

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: MISC. 17-002 – CERTIFICATE OF CORRECTION**  
**(RICHARD AND MONICA GALLI – CUSTOM TUBE**  
**1200 RAMADA DR.)**

**DATE: AUGUST 8, 2017**

**Needs:** For the Planning Commission to consider following application filed by Richard and Monica Galli:

- Certificate of Correction: request to eliminate the 20-foot setback line shown on Tract 900 for lot 23; (APN: 009-633-023)

**Facts:**

1. The Richard and Monica Galli own and operate the Custom Tube business located at 1200 Ramada Drive. See Vicinity Map, Attachment 1.
2. The project site's General Plan designation is Business Park (BP) and is zoned Manufacturing, Planned Development Overlay (M-PD).
3. Lot 23 was originally created with the approval of Tract 900 in 1981, when the area was within County jurisdiction. At that time with the approval of the Tract, the County required a 20-foot landscape setback. The 20-foot setback line is indicated on the Tract Map.
4. The Galli's are proposing a new 1,483 square foot addition to the existing Custom Tube building, which would expand beyond the 20-foot setback line. While the City does not require a 20-foot setback in the M-PD zone, since the line is established on the Tract Map, it is requested that the Planning Commission approve a Certificate of Correction that would eliminate the 20-foot setback line for Lot 23. The removal of the setback line would eliminate the conflict with the setback for the proposed addition. The request is consistent with the Planning Commission's recent action to remove the setback line to multiple Firestone Brewery lots, also located in Tract 900. See Setback Exhibit, Attachment 2.
5. The setback removal, along with the proposed building addition (Site Plan 17-009) was reviewed by the DRC on July 10, 2017. The DRC is prepared to approve the addition project, subject to the setback line being removed.
6. This application is categorically exempt from environmental review per Section 15301 (minor addition to existing facilities) of the State's Guidelines to Implement CEQA.

## Agenda Item 4

### **Analysis and**

#### **Conclusion:**

The 20-foot setback line that is shown on Tract 900 was established when the subdivision was created in the County. The properties have been in the City for a number of years, since the early 1990's and while the City does not require a 20-foot setback in the Manufacturing Zone, because the line is shown on the map, it conflicts with project that proposes setbacks less than 20-feet. To clean up this issue, the City is working with the project Surveyor, to process a Certificate of Correction to remove the setback line from Lot 23 within Tract 900.

### **Policy**

#### **Reference:**

General Plan Land Use Element, Zoning Code, and 2006 Economic Strategy.

### **Fiscal**

#### **Impact:**

There are no negative fiscal impacts to the City associated with approval of this Certificate of Correction.

### **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 A. approving a Certificate of Correction removing the 20-foot setback line shown on Tract 900, for lot 23(Attachment 3);
- b. Amend the above-listed action.
- c. Refer back to staff/DRC for additional analysis.
- d. Make findings to deny applications.

### **Attachments:**

1. Vicinity Map
2. Setback Exhibit
3. Draft Resolution – A: Certificate of Correction
4. Mail and Newspaper Affidavits





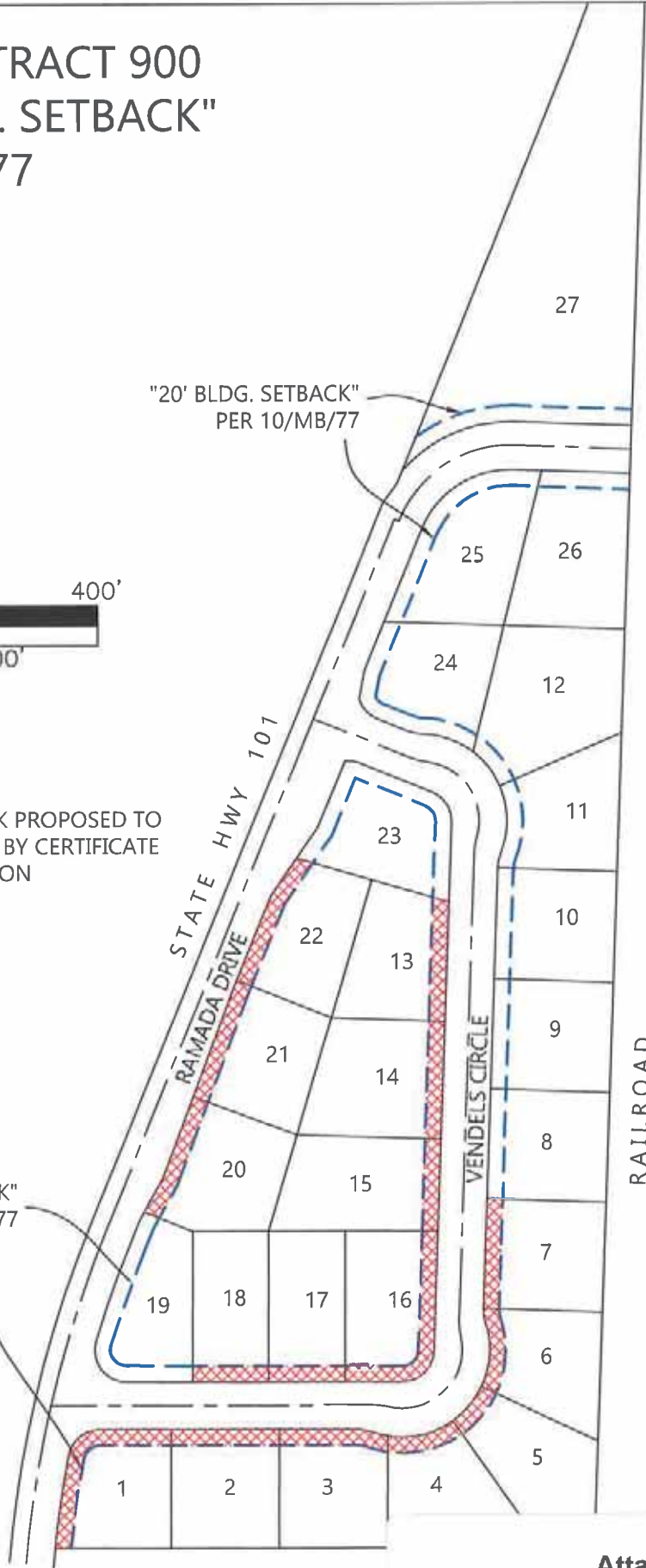
# EXHIBIT OF TRACT 900 & "20' BLDG. SETBACK" PER 10/MB/77



 = 20' SETBACK PROPOSED TO BE REMOVED BY CERTIFICATE OF CORRECTION

"20' BLDG. SETBACK"  
PER 10/MB/77

"20' BLDG. SETBACK"  
PER 10/MB/77



**Attachment 3**

**DRAFT RESOLUTION – A**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES RECOMMENDING  
(MISC – 17-002) A CERTIFICATE OF CORRECTION FOR TRACT 900  
1200 RAMADA DRIVE  
(RICHARD AND MONICA GALLI)  
APNs: 009-633-023**

**WHEREAS**, the Ricahard and Monica Galli own the property along with the Custom Tube business located at 1200 Ramada Drive; and

**WHEREAS**, the Galli's are proposing a new 1,483 square foot addition to the existing Custom Tube building, which would expand beyond the 20-foot setback line; and

**WHEREAS**, while the City does not require a 20-foot setback in the M-PD zone, since the line is established on the Tract Map, it is requested that the Planning Commission approve a Certificate of Correction that would eliminate the 20-foot setback line for Lot 23; and

**WHEREAS**, the request is consistent with the Planning Commission's recent action to remove the setback line to multiple Firestone Brewery lots, also located in Tract 900; and

**WHEREAS**, the applicants are requesting that the Planning Commission make a recommendation to the County Clerk Recorder that a Certificate of Correction be recorded that would remove the 20-foot setback line on lots on lot 23 of Tract 900 (APNs: 009-633-023); and

**WHEREAS**, the proposed project is Categorically Exempt from environmental review per Section 15301(Existing Facilities) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

**WHEREAS**, a public hearing was conducted by the Planning Commission on August 8, 2017, to consider facts as presented in the staff report prepared for the development plan amendment, and to accept public testimony regarding the application; and

**WHEREAS**, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, that the Planning Commission finds that based on Table 21.16.210 of the Zoning Code (Development Standards for C-1, C-2, C-3, M and PM Districts) not requiring building setbacks for buildings in the M zoning district, that the 20-foot setback line shown on the lots within Tract 900, conflicts with City setback standards and should be removed.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby direct staff process a Certificate of Correction with the County of San Luis Obispo Clerk Recorder, to eliminate the 20-foot setback line shown on lot 23 of Tract 900, as shown on Exhibit A.

## Agenda Item 4

PASSED AND ADOPTED THIS 8<sup>th</sup> day of August 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

---

JOHN DONALDSON, CHAIRMAN

---

WARREN FRACE, PLANNING COMMISSION SECRETARY

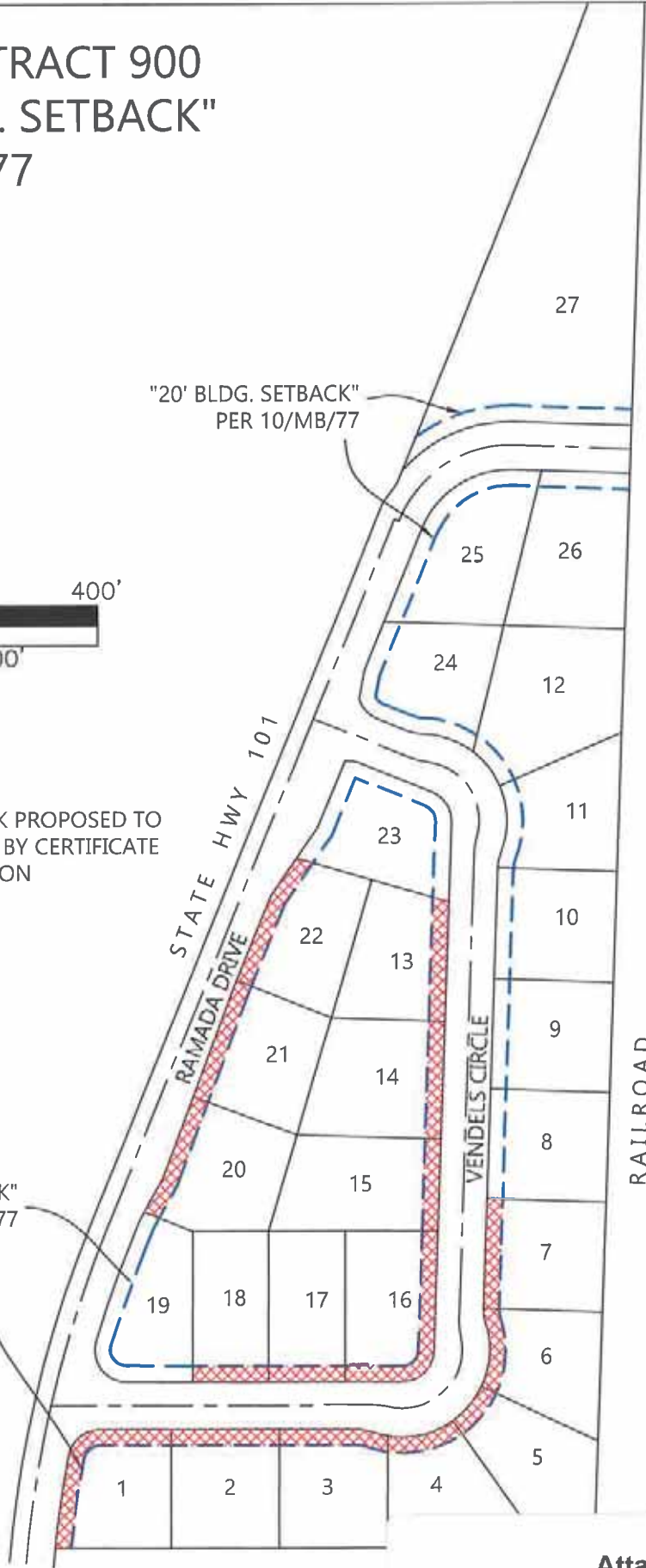
# EXHIBIT OF TRACT 900 & "20' BLDG. SETBACK" PER 10/MB/77



 = 20' SETBACK PROPOSED TO BE REMOVED BY CERTIFICATE OF CORRECTION

"20' BLDG. SETBACK"  
PER 10/MB/77

"20' BLDG. SETBACK"  
PER 10/MB/77



✓  
changed

RECEIVED

AUG 01 2017

City of Paso Robles  
Community Development Dept.

**THE** *Newspaper of the Central Coast*  
**TRIBUNE**

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

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

AD #3194583  
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JULY 28, 2017 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

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

  
(Signature of Principal Clerk)

DATE: JULY 28, 2017  
AD COST: \$154.88

**CITY OF EL PASO DE ROBLES**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF INTENT TO ADOPT  
A CERTIFICATE OF CORRECTION  
FOR TRACT 900**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 8, 2017. The meeting will be held at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

- Certificate of Correction: request to remove the 20-foot setback line shown on Tract 900 for lot 23; (APN: 009-633-023).

The project has been filed by Richard and Monica Gall, for the Custom Tube site located at 1200 Ramada Drive.

This application is categorically exempt from environmental review per Section 15301 (existing facilities) of the State's Guidelines to Implement CEQA.

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 Project 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 this application 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  
July 28, 2017 3194583





**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 Miscellaneous 17-001, on this 24<sup>th</sup> day of July, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C. Hollenbeck  
Monica Hollenbeck