



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Planned Development Amendment (PD 02-012) – Buttonwillow Warehouse Company
2203 Wisteria Lane / APN 025-425-008
Applicant – Buttonwillow Warehouse Company, c/o Nick Gilman Architect
A request to amend Planned Development 02-012 in order to construct a new 4,960 square foot warehouse building to be used for storage of agricultural products.

Date: March 28, 2017

Facts

1. The project site is located at 2203 Wisteria Lane, on the northeast corner of Wisteria Lane and Germaine Way (see Vicinity Map, Attachment 1).
2. The 2.5-acre site has an existing Development Plan, PD 02-012 and was originally approved for a 6,000 square foot crop fertilizing product storage and distribution facility via Resolution No. 04-016 (see Resolution No. 04-016, Attachment 2). In conjunction with PD 02-012, the site also received approval for Conditional Use Permit 04-002 to allow the outdoor storage of materials and equipment via Resolution No. 04-017 (see Resolution No. 04-017, Attachment 3).
3. Approval of Planned Development Amendment 02-012 will update the previously approved Development Plan (site plan) to include a 4,960 square foot warehouse building to be used for storage of agricultural products (see Site Plan / Landscape Plan, Exhibit B to Attachment 5).
4. The scope of work for Planned Development Amendment 02-012 includes constructing a new 4,960 square foot metal warehouse building to be used for storage of agricultural products. The new building is proposed to be consistent with the existing building by utilizing similar architecture, colors, and materials (see Building Elevations, Exhibit C to Attachment 5). Landscape improvements are also proposed between the building and both rear and side yard setbacks (see Site Plan / Landscape Plan, Exhibit B to Attachment 5).
5. The Development Review Committee (DRC) reviewed this project on March 6, 2017, and were in favor of the Planned Development Amendment request. The main issue discussed was the suitability of the 10-foot setback between the new building and the rear and side setbacks, due to the location of the landscaping and its proximity to the proposed 5-foot drainage swale (see Preliminary Grading & Drainage Plan, Attachment 4). The applicant's architect, Mr. Gilman, proposed to reduce the drainage swale to 4-feet and locate it closer to the building, with the remaining 6-feet available for the landscaping. The DRC felt that with the revised plans, the 6-foot landscape strip would be adequate and agreed that the changes would result in a better project.
6. As part of PD 02-012, a Negative Declaration was adopted by Planning Commission on February 24, 2004 via Resolution No. 04-015. This Planned Development Amendment 02-012 is consistent with the previously adopted Negative Declaration, therefore no additional environmental review is required.

Agenda Item 2

Options

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

1. Approve Draft Resolution A (Attachment 5), approving Planned Development Amendment 02-012.
2. Approve Draft Resolution A (Attachment 5), with amended conditions such as additional landscape area along the east side of the building.
3. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
4. Deny the application with findings.

Analysis and Conclusions

Project Summary

For the Planning Commission to consider an application to amend Planned Development 02-012 and update the development plans to allow for the construction of a new 4,960 square foot metal warehouse building to be used for storage of agricultural products. The new building is proposed to be consistent with the existing building by utilizing similar architecture, colors, and materials. Additionally, landscaping is proposed between the building and both rear and side yard setbacks.

General Plan / Zoning Consistency

The General Plan land use designation for the site is Business Park (BP). The Zoning designation is Planned Industrial (PM). Warehousing is a permitted use in the PM Zone and in the BP Land Use designation, therefore the addition of the 4,960 square foot building is consistent with both land use and zoning designations.

Neighborhood Compatibility / Site Design Issues

The project was discussed by the Development Review Committee (DRC) on March 6, 2017. During the meeting, the main issue was whether the 10-foot setback between the new building and the rear and side setbacks could support the proposed landscaping. Since the 5-foot drainage swale is proposed to be located in the middle of the 10-foot setback, this would leave only 2 ½-feet on either side of the swale available for landscaping (see Section A-A of Preliminary Grading & Drainage Plan, Attachment 4). The applicant's architect, Mr. Gilman, proposed to relocate the drainage swale to be closer to the building, as well as reducing it to 4-feet in width. The remaining 6-feet would be available for the landscaping, which the DRC felt would be adequate. A condition of approval has been added requiring the applicant to provide the changes, as discussed at DRC, prior to receiving a grading permit.

Architecture and Appearance

The applicant has provided building elevations which show the proposed metal building will consist of similar exterior finish materials and color scheme as the existing building. Since the building will be used for storage, the outdoor storage areas visible from Wisteria Lane will be reduced which will improve the overall appearance of the site. The applicant is also proposing to install landscaping between the building and both rear and side yard setbacks to further enhance the project's overall appearance.

CEQA Issues

As part of PD 02-012, a Negative Declaration was adopted by Planning Commission on February 24, 2004 via Resolution No. 04-015. This Planned Development Amendment 02-012 is consistent with the previously adopted Negative Declaration, therefore no additional environmental review is required.

Agenda Item 2

Options

Option 1. Approval of the request to amend Planned Development 02-012 in order to construct a new 4,960 square foot warehouse building to be used for storage of agricultural products would improve the overall appearance of the site by reducing the amount of outdoor storage.

Option 2. Option 2 takes into account the potential for the Planning Commission to change the conditions to increasing the side and rear yard setbacks to allow for more landscaping.

Option 3. Continuing the item to a future Planning Commission meeting would allow staff to work with the applicant and further review the project as it is proposed.

Option 4. The Planning Commission would have to make finding to support denial of the project. It does not appear denial findings would be warranted in this case.

Fiscal Impact

Expansion of business and industrial uses is consistent with the City's Economic Development Strategy would have an incremental positive effect of the local economy and City revenues.

Recommendation

Option 1. Approve Draft Resolution A, approving Planned Development Amendment 02-012.

Attachments

1. Vicinity Map
2. Resolution No. 04-016, Planned Development 02-012
3. Resolution No. 04-017, Conditional Use Permit 04-002
4. Preliminary Grading and Drainage Plan
5. Draft Resolution A
6. Mail Affidavit
7. Newspaper Affidavit

Attachment 1

Vicinity Map



Project Site
2203 Wisteria Lane

RESOLUTION NO.: 04-016

A RESOLUTION OF THE PLANNING COMMISSION
 OF THE CITY OF EL PASO DE ROBLES
 APPROVING PLANNED DEVELOPMENT 02-012
 (COASTAL CROP CARE)
 APN: 025-421-018

WHEREAS, Planned Development 02-012 has been filed by Dennis Townsend on behalf of Buttonwillow Warehouse Company and Coastal Crop Care, to construct a 6,000 square foot crop fertilizing product storage and distribution facility; and

WHEREAS, the subject project is located on the 2.5 acre site, located within the Golden Hill Industrial development in the area of Golden Hill Road and Wisteria Lane; and

WHEREAS, at its February 24, 2004 meeting, the Planning Commission held a noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 02-012; and

WHEREAS, in conjunction with PD 02-012, Conditional Use Permit 04-002 has been filed to address the accessory outdoor storage as required within the Business Park Land Use category; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed project qualifies for adoption of a Negative Declaration; and

WHEREAS, based upon the 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 proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
 - B. The Project maintains and enhances the significant natural resources on the site.
 - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
 - D. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

- E. The Project meets the intent of PD 97-013 by meeting the following goals:
 - a. Promotes industrial while enhancing the physical environment of the community;
 - b. Ensures land use compatibility between parcels within the tract;
 - c. Encourages the use of high quality architecture and site planning techniques.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 02-012, subject to the following conditions:

STANDARD CONDITIONS:

1. The Project shall comply with all Conditions within the attached Exhibit A, Standard Conditions of Approval.
2. The project shall comply with all conditions of approval in the resolution granting approval to Conditional Use Permit 04-002 and its exhibits.

PLANNING 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.

3. 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 of Approval
B	Grading Plan / Existing Topography
C	North / South Exterior Elevations
D	East / West Exterior Elevations
E	Landscaping Plan
F	Color and Materials Board (on file in the Community Development Dept.)

4. The approval of the PD 02-012 would allow the construction of the Coastal Crop Care which would include a 6,000 square foot facility where of the 6,000 square feet, 4,800 square feet would be for warehouse, shop and awning and 1,200 square feet of office space. The rest of the 2.5-acre site would be used for storage tanks, truck scales and truck parking.
5. All exterior light fixtures shall be fully shielded. Planning Staff shall review fixtures prior to installation.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall show evidence of any necessary permits from the County of San Luis Obispo Health Department related to the storage and transport of the fertilizers and chemicals.

AIRPORT RELATED CONDITIONS:

- 6. The site is located within Zones 3 and 5 of the Airport Land Use Plan and therefore the following conditions apply to the project:
 - a. No electro-magnetic transmissions may be emitted since they could interfere with operation of aircraft;
 - b. All bulk storage of volatile or flammable liquid is to be placed underground when possible, if there is above ground storage, it shall only be allowed if approved by the Emergency Services Department.
 - c. An Aviation Easement is to be recorded against the property;
 - d. Non-reflective materials are to be used in buildings and signs where reflection would cause a flying hazard;

PASSED AND ADOPTED THIS 24th day of February, 2004 by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

 3/09/04

 CHAIRMAN TOM FLYNN

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:darren/PD/PD02-012/Coastal Crop Care PD Resolution

EXHIBIT A OF RESOLUTION

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 02-012

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: FEBRUARY 24, 2004

APPLICANT: COASTAL CROP CARE

LOCATION: NORTHEAST CORNER OF WISTERIA AND GERMAINE

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:

- 1. This project approval shall expire on February 24, 2006 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department 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. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. 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

(Adopted by Planning Commission Resolution 94-038)

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. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. 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.
- 7. 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.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. 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.
- 11. 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.
- 12. 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.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. 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.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. 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.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. 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.

- 2. 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: _____

- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.

- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: Coastal Crop Care PREPARED BY: JF
 REPRESENTATIVE: Dennis Townsend CHECKED BY: _____
 PROJECT: PD 02-012 TO PLANNING: _____

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

D. PRIOR TO ANY PLAN CHECK:

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

E. 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. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
- 3. 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 removal.
- 4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 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, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. 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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Street Name	City Standard	Standard Drawing No.
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Street Name	City Standard	Standard Drawing No.
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(Adopted by Planning Commission Resolution 94-038)

- 7. 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.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. 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 and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.

- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made

(Adopted by Planning Commission Resolution 94-038)

- 8. in the resolution for this condition).
 When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). 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. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. 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.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)

RESOLUTION NO.: 04-017

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 04-002
(COASTAL CROP CARE)
APN: 025-421-018

WHEREAS, Planned Development 02-012 has been filed by Dennis Townsend on behalf of Buttonwillow Warehouse Company and Coastal Crop Care, to construct a 6,000 square foot crop fertilizing product storage and distribution facility; and

WHEREAS, Conditional Use Permit 04-002 has been filed in conjunction with PD 02-012 in order to address the outdoor storage of materials and equipment associated with Coastal Crop Care facility as required within the Business Park General Plan Landuse category; and

WHEREAS, the subject project is located on the 2.5 acre site, located within the Golden Hill Industrial development in the area of Golden Hill Road and Wisteria Lane; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 24, 2004, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the Development Plan and Conditional Use Permit, and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, 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 or operation for the requested use or building applied for, will not, under the circumstances of the particular case, 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 04-002 subject to the following conditions:

STANDARD CONDITIONS

1. 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.

- 2. The site shall be kept in a neat manner at all times.
- 3. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 02-012 and its exhibits.

COMMUNITY DEVELOPMENT SITE SPECIFIC CONDITIONS:

- 4. The landscape and screening of the site will need to effectively screen the outdoor storage of the site within 5-years of the certificate of occupancy of the business. If at the end of 5-years the screening is not sufficient the Development Review Committee and/or the Planning Commission can require additional screening.

PASSED AND ADOPTED THIS 24th day of February 2004, by the following Roll Call Vote:

AYES: Mattke, Kemper, Steinbeck, Flynn, Johnson, Ferravanti, Hamon

NOES: None

ABSENT: None

ABSTAIN: None

 3/09/04
 CHAIRMAN TOM FLYNN

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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Attachment 5 Draft Resolution A

RESOLUTION NO. 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT AMENDMENT 02-012
(Buttonwillow Warehouse Company)
APN: 025-425-008

WHEREAS, an application has been filed by Nick Gilman Architect on behalf of Buttonwillow Warehouse Company, requesting to amend Planned Development 02-012 in order to construct a new 4,960 square foot warehouse building to be used for storage of agricultural products; and

WHEREAS, the site is located at 2203 Wisteria Lane, on the northeast corner of Wisteria Lane and Germaine Way; and

WHEREAS, the site has an existing Development Plan, PD 02-012 which was originally approved for a 6,000 square foot crop fertilizing product storage and distribution facility via Resolution No. 04-016 in conjunction with Conditional Use Permit 04-002 for the outdoor storage of materials and equipment via Resolution No. 04-017; and

WHEREAS, approval of Planned Development Amendment 02-012 will update the approved Development Plan (site plan) to include a 4,960 square foot metal warehouse building to be used for storage of agricultural products; and

WHEREAS, the proposed building addition's architecture, colors, and materials are consistent with the existing building; and

WHEREAS, as part of PD 02-012, a Negative Declaration was adopted by Planning Commission on February 24, 2004 via Resolution No. 04-015; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 28, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding the application; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, and the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City.
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property

Agenda Item 2

is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.

3. The proposed development plan accommodates the aesthetic quality of the city as a whole since the new building is designed consistent with the existing building's architectural theme.
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, as this site has had conditionally permitted outdoor storage and the indoor storage will be an improvement to the overall character of the site.
5. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses in the vicinity.

Section 3 - Environmental Determination: This Planned Development Amendment 02-012 is consistent with the previously adopted Negative Declaration (Resolution No. 04-015) approved as part of Planned Development 02-012, therefore no additional environmental review is required.

Section 4 - Approval: Planned Development Amendment 02-012, which supplements the conditions of Planning Commission Resolution 04-016, is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Site Plan / Landscaping Plan
C	Building Elevations

PASSED AND ADOPTED THIS 28th Day of March 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHAIRMAN JOHN DONALDSON

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions of Approval – PD Amend 02-012

Planning Division Conditions:

1. This Planned Development Amendment (PD Amend 02-012) authorizes the construction of a new 4,960 square foot metal warehouse building to be used for storage of agricultural products. The conditions and exhibit of this amendment supplement Planning Commission Resolution 04-016, which remains in effect. Where the two resolutions conflict the more recent conditions shall prevail. The attached Exhibit B (Site Plan/Landscape Plan) to this Resolution amends the northeast portion of the previously approved site plan for PD 02-012 of Resolution No. 04-016.
2. This project approval shall expire on March 28, 2019 unless a time extension request is filed with the Community Development Department prior to expiration.
3. Prior to issuance of building permits, the Planning Division staff shall approve the following:
 - a. A detailed site plan indicating the location of the structure, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of the structures indicating materials, colors, and architectural treatments.
4. Prior to issuance of a grading permit, the applicant shall provide changes to the grading and drainage plan reflecting a 4-foot wide drainage swale and a 6-foot wide landscape strip, per the discussion held by the Development Review Committee (DRC) on March 6, 2017.
5. The applicant/developer shall provide a Stormwater Control Plan to be reviewed concurrently with building permits.
6. Any condition imposed by the Planning Commission in granting this 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 granting of the original permit. 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 under the Conditional Use Permit.

Exhibit B

Site Plan / Landscape Plan

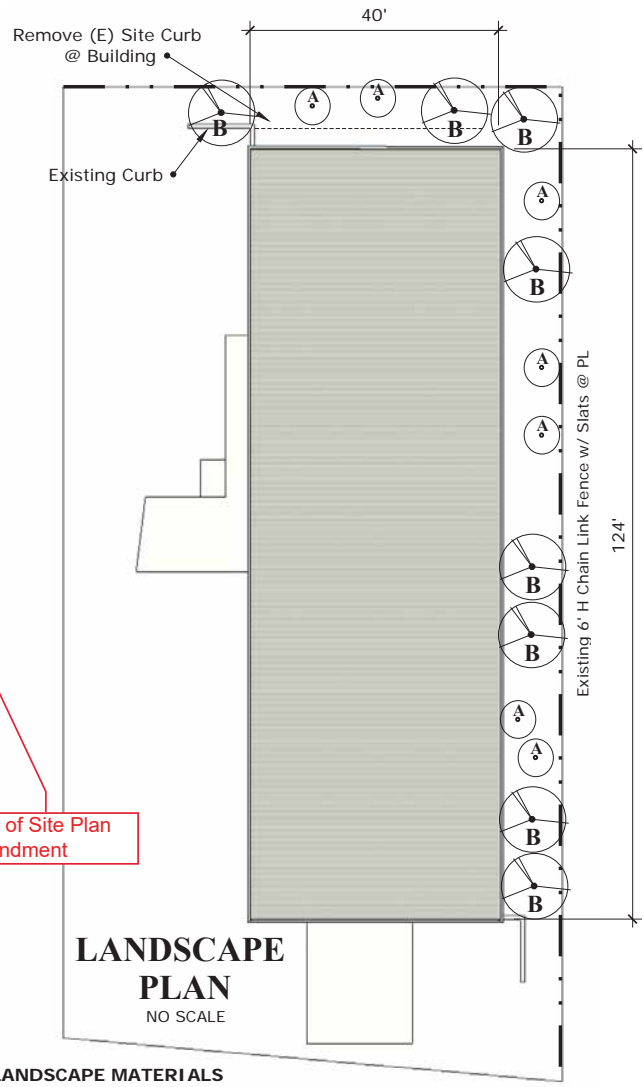
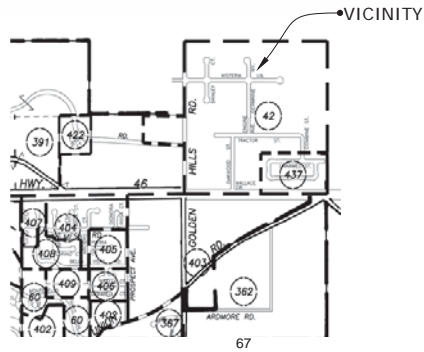
Agenda Item 2



2203 WISTERIA LANE
PASO ROBLES, CA.
APN 025-425-008

SITE PLAN
NO SCALE

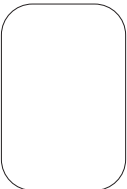
Resolution 04-016
site plan remains in
effect for remainder
of the site



LANDSCAPE PLAN
NO SCALE

LANDSCAPE MATERIALS

-  CUPRESSUS SEMPERVIRENS - "ITALIAN CYPRESS"
15 GALLON, 3/4" CALIPER
-  PYRUS CALLERYANA - "ORNAMENTAL PEAR"
15 GALLON, 3/4" CALIPER
- GROUND COVER -**
JUNIPERUS SABINA 'BUFFALO' - "BUFFALO JUNIPER"
5 GALLON @ 8" O.C. STAGGERED ;
MULCH SURFACE W/ 1/2 "-2 " RIVER RUN ROCK



**BUTTONWILLOW
WAREHOUSE COMPANY**

2203 WISTERIA LANE
PASO ROBLES, CA.
APN 025-425-008

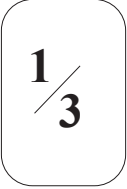
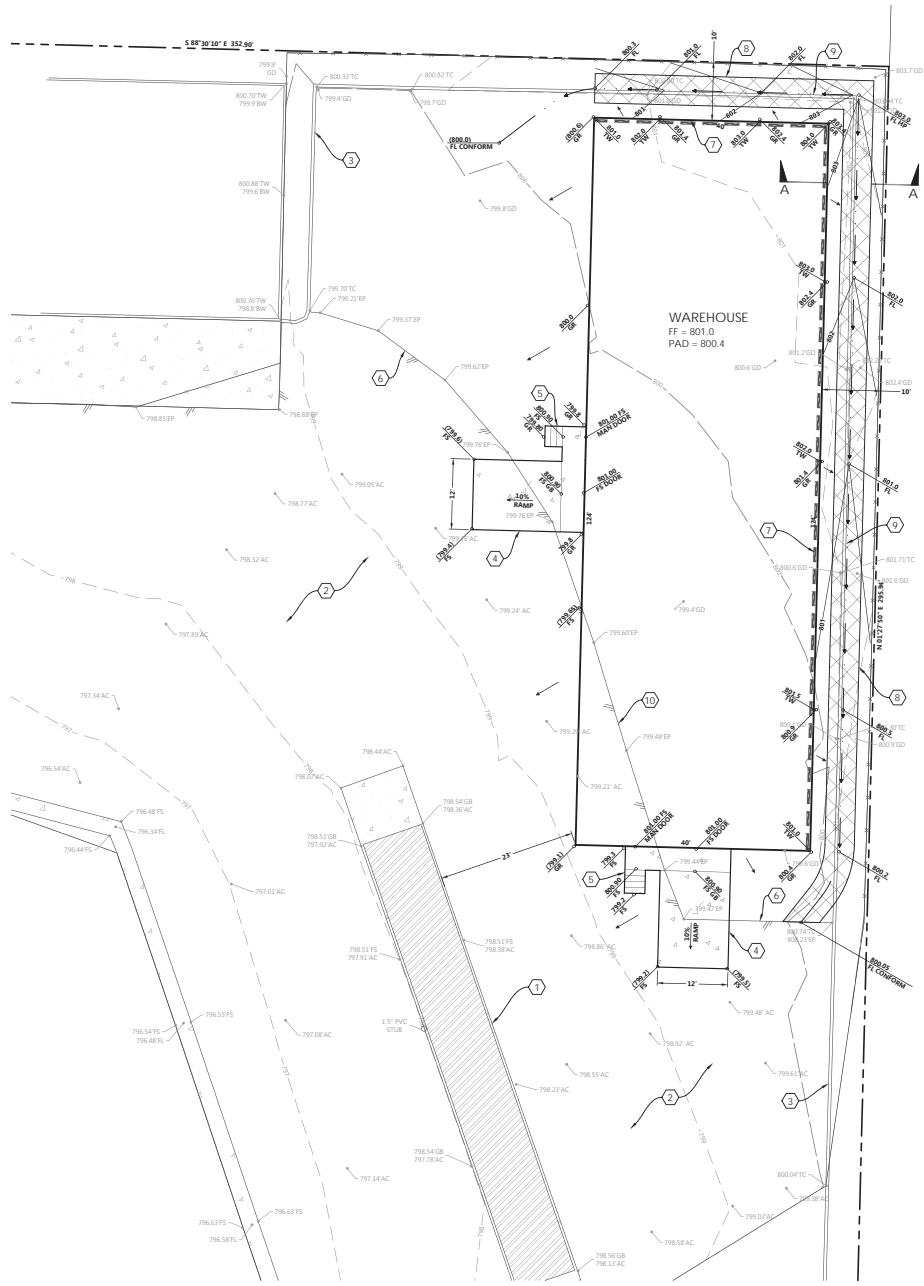
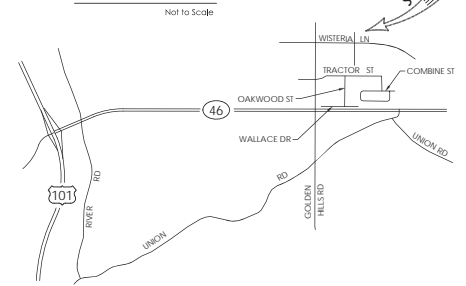


Exhibit B - Technical Site Plan



VICINITY MAP



CONSTRUCTION NOTES

The footprint of the building shown hereon is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.

- 1 Existing scale.
- 2 Existing asphalt pavement.
- 3 Existing concrete curb.
- 4 Construct concrete ramp.
- 5 Construct concrete stairs. See architect's plan for detail.
- 6 Existing edge of asphalt pavement.
- 7 Construct concrete masonry retaining wall, see architect's plans for detail.
- 8 Construct bio-retention swale. See Section A-A for detail.
- 9 Demo/rmove existing concrete curb.
- 10 Demo/rmove asphalt pavement.

LEGAL DESCRIPTION

LOT 17, OF TRACT 2269 IN THE CITY OF EL PASO DE ROBLES AS FILED IN BOOK 19, PAGE 86, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

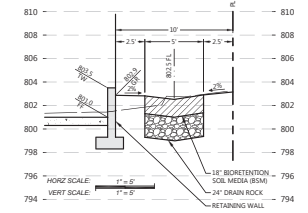
APN 025-425-008

OWNER

BUTTONWILLOW WAREHOUSE COMPANY
2203 WISTERIA LANE
PASO ROBLES CA, 93446

PROJECT STATISTICS

Cut 150 CY±, Fill 100 CY±, Total 250 CY±
Max. cut = 4.9 ft. Max. fill = 1.6 ft
Average slope < 10 %
Area of site disturbance = 9000 sq±
Impervious area = 5505 sq±
Parcel Area = 2.39 ac±



Roberts Engineering, Inc.		
Buttonwillow Warehouse Company		
Preliminary Grading & Drainage Plan		
Design/Drawn TR/JTM	City Plan Checker	Approved for City Requirements
Revision No. Sheet: 1/6116	Issue Date	Public Works Director
California Coordinator (CC 383, Zone 5) N 2433610 E 5773560	Timothy P. Roberts, RCE 33366 exp 09/30/17	Date 1/17/2017
		Sheet 1 of 1

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vista
Templeton, CA 93465
Phone (805) 239-0864
Fax (805) 239-0148
Email: tim@robertsenginc.com
Website: robertsenginc.com

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/17	Date
1	
2	
3	
4	
5	
6	



WEST ELEVATION



EAST ELEVATION



PERSPECTIVE

Colors and materials to match existing buildings on site.



BUTTONWILLOW
WAREHOUSE COMPANY

2203 WISTERIA LANE
PASO ROBLES, CA.
APN 025-425-008

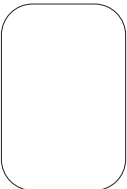




NORTH ELEVATION

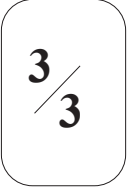


SOUTH ELEVATION



**BUTTONWILLOW
WAREHOUSE COMPANY**

2203 WISTERIA LANE
PASO ROBLES, CA.
APN 025-425-008





**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 PD 02-012 Amendment, on this 16th day of March, 2017.

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: 03/17/17
Meeting Date: 03/28/17
Planning Commission
Project: PD 02-012 AMENDMENT

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 PLANNING COMMISSION
 PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Planned Development Amendment (PD 02-012), a request to construct a new 4,960 square foot warehouse building to be used for storage of agricultural products.

APPLICANT: Buttonwillow Warehouse Company / Nick Gilman Architect

LOCATION: 2203 Wisteria Lane, Paso Robles, CA. APN: 025-425-008

ENVIRONMENTAL DETERMINATION: The project is consistent with the previously adopted Negative Declaration (Resolution No. 04-015) approved as part of Planned Development 02-012, therefore no additional environmental review is required.

HEARING: The Planning Commission will hold a Public Hearing on March 28, 2017, at 6:30 p.m. at the Library Conference Center/Council Chambers, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department and on the City website at <http://www.prcity.com/government/planningcommission/index.asp>, on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
 Assistant Planner
 March 17, 2017 2977032