned Development Overlay).
3. The Zoning Code requires the approval of a Conditional Use Permit for mini-storage projects in the C2 zoning district. Furthermore, projects in the PD Overlay district require review of the Development Plan (PD).
4. The site was previously entitled for a 62,000 square foot mini-storage facility in 2003, with the development of the Idler's Commercial Center (PD 02-015 & CUP 02-026). Those entitlements expired on April 12, 2013.
5. This project proposes to construct a one-story 66,000 square foot mini-storage facility and business office. A care taker residence is not proposed with this project. (see Site Plan and Elevations, Attachments 2 & 3)
6. With the approval of PD 02-015 and CUP 02-026, a 32 foot tall highway-oriented sign was approved to be established for the commercial center, but has not been built. At that time it was indicated that the mini-storage facility would have a separate 6-foot tall monument sign located at the southerly driveway, near Theatre Drive. See original sign detail, Attachment 4.
7. Will Tucker along with Don Idler are proposing a new design for the highway oriented sign, that would be 21 feet tall, with the request that the Theatre Drive Mini-Storage project be included as a major tenant on the sign. See new highway oriented sign, Attachments 5 & 6.

8. Section 21.19.040.H, indicates that a highway oriented sign may be approved by the Planning Commission subject to the approval of a CUP “for those signs that identify tourist-oriented businesses such as gasoline stations, restaurants, motels and regional commercial uses”. The Planning Commission will need to discuss whether the mini-storage project would be considered a highway oriented use, specifically a “regional commercial use”.
9. On May 4, 2015, the DRC reviewed the project site plan, building architectural elevations, and colors/materials. The DRC recommended that the Planning Commission approve the project subject to the Planning Commission having further discussion on the use of metal siding on the north and south building elevations, whether there needs to be a trash closure on site, and discuss the mini-storage signage on the highway oriented sign.
10. It is not anticipated that the proposed project would have a significant impact on the environment and therefore, the Planning Commission will consider making a finding that PD 15-001 and CUP 15-005 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).

**Analysis
and
Conclusion:**

Architecture:

The original mini-storage project that was approved with the Idler’s Commercial Center in 2003, had an architectural style and use of materials that was consistent with the Idlers commercial building. The proposed project is designed to keep the architectural quality for the front (east) elevation. The new project is proposing to use metal siding as the finish material for the mini-storage buildings on the north and south elevations, instead of stucco like the original project. The applicants indicated that the project is adjacent to the side of the Target building, and the Target Center detention basin on the projects north side, and the back side of the Paso Robles Chevy dealership where there are parking areas and vacant land. Because of the elevation change and proposed retaining walls, only the roofs of the mini-storage building will be visible from the rural residential County properties to the west. The project would have a 5-foot setback along the north and south property lines, with three 5’x10’ landscape pockets on each side. Chain link fencing and concrete gutters will be installed on the north and south sides of the project. Landscaping will be provided, but will be limited as a result of the concrete gutters.

Trash Enclosure:

The DRC also discussed whether it was necessary to have a trash enclosure with the project. It is a standard condition that commercial project install a trash enclosure. The previous project did show a 10'x20' trash enclosure would be provided. The applicants are proposing a small enclosure for typical plastic roller bins to serve the office use only. A larger dumpster enclosure is not proposed because they typically become a dumping area and is a constant maintenance problem.

Project Sign:

The Idler's commercial center has the entitlement for a 32 foot tall highway oriented sign, intended to allow for the commercial businesses including Idlers and the two pad sites (Applebee's and El Pollo Loco), See Attachment 2. As mentioned above, highway oriented sign require a CUP and are intended only for displaying tourist oriented businesses (i.e. gas stations, restaurants, motels and regional commercial uses).

As part of the CUP for the sign, the Planning Commission could allow for the mini-storage business to be on the highway oriented sign, with a finding that the mini-storage use is considered a "regional commercial use".

As a result of the lot being a flag lot behind the existing commercial center having minimal visibility from Theatre Drive or the highway, the proposed mini-storage project seems appropriate use for the site and compatible with surrounding uses. The commercial storage use would meet the intent of the Regional Commercial General Plan Land Use designation as well as the Highway Commercial zoning designation.

Policy

Reference:

General Plan Land Use Element, Zoning Code, Commercial/Industrial Design Guidelines, and 2006 Economic Strategy.

Fiscal

Impact:

There are no specific fiscal impacts associated with approval of this Planned Development.

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 Planned Development 15-001 and Conditional Use Permit 15-005, and deny the request for the mini-storage business to have signage on the highway oriented sign, based on the mini-storage business not being a regional commercial use, subject to standard and site specific conditions of approval;

- b. Amend, modify, or reject the above-listed action.

Attachments:

1. Vicinity Map
2. Proposed Site Plan
3. Proposed Elevations
4. Original Highway Oriented Detail
5. New Highway Oriented Sign Exhibit-1
6. New Highway Oriented Sign Exhibit-2
7. Draft Resolution to approve PD 15-001 and CUP 15-005
8. Mail and Newspaper Affidavits



Attachment 1
Vicinity Map
PD 15-001 & CUP 15-005
Theatre Dr. Mini-Storage
(Tucker)

OVERALL SITE PLAN: SEE ENLARGED PLANS FOR MORE INFORMATION

LARRY GABRIEL
ARCHITECT

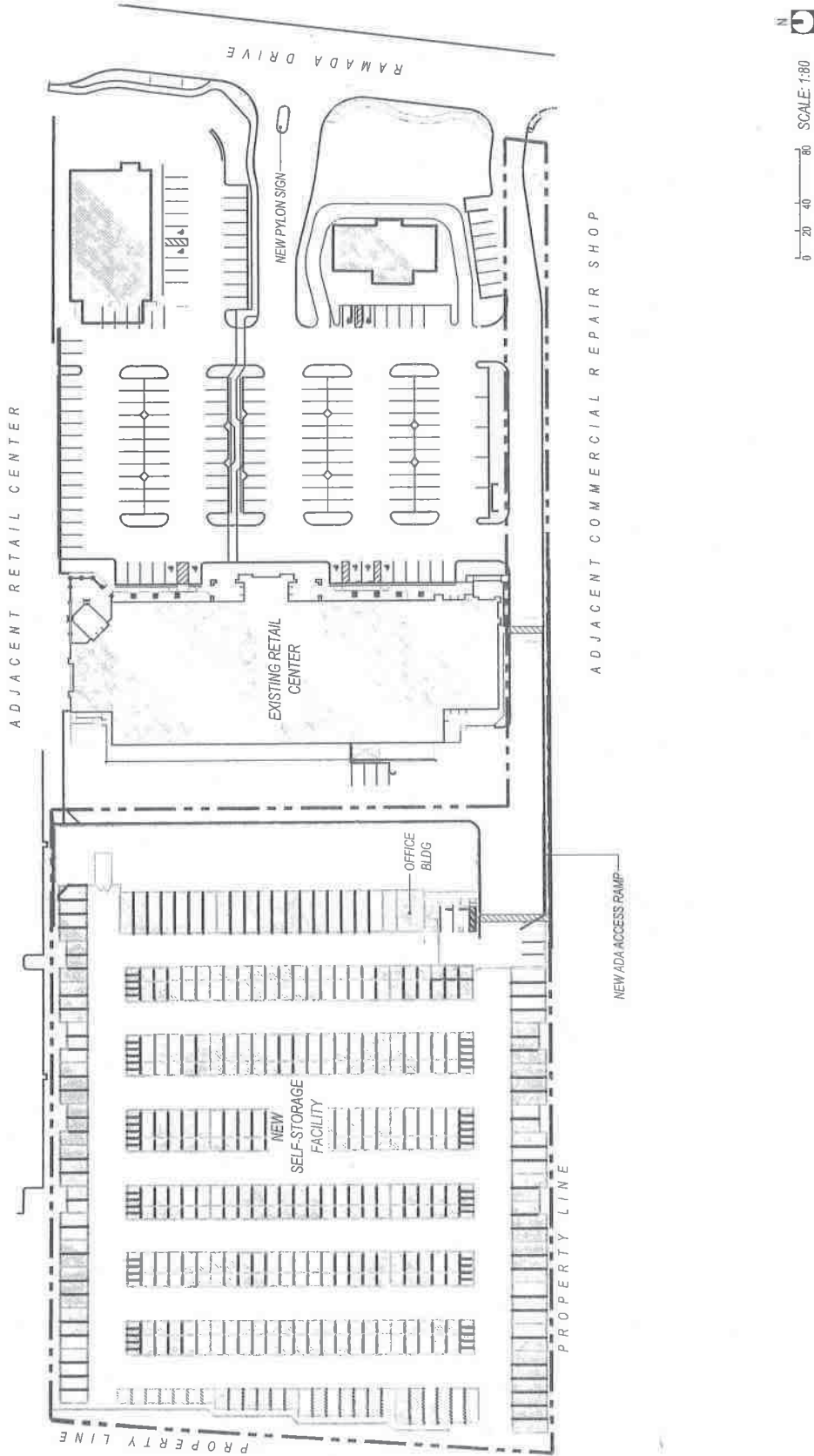
805.238.9600
LARRYGABRIEL.COM

THEATRE DRIVE
MINI-STORAGE

2161 THEATRE DRIVE
PASO ROBLES, CA 93446
APN: 009-851-018

DATE: APRIL 4, 2015

SITE



Attachment 2
Proposed Site Plan
PD 15-001 & CUP 15-005
Theatre Dr. Mini-Storage
(Tucker)

MATERIALS:

- KELLY-MOORE "216 MALIBU BEIGE"
- KELLY-MOORE "230 GREYSTONE"
- KELLY-MOORE "304 STONEGATE"
- DAL TILE PORCELAIN WALL TILE "RUST" P502

- 5 OFFICE BUILDING
- 6 TRELLIS PER LANDSCAPE
- 7 WROUGHT IRON GATE
- 10 POP-OUT WITH INTERNALLY ILLUMINATED SIGNAGE + PENNANT FLAGS

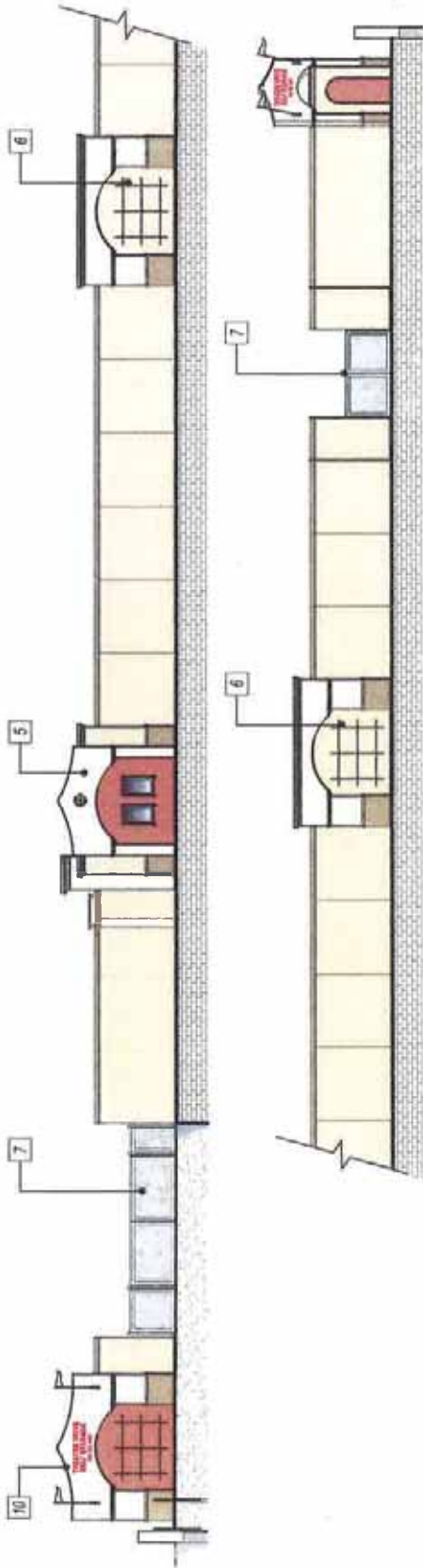
**THEATRE DRIVE
MINI-STORAGE**

2161 THEATRE DRIVE
PASO ROBLES, CA 93446
APN: 009-851-018

DATE: APRIL 4, 2015

ELEV

EAST WALL OVERALL ELEVATION:



EAST WALL FEATURES ELEVATIONS:






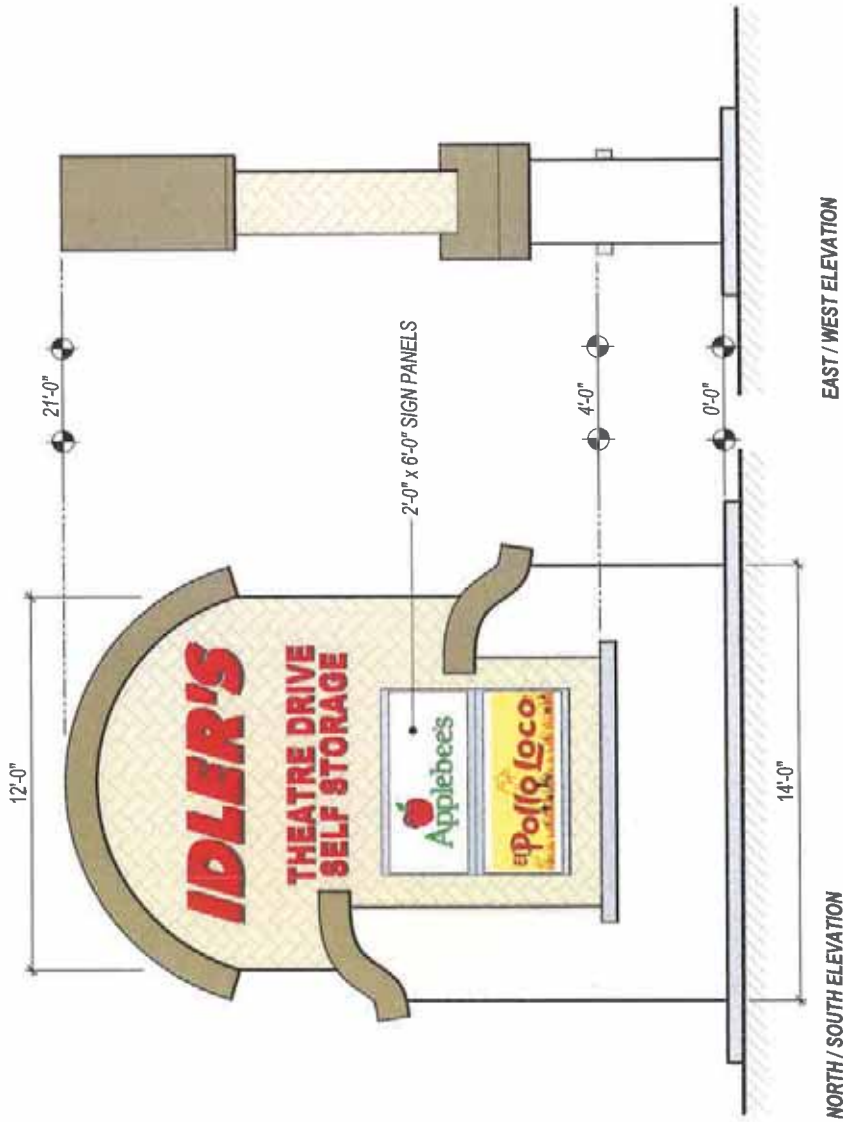
Attachment 3
Proposed Elevations - East
PD 15-001 & CUP 15-005
Theatre Dr. Mini-Storage
(Tucker)

PYLON SIGNAGE @ MAIN ACCESS STREET:



MATERIALS:

-  KELLY-MOORE "36 NAVAJO WHITE"
-  KELLY-MOORE "304 STONEGATE"
-  DAL TILE PORCELAIN WALL TILE "SAND" P505



0 1 2 4 SCALE: 1/4" = 1'-0"

**THEATRE DRIVE
MINI-STORAGE**

**2161 THEATRE DRIVE
PASO ROBLES, CA 93446
APN: 009-851-018**

DATE: APRIL 4, 2015

ELEV

Attachment 5
New Sign Detail - 1
PD 15-001 & CUP 15-005
Theatre Dr. Mini-Storage
(Tucker)

SELF-STORAGE FACILITY



PYLON SIGNAGE @ MAIN ACCESS STREET:



LGA
LARRY GABRIEL
 ARCHITECT
 805.238.9600
 LARRYGABRIEL.COM

MATERIALS:

- KELLY-MOORE "36 NAVAJO WHITE"
- KELLY-MOORE "216 MALIBU BEIGE"
- KELLY-MOORE "230 GREYSTONE"
- KELLY-MOORE "304 STONEGATE"
- DAL TILE PORCELAIN WALL TILE "RUST" P502
- DAL TILE PORCELAIN WALL TILE "SAND" P505

**THEATRE DRIVE
 MINI-STORAGE**

**2161 THEATRE DRIVE
 PASO ROBLES, CA 93446
 APN: 009-851-018**

DATE: APRIL 4, 2015

RENDERINGS

Attachment 6
 New Sign Detail -2
 PD 15-001 & CUP 15-005
 Theatre Dr. Mini-Storage
 (Tucker)

RESOLUTION NO: 15-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 15-001 and CONDITIONAL USE PERMIT 15-005
2161 THEATRE DRIVE
(TUCKER)
APN: 009-851-018

WHEREAS, Planned Development 15-001 has been submitted by Larry Gabriel, Architect on behalf of William Tucker requesting to construct a 66,000± square foot mini-storage facility; and

WHEREAS, the project is located at 2161 Theatre Drive, behind Idlers Appliance store; and

WHEREAS, in conjunction with the submittal of PD 15-001, the applicants have submitted Conditional Use Permit (CUP) 15-005 for the establishment and operation of the mini-storage facility; and

WHEREAS, concurrent with CUP 15-005 the applicant is requesting that the Theatre Drive Mini-Storage facility be considered a major tenant for the Idler's commercial center and be allowed to have signage on the existing entitled highway oriented sign; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 9, 2015, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and conditional use permit; and

WHEREAS, it is not anticipated that the proposed project would have a significant impact on the environment and therefore, the Planning Commission will consider making a finding that PD 15-001 and CUP 15-005 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 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; 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; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.
8. The mini-storage use is not considered a tourist oriented use and therefore, to be consistent with Section 21.19.040.H, that indicates that highway oriented signs are intended for tourist-oriented businesses such as gasoline stations, restaurants, motels and regional commercial uses, the mini-storage business cannot be included in the highway oriented sign for the Idlers commercial center.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 15-001 and Conditional Use Permit 15-005, 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.

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	Overall Site Plan
C	Partial Site Plan
D	East Elevations
E	South Wall Elevations
F	North Wall Elevations
G	Office Building Elevations
H	Color Board
I	Landscape Plan

3. PD 15-001 and CUP 15-015 allows for development of a 66,000± square foot mini-storage facility and 625 square foot office, as described in Exhibits A-I listed above. No care takers residence is allowed under this approval.
4. Prior to the issuance of a building permit the following final details shall be submitted for Planning Division Staff review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
 - f. Fencing Plan
5. Project signage will be approved under a separate review by the Development Review Committee (DRC). Telephone numbers or permanent flags are not allowed as permanent signage. Signage is not permitted on the highway oriented sign for the commercial center. Any freestanding monument signs shall be designed to incorporate architecture, colors, and materials of the commercial center.

PASSED AND ADOPTED THIS 9th day of June 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission Date of Approval: June 9, 2015

Applicant: San Antonio Winery Location: 2161 Theatre Drive

APN: 009-851-018

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 – PD/CUP:

- 1. This project approval shall expire on June 9, 2017 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied 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. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

- 12. For commercial, industrial, office or multi-family projects, 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., 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.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. 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.

- 21. 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 PD 15-001 Res._____

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. 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. 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 its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 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.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. 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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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the

frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. 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.
- 9. 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;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. 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/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. 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.

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

OVERALL SITE PLAN:

SEE ENLARGED PLANS FOR MORE INFORMATION



805.238.9600
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THEATRE DRIVE
MINI-STORAGE

2161 THEATRE DRIVE
PASO ROBLES, CA 93446
APN: 009-851-018

DATE: APRIL 4, 2015

SITE

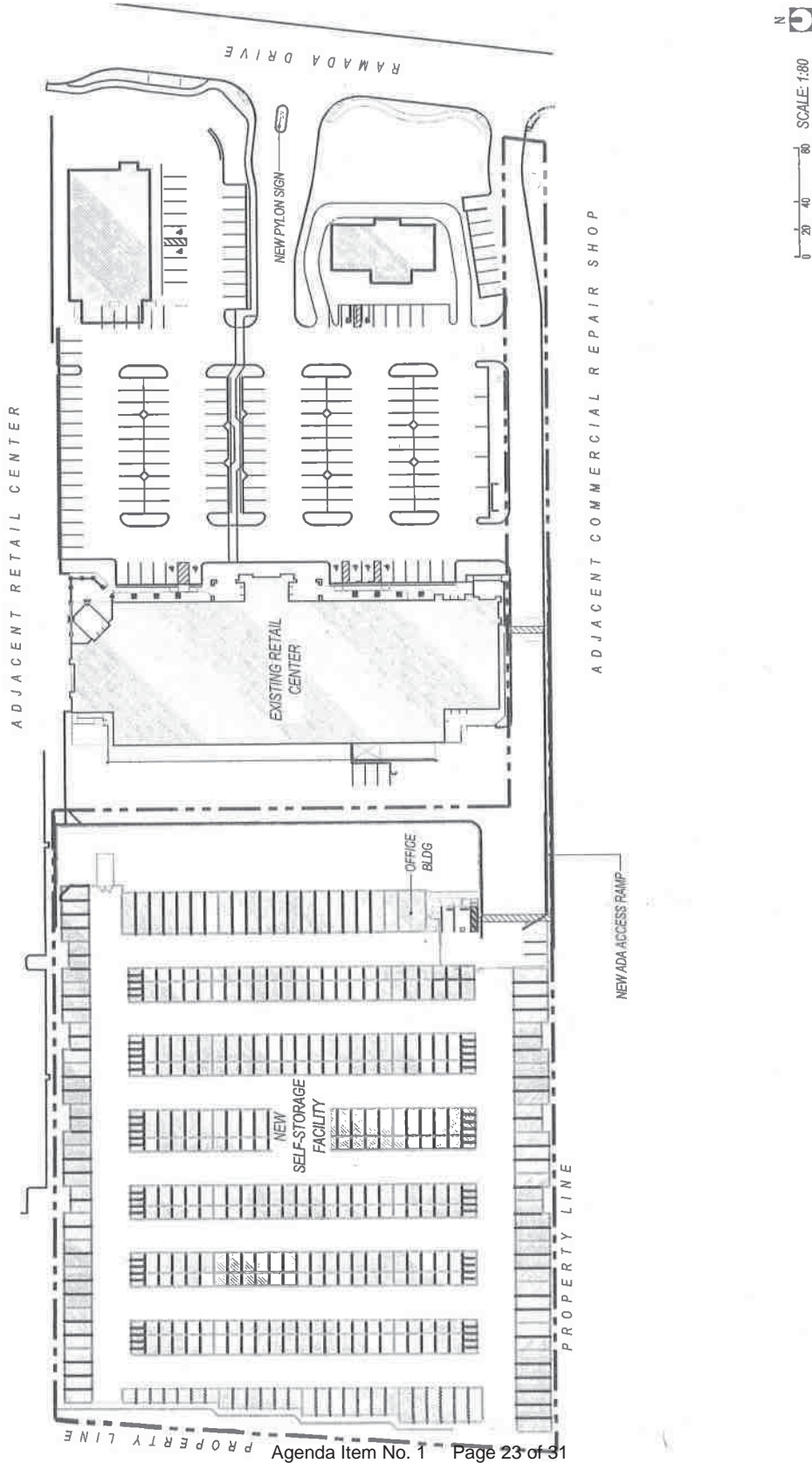
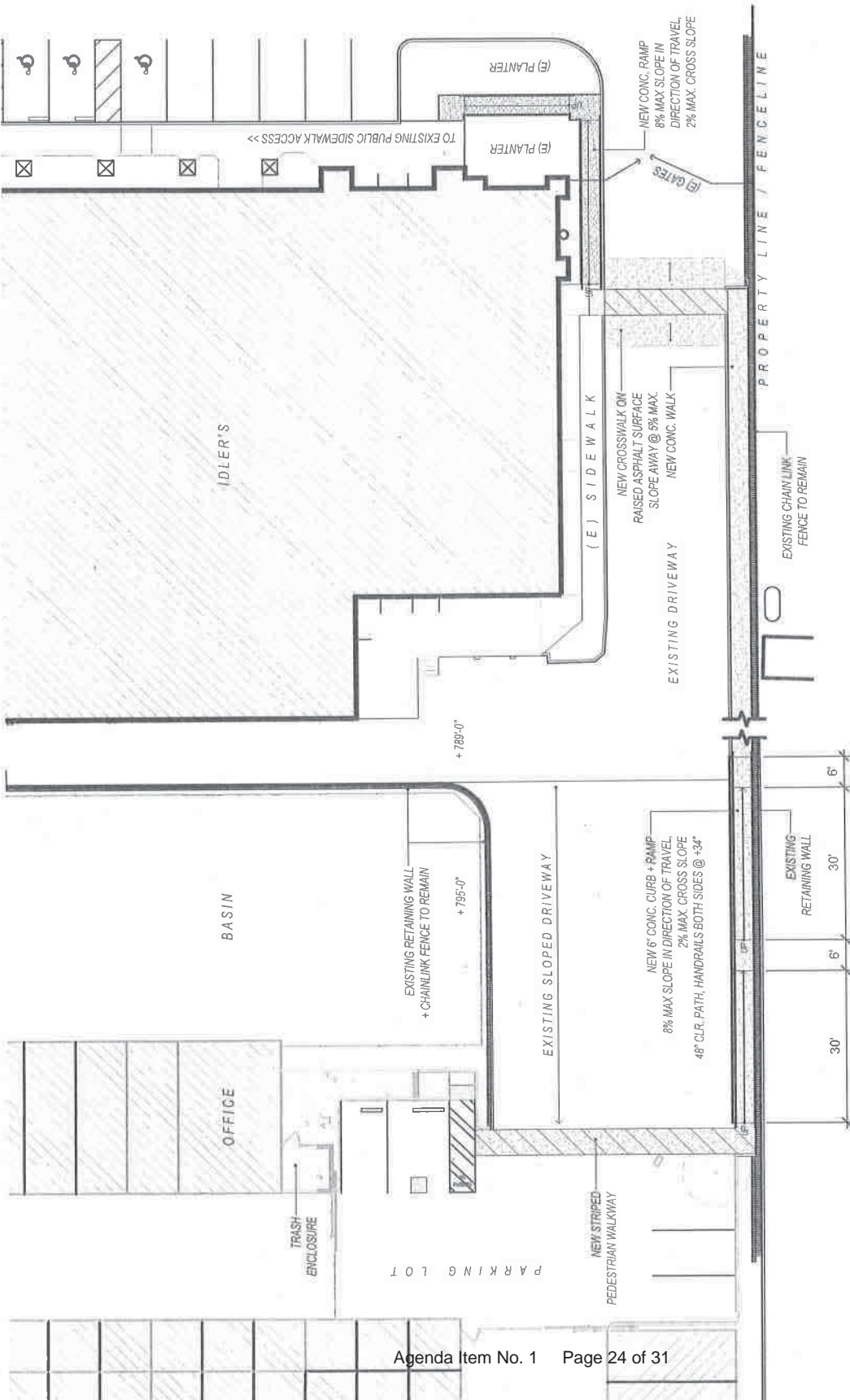


Exhibit B
Overall Site Plan
PD 15-001 & CUP 15-005
Theatre Dr. Mini-Storage
(Tucker)

PARTIAL SITE PLAN:



LARRY GABRIEL
ARCHITECT
805.238.9600
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1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" CLEAR IN WIDTH AND HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEED 1/4" IN HEIGHT.
2. WHEN ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BELIEVED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
3. OBSTRUCTIONS OVERHANGING WALKWAYS SHALL BE AT LEAST 80" CLEAR ABOVE THE WALKING SURFACE. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12".
4. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM.
5. ALL ACCESSIBLE AREAS, PEDESTRIAN WALKS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER.

**THEATRE DRIVE
MINI-STORAGE**
2161 THEATRE DRIVE
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SITE (PARTIAL)

Exhibit C
Partial Site Plan
PD 15-001 & CUP 15-005
Theatre Dr. Mini-Storage
(Tucker)

MATERIALS:

-  KELLY-MOORE "216 MALIBU BEIGE"
-  KELLY-MOORE "230 GREYSTONE"
-  KELLY-MOORE "304 STONEGATE"
-  DAL TILE PORCELAIN WALL TILE "RUST" P502

-  5 OFFICE BUILDING
-  6 TRELLIS PER LANDSCAPE
-  7 WROUGHT IRON GATE
-  10 POP-OUT WITH INTERNALLY ILLUMINATED SIGNAGE + PENNANT FLAGS

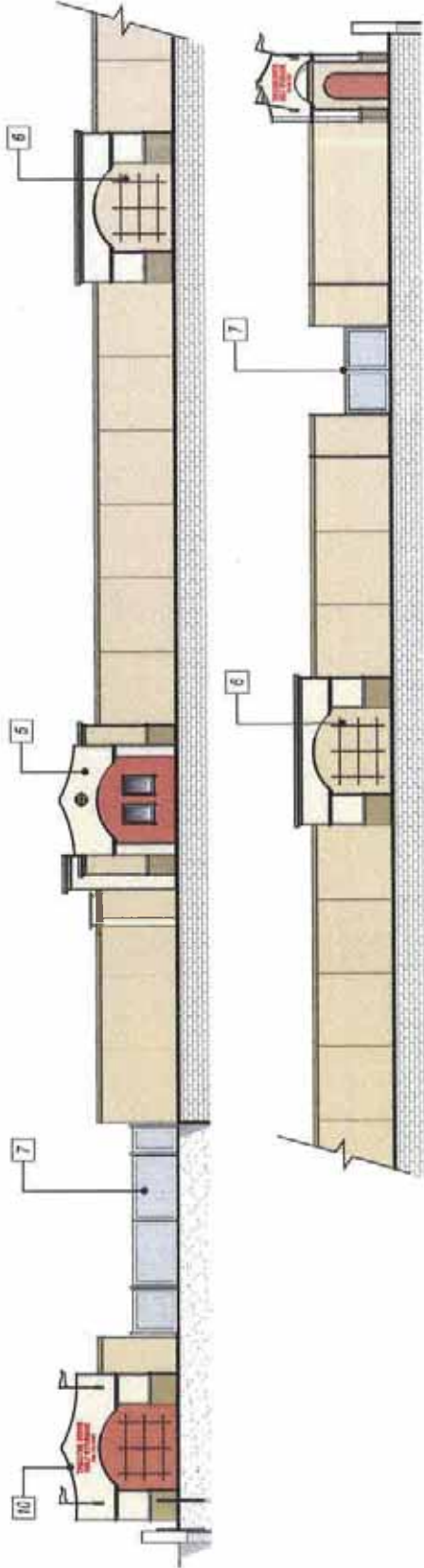
**THEATRE DRIVE
 MINI-STORAGE**

2161 THEATRE DRIVE
 PASO ROBLES, CA 93446
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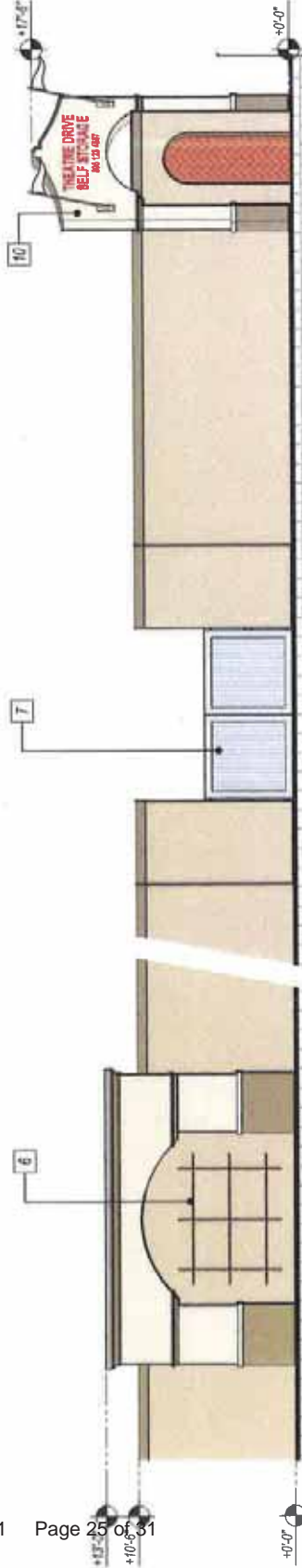
DATE: APRIL 4, 2015

ELEV

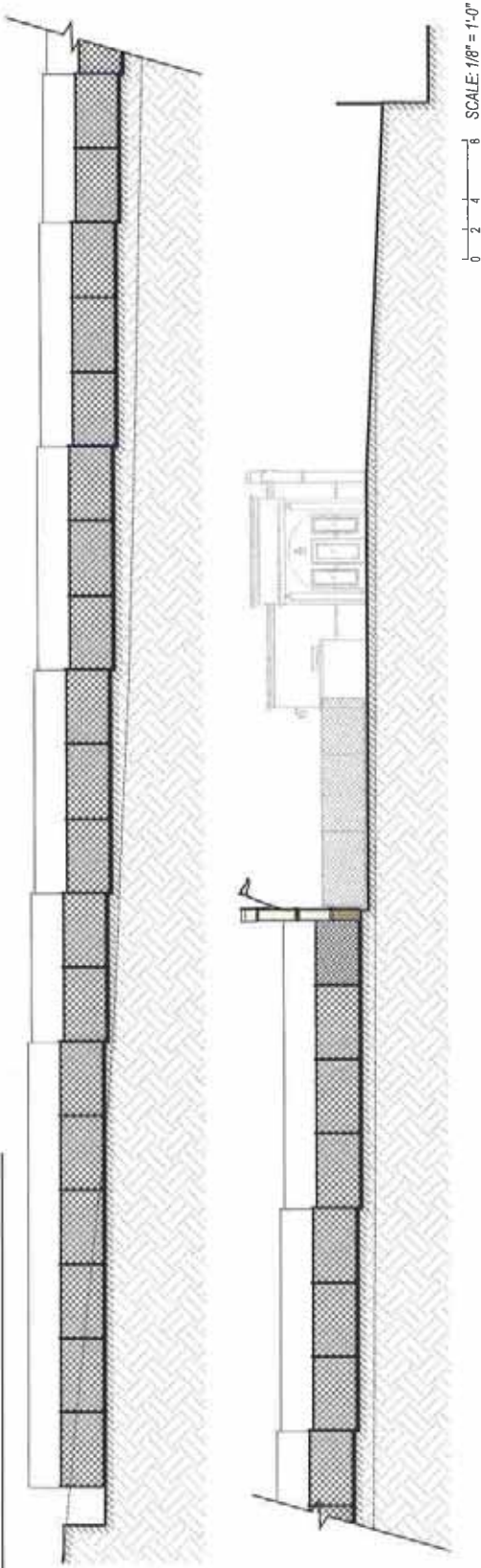
EAST WALL OVERALL ELEVATION:



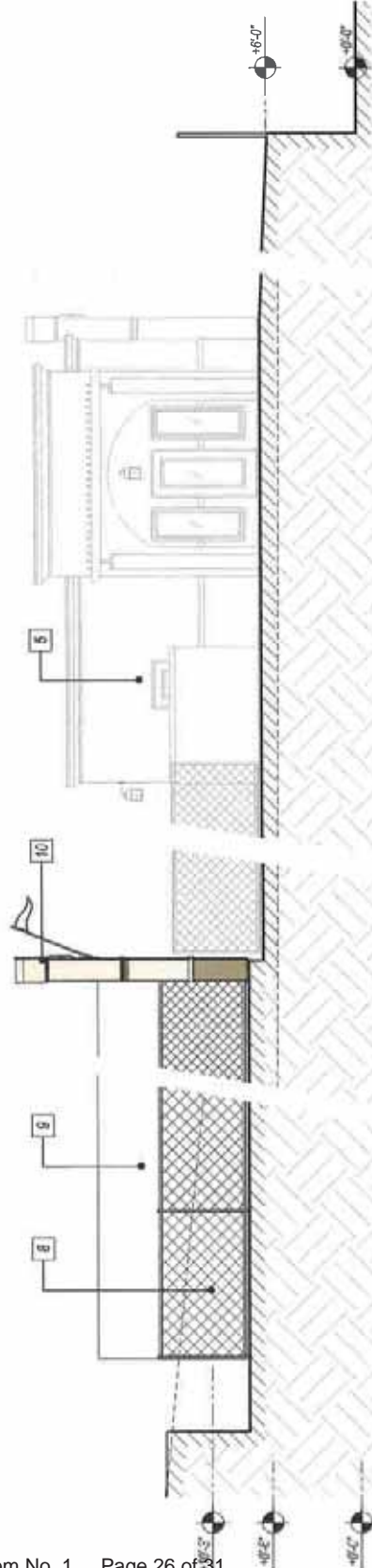
EAST WALL FEATURES ELEVATIONS:



SOUTH WALL OVERALL ELEVATION:







SOUTH WALL FEATURES ELEVATIONS:



MATERIALS:

-  KELLY-MOORE #216 MALIBU BEIGE
-  KELLY-MOORE #230 GREYSTONE
-  KELLY-MOORE #304 STONEGATE
-  DAL TILE PORCELAIN WALL TILE
-  RUST™ P602

-  5 OFFICE BUILDING
-  8 CHAINLINK FENCE
-  9 STORAGE UNIT TYP.
-  10 POP-OUT WITH INTERNALLY ILLUMINATED SIGNAGE + PENNANT FLAGS

**THEATRE DRIVE
 MINI-STORAGE**

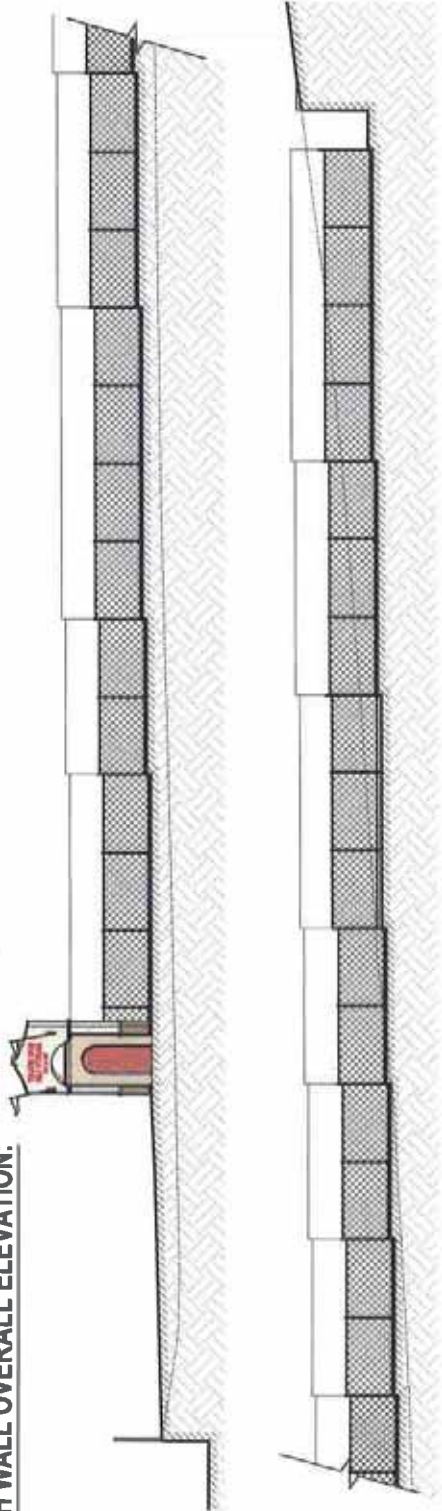
**2161 THEATRE DRIVE
 PASO ROBLES, CA 93446
 APN: 009-851-018**

DATE: APRIL 4, 2015

ELEV

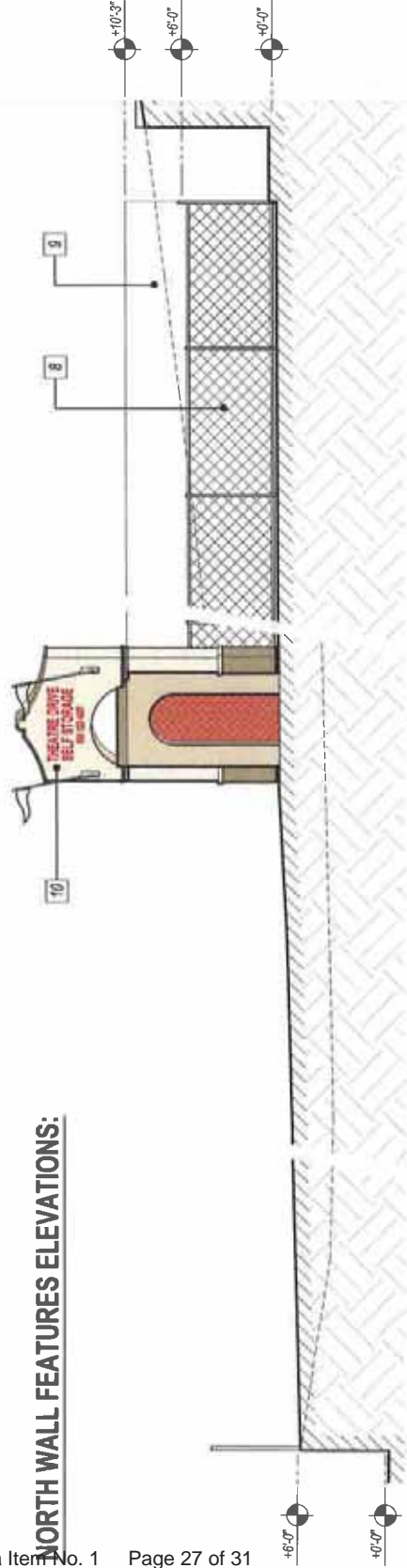
Exhibit E
 South Wall Elevations
 PD 15-001 & CUP 15-005
 Theatre Dr. Mini-Storage
 (Tucker)

NORTH WALL OVERALL ELEVATION:



SCALE: 1/8" = 1'-0"








NORTH WALL FEATURES ELEVATIONS:



SCALE: 1/8" = 1'-0"

LGA
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MATERIALS:

-  KELLY-MOORE "216 MALIBU BEIGE"
-  KELLY-MOORE "230 GREYSTONE"
-  KELLY-MOORE "304 STONEGATE"
-  DAL TILE PORCELAIN WALL TILE "RUST" P502
-  CHAINLINK FENCE
-  STORAGE UNIT TYP.
-  POP-OUT WITH INTERNALLY ILLUMINATED SIGNAGE + PERMANENT FLAGS

**THEATRE DRIVE
 MINI-STORAGE**

**2161 THEATRE DRIVE
 PASO ROBLES, CA 93446
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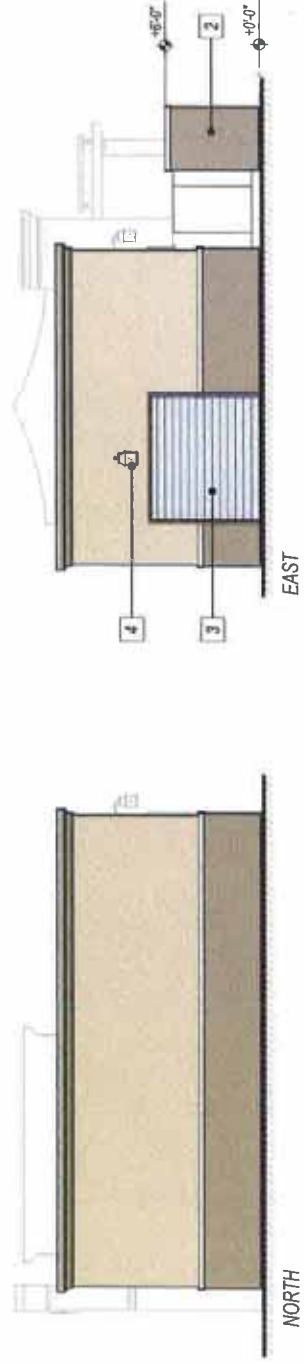
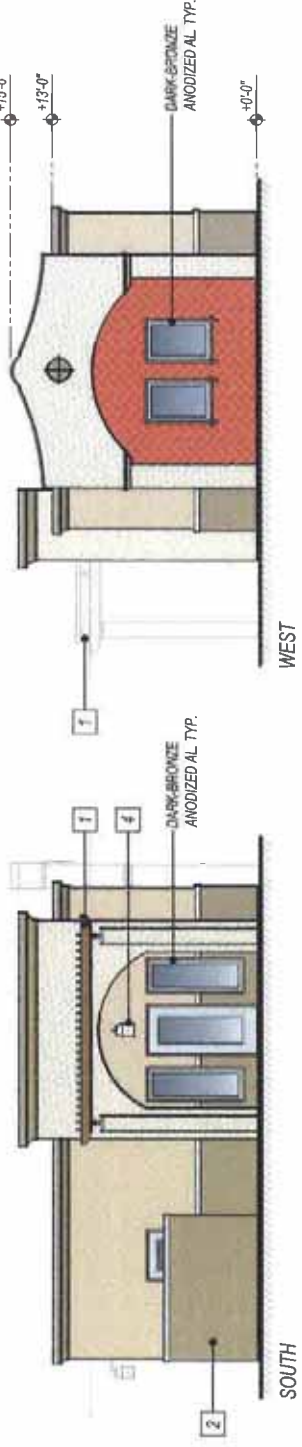
DATE: APRIL 4, 2015

ELEV

Exhibit F
 North Wall Elevations
 PD 15-001 & CUP 15-005
 Theatre Dr. Mini-Storage
 (Tucker)

OFFICE BUILDING ELEVATIONS:

- MATERIALS:**
-  KELLY-MOORE "216 MALBU BEIGE"
 -  KELLY-MOORE "230 GREYSTONE"
 -  KELLY-MOORE "304 STONEGATE"
 -  DAL TILE PORCELAIN WALL TILE "RUST" P502
 -  WOOD TRELLIS
 -  TRASH ENCLOSURE PER PLAN
 -  ROLL-UP DOOR PER PLAN
 -  TRADITIONAL SPANISH-STYLE OUTDOOR LIGHT FIXTURE



0 2 4 8 SCALE: 1/8" = 1'-0"

**THEATRE DRIVE
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DATE: APRIL 4, 2015

ELEV

Exhibit G
 Office Bldg. Elevations
 PD 15-001 & CUP 15-005
 Theatre Dr. Mini-Storage
 (Tucker)

PAINT COLORS

-  KELLY-MOORE 36 "NAVAJO WHITE"
-  KELLY-MOORE 216 "MALIBU BEIGE"
-  KELLY-MOORE 230 "GREYSTONE"
-  KELLY-MOORE 304 "STONEGATE"

FENCING



TRELLIS



TILE



WINDOW FRAME



THEATRE DRIVE
 MINI-STORAGE
 2161 THEATRE DRIVE
 PASO ROBLES, CA 93446
 APN: 009-851-018

DATE: APRIL 4, 2015

COLOR BOARD

Exhibit H
 Color Board
 PD 15-001 & CUP 15-005
 Theatre Dr. Mini-Storage
 (Tucker)



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 Planned Development 15-001 and Conditional Use Permit 15-005 located at 2161 Theatre Drive, on this 28th day of May, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Kristen L. Buxkemper
Kristen Buxkemper