

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 04-012 & CONDITIONAL USE PERMIT 04-016 (PIERCE)

DATE: JANUARY 26, 2016

Needs: For the Planning Commission to consider the applicant's request for a two-year time extension of Planned Development 04-012 and Conditional Use Permit 04-016.

Facts:

1. The project is located at 1601 North River Road (see attached location map).
2. The site has an Industrial (IND) General Plan Land Use designation, and a Manufacturing (M) zoning designation.
3. The project was originally approved by the Planning Commission on November 23, 2004, approving the construction of a 48,000 square foot mini-storage facility with a caretaker unit.
4. On May 23, 2006 the Planning Commission approved a revised project that consisted of increasing the square footage of the mini-storage facility to 120,000 square feet with a caretaker unit. The entitlements were valid until May of 2008.
5. The following is list of the past City time extension approvals, leading up to this extension request:
  - in June 2008, the Planning Commission approved a time extension extending the project entitlements to May 23, 2009;
  - in January 2009, the City Council adopted Resolution 09-007, which automatically extended Planning entitlements to December 31, 2010;
  - in November 2010, the Planning Commission approved a time extension extending the project entitlements to December 31, 2011;
  - in February 2012, the Planning Commission approved a time extension extending the project entitlements to December 31, 2012;

- in December 2012, the Planning Commission approved a 2 year time extension extending the project entitlements to Dec, 31, 2013;
  - in February 2014, the Planning Commission approved a 2 year time extension extending the project entitlements to Dec, 31, 2015;
6. A request was submitted prior to the December 31, 2015 deadline, requesting that the Planning Commission extend the entitlements for two years to December 31, 2017.
  7. There have been no changes in the General Plan or Zoning Regulations since the approvals in 2006 that would impact the prior approvals of this project or the conditions that were imposed with it.
  8. The zoning ordinance does not limit the number of time extensions the Planning Commission may grant for a Development Plan.

Analysis  
and

Conclusion:

Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the approvals in 2006 that would impact the prior approvals of this project or the conditions that were imposed with it.

Policy

Reference:

General Plan Land Use Element, Zoning Code.

Fiscal

Impact:

There are no specific fiscal impacts associated with approval of this time extension.

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

- a. Adopt a resolution granting a two-year time extension for PD 04-012 & CUP 04-016 to December 31, 2017;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Site Plan
3. Elevations
4. Draft Resolution granting a one year time extension
5. Mail and Newspaper Affidavits





SITE

N River Rd

Via Promesa Dr

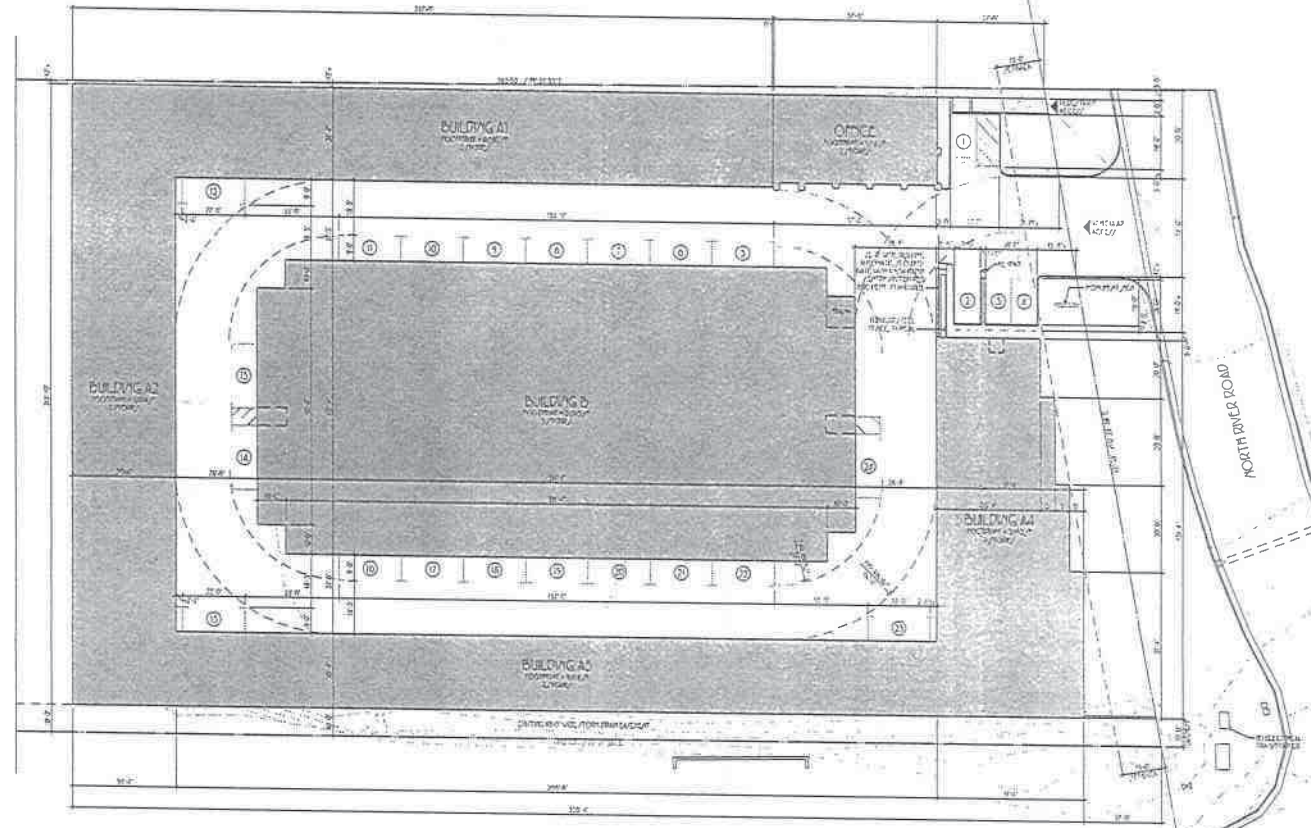
Las Brisas Dr

Union Rd

Encanto Ct

Riverglen





**PROJECT DATA**

<b>SITE / SQUARE FOOTAGE /</b>		
BUILDING / SITE COVERAGE	31,688 / SQUARE FEET / 30.1%	
LANDSCAPE / SITE COVERAGE	66,054 / SQUARE FEET / 63.2%	
PARKING / SITE COVERAGE	21,985 / SQUARE FEET / 21.2%	
SPREADSHEET AREA	18,753 / SQUARE FEET / 18.0%	
<b>PARKING DATA</b>		
PARKING - REQUIRED	26,000 /	
ADDITIONAL PARKING SPACE PER 1,000 SF	14,750 /	
TOTAL PARKING REQUIRED	40,750 /	
PARKING - PROVIDED	33,000 /	
ADDITIONAL PARKING	1,000 /	
PARKING / SPACE	33,000 /	
COVERED SPACE	2,000 /	
TOTAL PARKING PROVIDED	35,000 /	
<b>BUILDING DATA</b>		
CONSTRUCTION TYPE	OFFICE-TYPE V.A. / PROVIDED	
ZONING	STORAGE-TYPE B1 HOUR / PROVIDED	
GENERAL PLAN OCCUPANCY GROUP	M MANUFACTURING IND INDUSTRIAL S1 STORAGE D OFFICE D-1 APARTMENTS J PARKING	
NUMBER OF EMPLOYEES / APTS / ORY / PARCEL NUMBER	PERSONAL / STORAGE FACILITY	
PROJECT TYPE		
<b>BUILDING / SQUARE FOOTAGE /</b>		
BUILDING	BUILDING FOOTPRINT	TOTAL / SQUARE FOOTAGE
MANAGER'S BUILDING		
OFFICE	1,000 / SQUARE FEET	1,000 / SQUARE FEET
APARTMENT	150 / SQUARE FEET	1,150 / SQUARE FEET
UTILITY	30 / SQUARE FEET	30 / SQUARE FEET
PAVEMENT (NOT A PART OF TOTAL)	0 / SQUARE FEET	1,000 / SQUARE FEET
TOTAL - MANAGER'S	1,180 / SQUARE FEET	3,280 / SQUARE FEET
<b>STORAGE BUILDINGS</b>		
BUILDING A1	6,285 / SQUARE FEET	10,000 / SQUARE FEET
BUILDING A2	7,768 / SQUARE FEET	15,235 / SQUARE FEET
BUILDING A3	8,118 / SQUARE FEET	13,095 / SQUARE FEET
BUILDING A4	8,995 / SQUARE FEET	11,858 / SQUARE FEET
BUILDING B	10,025 / SQUARE FEET	13,740 / SQUARE FEET
TOTAL - STORAGE	41,191 / SQUARE FEET	63,928 / SQUARE FEET
TOTAL - ALL	51,186 / SQUARE FEET	71,957 / SQUARE FEET
<b>PROJECT DIRECTORY</b>		
APPLICANT / OWNER	ORRN COOK / ORRN COOK REAL ESTATE 1431 PIED MOUNTAIN AZURE DRIVE, PALMDALE, CALIFORNIA 93550 TELEPHONE (805) 481-2027 FACSIMILE (805) 481-2027	
ARCHITECT	ARC ASSOCIATES / ARE ASSOCIATES 25422 TRABUCO ROAD, SUITE 105-A LANE FOREST, CALIFORNIA 93550-3797 TELEPHONE (818) 710-0114 FACSIMILE (818) 710-0118	



**ARE Associates**  
Architecture Real Estate

25422 Trabuco Road  
Lake Forest, California  
V. 949.718.0114  
www.aresassociates.com

Site 105-A  
92630-2797  
F. 849.718.0118  
info@aresassociates.com

STATE OF CALIFORNIA  
REGISTERED ARCHITECT

JOB NUMBER  
DRAWN BY  
SCALE  
DATE  
REVISION

05163  
RSC

**Attachment 2**  
Site Plan  
PD 04-012 & CUP 04-016  
(Pierce)

**OVERALL SITE PLAN**  
**BEST SELF STORAGE**  
1601 NORTH RIVER ROAD, PALMDALE, CALIFORNIA

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RESOLUTION NO: 16-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A TWO-YEAR TIME EXTENSION  
FOR PLANNED DEVELOPMENT 04-012 & CONDITIONAL USE PERMIT 04-016  
(PIERCE)  
APN: 025-501-009 & 010

WHEREAS, a time extension request for Planned Development 04-012 & CUP 04-016, has been filed by Robert's Engineering on behalf of Mark Pierce; and

WHEREAS, PD 04-012 & CUP 04-016 is a proposal to establish a 120,000 square foot mini storage facility with a care taker unit; and

WHEREAS, the site is located at 1601 North River Road; and

WHEREAS, the project was originally approved by the Planning Commission on November 23, 2004, approving the construction of a 48,000 square foot storage facility; and

WHEREAS, a revised project was approved by the Planning Commission on May 23, 2006, approving an amendment to the project allowing a 120,000 square foot storage facility; and

WHEREAS, the project was scheduled to expire on May 23, 2008; and

WHEREAS, multiple time extensions have been approved since 2008, with the most recent being in December of 2013, extending the entitlements to December 2015; and

WHEREAS, In February 2013, Ordinance 988 N.S. came in to effect which gives applicants the ability to request a two year time extension; and

WHEREAS, on October 12, 2015, the applicant filed a request for a two year time extension, prior to the December 31, 2015 deadline; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 26, 2016 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a two year time extension (as measured from the most current expiration date of December 31, 2015) to PD 04-012 & CUP 04-016 (025-501-009 & 010), subject to the following conditions:

1. All conditions adopted within resolutions 06-0040, 06-0041 & 06-0042 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 04-012 and CUP 04-016 shall expire on December 31, 2017, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 26<sup>th</sup> day of January 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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VINCE VANDERLIP, CHAIRMAN

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY





# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## AFFIDAVIT

### OF MAIL NOTICES

#### PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, 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 04-012 and Conditional Use Permit 04-016 – Time Extension, on this 14th day of January, 2016.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C Hollenbeck*  
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 01/15/16

Meeting Date: 01/26/16  
Planning Commission

Project: Time Extension for Planned  
Development 04-012 – APPLICANT  
– PIERCE MINI STORAGE  
FACILITY

I, Monica C Hollenbeck, 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: Monica C Hollenbeck  
Monica C Hollenbeck

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 a request for a 2-year time extension for the following project:

Planned Development 04-012: a development plan application, filed by Tim Roberts on behalf of Mark Pierce, to construct a 120,617 square foot mini-storage facility. The project is located at 1601 North River Road.

The meeting will begin at the hour of 6:30 pm on January 26, 2016, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com) provided that such comments are received prior to the time of the hearing.

If you challenge the time extension 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 15, 2016

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