



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **Conditional Use Permit 17-010 – Borjon Parking Lot**
Southwest corner of Vanderlip Ct. and Mesa Rd. / APN 025-403-016 & 060
Applicant – Mark Borjon
A request for a Conditional Use Permit to establish an un-paved, interim overflow parking lot accessory to the Borjon Auto Center.

Date: October 10, 2017

Facts

1. The Borjon Auto Center is located at Golden Hill Road and Highway 46 East. The proposed overflow parking lot is proposed on the vacant lot located at the southwest corner of Vanderlip Ct. and Mesa Rd, behind the dealership. (See Vicinity Map, Attachment 1).
2. The dealership along with the overflow parking lot sites are located within the C3 (Commercial/Light-Industrial) zoning district.
3. Table 21.16.200, Permitted Land Uses in the Zoning Code, requires that approval of a Conditional Use Permit (CUP) to establish a private parking lot.
4. Section 21.22.080.C.3. provides that an exception to pave a parking lot may be approved by the Planning Commission to allow non-permanent parking lot materials such as decomposed granite or other suitable materials on a case-by-case basis for uses such as interim overflow parking lots.
5. The intent of the overflow lot is to provide a parking lot area for employees.
6. The lot is proposed to have an all-weather surface (Class II Base), with a 5-foot landscape planter along the Vanderlip Ct. and Mesa Rd. frontages. A pipe rail fence would be installed along the property boundaries. (See Site Plan, Attachment 2)
7. The applicants are requesting a deferral of the requirements for the installation of curb, gutter and sidewalk.
8. A letter was received from Franziska Bea, owner of the 46 East Self Storage located at 2025 Mesa Road. In her letter, she multiple outlines concerns with the proposed parking lot, that include concerns with the use of non-permanent surfacing, and the request to defer improvements along Mesa Road. (See Attachment 4)
9. The Development Review Committee (DRC) reviewed this project at their meeting on September 25, 2017. The DRC recommend that the Planning Commission approve the CUP request.
10. This application is categorically exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement CEQA.

Agenda Item 2

Options

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

1. Approve the draft Resolution A (Attachment 3), approving the proposed Conditional Use Permit 17-012, approving the establishment of an un-paved, interim overflow parking lot accessory to the Borjon Auto Center, and defer the installation of public improvements, subject to site specific conditions of approval;
2. Refer back to staff for additional analysis;
3. Deny the conditional use permit with the adoption of findings of denial.

Analysis and Conclusions

Mark Borjon owns the property at the corner of Mesa and Vanderlip Ct. that is currently vacant. He has future plans to expand a dealership on the lot and until the time when he is ready to develop the site, would like to use it for an interim overflow parking lot.

Other than spreading an all-weather base material as a parking surface, the initial plan submitted for the parking lot did not include any improvements such as landscaping and fencing. Planning Staff recommended that landscaping and fencing be provided to improve the frontages of the site and help provide a landscape buffer between the streets and the cars. The applicants provided a landscape plan that indicates a 5-foot landscape setback between the property line and the proposed fencing. For permanent parking lots, the Parking Ordinance requires a 10-foot landscape setback along street frontages and 5-foot landscaping around the interior property lines. Based on this parking lot proposed to be an interim overflow lot, the applicants are not wanting to install additional improvements beyond the landscaping and fencing shown on the plans.

The applicant is requesting that frontage improvements be postponed until such time the property is more intensely developed. Currently, Mesa Road is not improved from Vanderlip Court to Prospect Avenue. Vanderlip Court was constructed by the City and already has complete frontage improvements.

Staff has evaluated the applicants request and is recommending that only the corner ADA ramp, drive approaches and road edge improvements along Mesa for drainage be constructed at this time. Staff is recommending that the remaining curb gutter and sidewalk along Mesa be postponed in order to accommodate a future development of the site. This will allow the applicant more flexibility in designing the final improvements so that items such as stormwater control, trees and other amenities can be designed with the project.

Municipal Code Section 11.12.030 allows postponement of frontage improvements by the Planning Commission. It should be noted that postponements are allowed for four years, with a four year extension. At the end of eight years, the remaining frontage improvements will have to be installed. In addition, the applicant will need to provide a financial security to cover the full cost of installing the remaining improvements.

It will be up to the Planning Commission to determine if the interim overflow parking lot is a good use for the site, and weather the frontage improvements along Mesa Rd. warrant being deferred. The Commission can also discuss weather additional landscaping may be necessary to make the lot more compatible with the neighborhood.

Agenda Item 2

Options

- Option 1. Approval of the CUP, with a deferral of frontage improvements on Mesa Road.
- Option 2. Approval of the CUP, with the requirement install frontage improvements on Mesa Road.
- 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 findings to support denial of the project.

Fiscal Impact

None identified at this time.

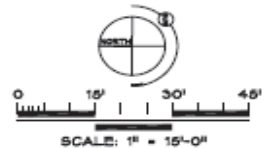
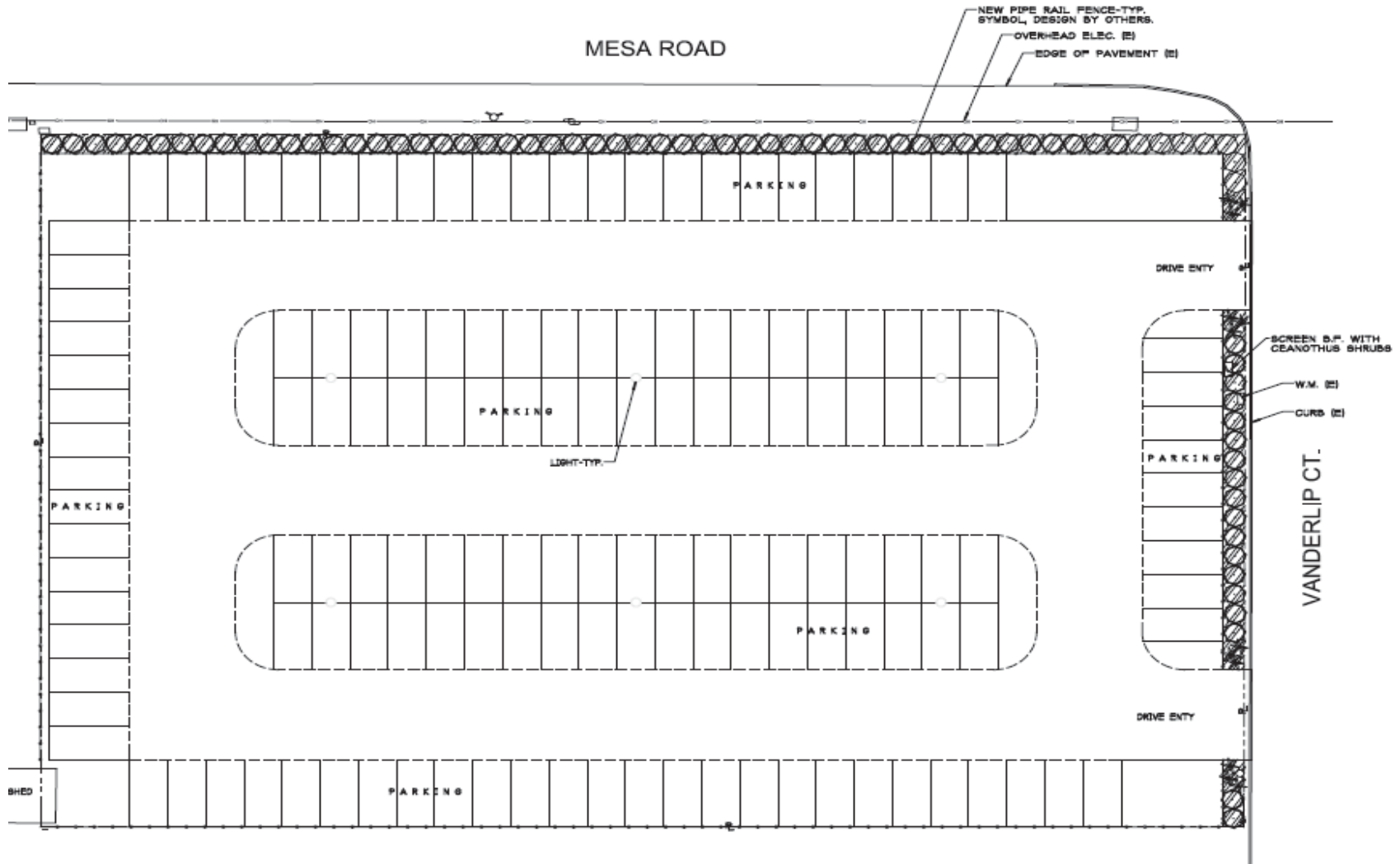
Recommendation

- Option 1. Approve the draft Resolution A, approving the proposed Conditional Use Permit 17-010, including the deferral of frontage improvements on Mesa Road, subject to site specific conditions of approval.

Attachments

- 1. Vicinity Map
- 2. Site Plan
- 3. Fencing Picture
- 4. Franziska Bea Letter
- 5. Draft Resolution A
- 6. Legal Notice Affidavit
- 7. Mail Affidavit





PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME BOTANICAL COMMON	TOTAL QUANTITY	CONTAINER SIZE	EMITTER	WINDSPEED RESISTANCE
★	HESPERISCOCA WREPPLE (OUR LORDS CANDLE)	12	1 GAL.	1 @ 2.0 GPH	LOW
○	ERODIUM FASCICULATUM (MARRON LITTLE) (MARRON LITTLE BACKHEAT)	7	1 GAL.	1 @ 2.0 GPH	LOW
○	CEANOTHUS WHEELER CANYON (WHEELER CANYON CEANOTHUS)	66	5 GAL.	1 @ 2.0 GPH	LOW

GROUND COVER LEGEND

STONY REDWOOD BARK MULCH, APPLY A 3" DEEP LAYER. SEE PLANTING NOTES HYDROZONE #1 & PLANTING AREA, 1/20/15 SP

HYDROZONE CHART

HYDROZONE	SP. TYPE	PLANT TYPE	WIND. RESISTANCE	PLANTING AREA, SQ. FT.
231	DRP	LOW	2.9	2,075

NO.	DESCRIPTION	DATE



STATE OF CALIFORNIA
LANDSCAPE ARCHITECT
CASEY J. RATTERSON
885-485-7829 cjr@cjra.com



TITLE PLANTING PLAN
 MESA ROAD PROJECT
 FRONTAGE LANDSCAPE SCREENING PLAN
 1703 MESA RD., PASO ROBLES, CA



10/3/2017

Dear Planning Commission,

Comments and concerns for Conditional Use Permit (CUP 17-010), a request to establish an overflow parking lot for the Borjon Auto Center.

This property is zoned C3-PD. It is on the Southwest corner of Mesa Rd. and Vanderlip Ct. I am the owner of 46 East Self Storage. I am concerned about this proposed employee parking lot. I replaced a completely fenced outdoor RV storage yard with a mini storage in 2004. I started the process in 2002 and was met by the strictest planners in the planning department. This will not be the case for this commercial corner property proposed as is. The following are main concerns:

1. Safety / Unsafe crossing for employees, customers and residents who walk up or down the street.
2. No curb, gutter and sidewalk. This should be standard on all commercial properties.
3. No adequate fencing to screen.
4. Not compatible with surrounding commercial area and residential neighborhood.
5. It backs up to a residential lot on the West side. There are tougher restrictions for this type of abutment.
6. Observe how they maintain the South facing side of the Borjon Auto Center Property.
7. Weather/rain on a lot that is DG. This will cause issues for City streets upon ingress and egress. Therefore, if proposed lot is constructed, it should be paved.
8. Currently have an outdoor storage yard on the backside of the Auto Center. This appears it can be used for parking.
9. There is no employee parking at the dealership or on the commercial lot.

In conclusion if this lot is approved, the following items should be considered: complete paving of site, installation of curb, gutter, sidewalk, and installation of maintained landscaping to City standards with a wall or fence high enough to screen the property.

I believe the City of Paso Robles should hold this commercial corner piece of land to the highest of standards because once you okay something like this; you will never be able to go back.

Thank you,

Franziska Bea, Owner

46 East Self Storage

[2025 Mesa Rd.](#), Pas Robles, CA 93446

Cell [\(805\) 235-2124](#) ; Office [\(805\) 239-4040](#)







Attachment 5 Draft Resolution A

**RESOLUTION NO: PC 17-XXX
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-010
(Borjon Parking Lot – Vanderlip & Mesa)
APN: 025-403-016 & 060**

WHEREAS, the applicant, Mark Borjon of Borjon Auto Center, has filed a Conditional Use Permit (CUP) application to establish an un-paved, interim overflow parking lot accessory to the Borjon Auto Center on a vacant lot located on the southwest corner of Vanderlip Ct. and Mesa Rd.; and

WHEREAS, Table 21.16.200, Permitted Use Table, of the Zoning Code requires a Conditional Use Permit for a private parking lot in the C3 (Commercial / Light-Industrial) zoning district; and

WHEREAS, Section 21.22.080.C.3. provides that an exception to pave a parking lot may be approved by the Planning Commission to allow non-permanent parking lot materials such as decomposed granite or other suitable materials on a case-by-case basis for uses such as interim overflow parking lots; and

WHEREAS, the applicant is requesting that frontage improvements along Mesa Road be postponed until such time the property is more intensely developed; and

WHEREAS, staff has evaluated the applicants request and is recommending that only the corner ADA ramp, two drive approaches on Vanderlip Ct., and road edge improvements along Mesa Rd. for drainage be constructed at this time; and

WHEREAS, deferring the frontage improvements on Mesa Rd. will allow the applicant more flexibility in designing the final improvements so that items such as stormwater control, trees and other amenities can be designed with a future permanent project on the site; and

WHEREAS, Municipal Code Section 11.12.030 allows postponement of frontage improvements by the Planning Commission for period of four years, with a four year extension; and

WHEREAS, Municipal Code Section 11.12.030 requires that when frontage improvements are deferred, that the applicant is required to provide a financial security to cover the full cost of installing the remaining improvements; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on October 10, 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.

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Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Zoning Ordinance; and
2. The proposed use satisfies the applicable provisions of the Zoning Ordinance; and
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That allowing the deferral of the curb, gutter and sidewalk along the Mesa Road frontage makes sense at this time with the development of the interim parking lot, since it would allow the applicant more flexibility in designing the final improvements so that items such as stormwater control, street trees and other amenities can be designed with the a future permanent development for the site.

Section 3 - Environmental Determination: This application is Categorically Exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 4 - Approval: Conditional Use Permit 17-010 to establish an un-paved, interim overflow parking lot accessory to the Borjon Auto Center is approved subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions of Approval
B	Site Plan
C	Sample Fence Type - Photo

PASSED AND ADOPTED THIS 10th Day of October 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman John Donaldson

ATTEST:

Warren Frace, Planning Commission Secretary

Exhibit A

Conditions of Approval – CUP 17-012

Borjon Parking Lot – (Vanderlip – Mesa)

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of an un-paved, interim overflow parking lot on the vacant lot located on the southwest corner of Vanderlip Ct. and Mesa Road. The parking lot is accessory to the Borjon Auto Center located at 2345 Golden Hill Road. The parking lot is intended for employee parking for Borjon Auto Center and has not been approved for a vehicle display lot or for vehicle storage.
2. The project shall substantially conform to Exhibit B & C (Project Plans) as attached to this Resolution.
3. All signage shall be reviewed and approved by the Development Review Committee (DRC), prior to installation.
4. The site shall be developed, maintained and operated in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. 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.

Building Division Conditions:

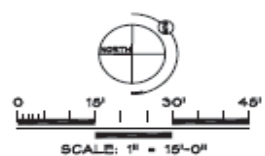
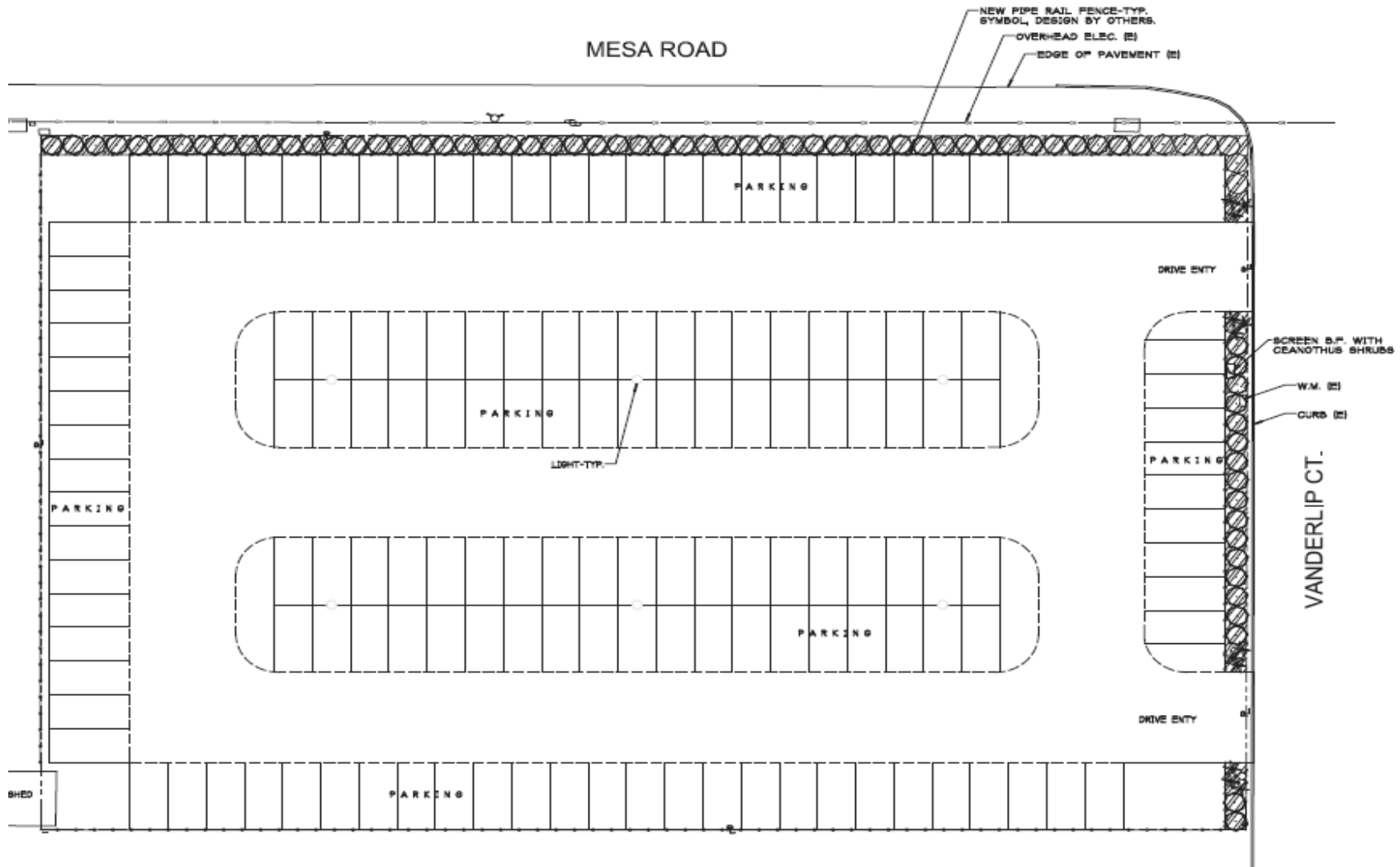
6. Prior to the use of the lot for parking, all necessary building permits shall be obtained and executed to the satisfaction of the Building Official. It will be necessary to get permits for the site lighting, and an accessible path of travel plan.

Engineering Division Conditions:

7. Prior to the use of the site as a parking lot the applicant shall install an ADA ramp at the corner of Vanderlip Ct. and Mesa Road, drive approaches on Vanderlip Ct., and road edge improvements for drainage along Mesa Rd. A public improvement plan shall be provided concurrently with a grading permit for the site. The remaining frontage improvements for Mesa Road may be postponed for four years, with the ability to request a four-year extension. At the end of eight years, the remaining frontage improvements shall be installed.

Agenda Item 2

8. Prior to the issuance of a grading permit, the applicant will need to provide a financial security to cover the full cost of installing the remaining improvements for the properties frontage on Mesa Road.



PLANT SYMBOL LEGEND

SYMBOL	SCIENTIFIC NAME	TOTAL QUANTITY	CONTAINER SIZE	EMITTERS	WINDSPEED (MPH)
★	HESPERALOE WREPPLE (OUR LORDS CANDLES)	12	1 GAL.	1 @ 2.0 GPH	LOW
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GROUND COVER LEGEND

STONY REDWOOD BARK WOOD, APPLY A 3" DEEP LAYER. SEE PLANTING NOTES HYDROZONE #1 & PLANTING AREA, 1/07/15 SP

HYDROZONE CHART

HYDROZONE	SP. TYPE	PLANT	PLANTING DATE	PLANTING AREA, SQ. FT.
321	DRP	LOW	2.9	2,075

NO.	DESCRIPTION



THIS PLAN SPECIFICALLY REFERS TO THE PROJECT AND SITE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY SUCH ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE RECEIVED FOR THIS PROJECT.

CASEY J RATTERSON
LANDSCAPE ARCHITECT
885-485-7829 cjr@cjra.com

TITLE PLANTING PLAN
PROJECT: MESA ROAD PROJECT
FRONTAGE LANDSCAPE SCREENING PLAN
1703 MESA RD., PASO ROBLES, CA



RECEIVED

CUP 17-010

OCT 03 2017

City of Paso Robles
Community Development Dept

THE *Newspaper of the Central Coast*
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In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3307163
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; SEPTEMBER 29, 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: SEPTEMBER 29, 2017
AD COST: \$199.95

NOTICE OF PUBLIC HEARING

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

APPLICATION: Conditional Use Permit (CUP 17-010), a request to establish an overflow parking lot for the Borjon Auto Center.

APPLICANT: Paul Viborg on behalf of Mark Borjon.

LOCATION: Southwest corner of Mesa Road and Vanderlip Ct; Assessor's Parcel Number 025-403-016 & 060.

ENVIRONMENTAL DETERMINATION: This application is Categorical Exempt from environmental review per Section 15332 (In-fill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, October 10, 2017, at 6:30 p.m. at the Library Conference Center, 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 hearings.

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 or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department 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.

Darren Nash
Associate Planner
September 30, 2017

3307163



**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 Conditional Use Permit 17-010, on this 29th day of September, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck