



# 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 a permanent parking lot accessory to the Borjon Auto Center, for employee and new car sales parking.

Date: December 12, 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 site along with the parking lot site are located within the C3 (Commercial/Light-Industrial) zoning district.
3. On October 10, 2017, the interim parking lot plan was presented to the Planning Commission. Because of concerns raised by the public and the Commission related to the project not being compatible with neighborhood, the project was continued to a future meeting.
4. The following concerns were discussed at the October 10<sup>th</sup> meeting:
  - That all-weather Class II base surface would create dust, and not provide orderly parking;
  - Not having frontage improvements on Mesa Road would not be compatible with the neighborhood and not provide for consistent pedestrian access;
  - The project should provide a masonry wall along the western property line between the commercial and residential zones;
5. The applicants have redesigned the parking lot to be a permanent that would provide for employee parking as well as have the ability to provide parking for new vehicle sales. The plan was revised to provide the following changes (See Attachment 2):
  - The lot would be paved with asphalt and provide permanent parking lot striping;
  - Frontage improvements along Mesa Road would be installed;
  - 10-foot landscape planters will be provided along the Mesa and Vanderlip Ct. frontages, with 5-foot planters along the south and west property lines;

## Agenda Item 3

- A 6-foot decorative masonry wall will be provided along the western boundary, adjacent to the residential zone;
6. This application is categorically exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement CEQA.

### 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 a permanent parking lot for employee parking and new vehicle sales, 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

Revising the plans to provide for a permanent parking lot including, asphalt surfacing, additional landscaping, and frontage improvements would seem to address the neighborhood compatibility issues discussed at the October 10, 2017 Planning Commission hearing.

The parking lot would provide for employee parking as originally proposed, however since the lot would be providing permanent improvements, Mr. Borjon is requesting that the lot also be able to be used for new automobile sales, which is a permitted use in the C3 zone.

### Options

- Option 1. Approval of the CUP.
- Option 2. 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 3. The Planning Commission would have to make findings to support denial of the project.

### Fiscal Impact

None identified at this time.

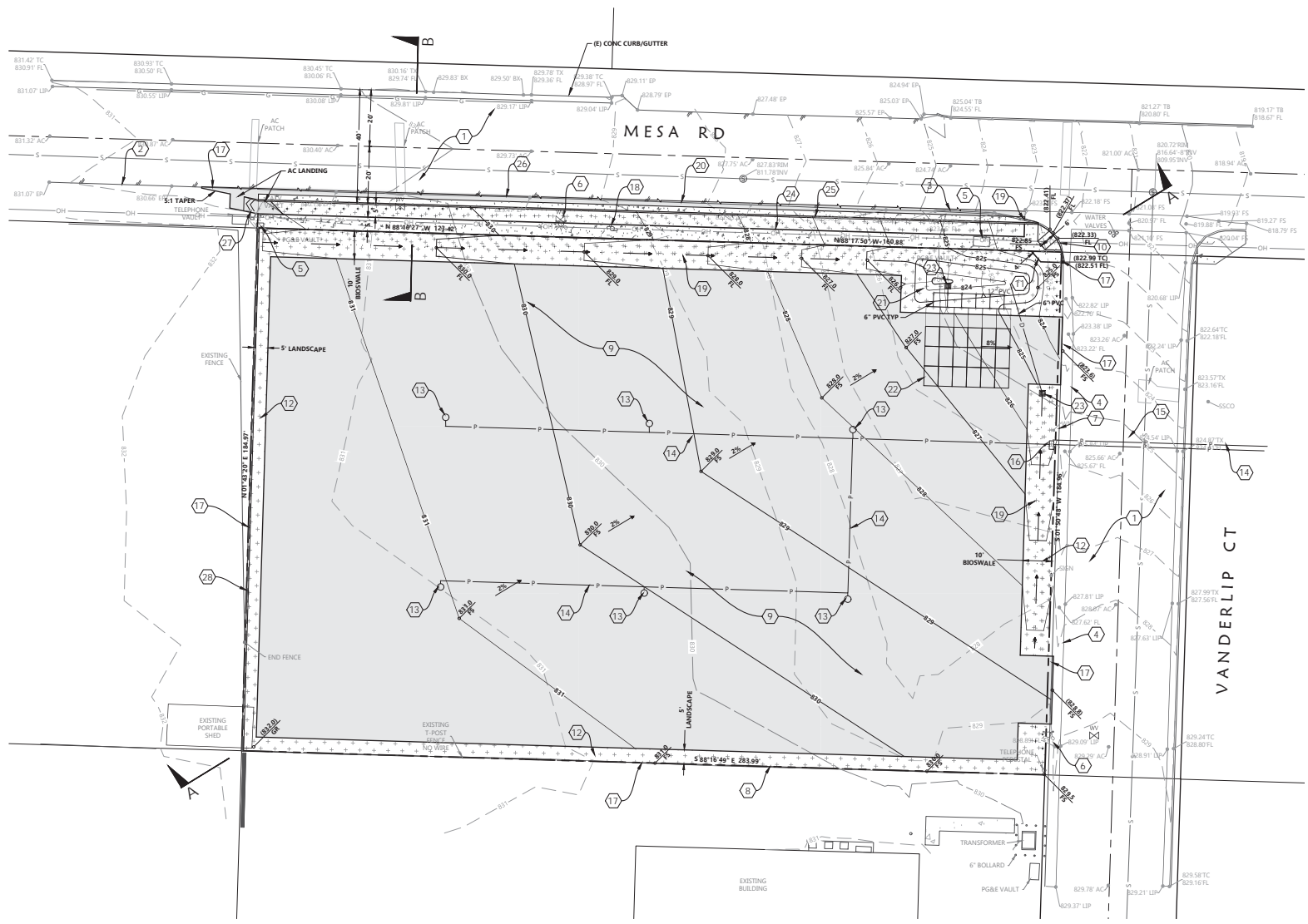
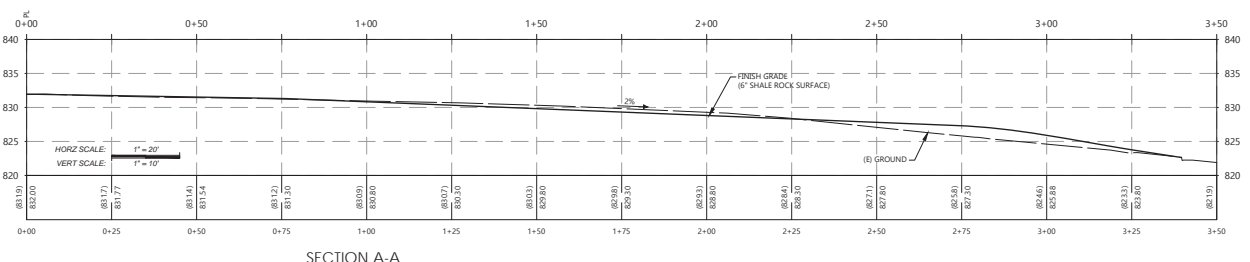
### Recommendation

- Option 1. Approve the draft Resolution A, approving the proposed Conditional Use Permit 17-010, allowing for the development of a permanent parking for employee and new car sales, subject to site specific conditions of approval.

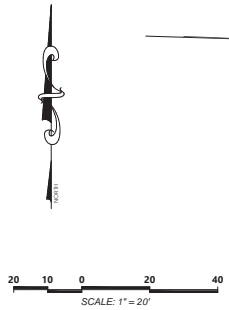
### Attachments

1. Vicinity Map
2. Site Plan
3. Draft Resolution A
4. Legal Notice Affidavit
5. Mail Affidavit





- ### CONSTRUCTION NOTES
- 1 Existing paved street.
  - 2 Existing edge of pavement.
  - 3 Existing asphalt berm, protect in place.
  - 4 Existing concrete rolled curb and gutter, protect in place.
  - 5 Existing PGE vault to remain.
  - 6 Existing fire hydrant.
  - 7 Existing water meter.
  - 8 Construct pipe rail fence on property line.
  - 9 Construct 2\"/>
  - 10 Existing 6\"/>
  - 11 Construct ADA accessible Case A ramp per City Std C8.1.
  - 12 Landscape area.
  - 13 Install LED lighting, design and detail by others.
  - 14 Install underground electrical service. Tie into existing electrical.
  - 15 Bore under street. Install 1-1/2\"/>
  - 16 Install sub panel for lights.
  - 17 Conform to existing typ.
  - 18 Existing utility pole.
  - 19 Construct landscaped bioswale.
  - 20 Construct street improvements per typical section.
  - 21 Construct hybrid bio-retention/detention basin. 825.0 top, 823.5 bottom, 824.5 top of grate, 4:1 side slopes. Install (24) - 5x7 Stormtech chambers.
  - 22 Install 24\"/>
  - 23 Construct 5\"/>
  - 24 Construct 6\"/>
  - 25 Construct 6\"/>
  - 26 Sawcut line.
  - 27 Construct asphalt ramp with landings.
  - 28 Construct concrete masonry block wall.
  - 29 Not used.



<b>Roberts Engineering, Inc.</b> Borjon - Mesa Road - APN 025-403-016, 060 Preliminary Grading & Drainage Plan	
Approved for City Requirements City Engineer Date: 12/2/2017	Approved for City Requirements City Engineer Date: 12/2/2017
Design/Drawn TK / JTM Date: 1/7/03 City/Project Number: N 2430660	Design/Drawn TK / JTM Date: 1/7/03 City/Project Number: N 2430660
<b>Record Drawings</b> Timothy P. Roberts, P.E. 33866 (09/20/19) Date: 1/7/03 Remove this sheet: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	
<b>Roberts Engineering</b> Timothy P. Roberts Civil Engineer - RCE 35366 2015 Van de Vliet Phone (805) 234-0664 Fax (805) 238-6148 Website robertsengr.com	
SHEET of 2 <b>2</b>	

## Attachment 3 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.

## Agenda Item 3

**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

**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 a permanent parking lot for employee parking and new car sales as an 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 12<sup>th</sup> Day of December 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 permanent 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 the ability to have new car sales.
2. The project shall substantially conform to Exhibit B & C (Project Plans) as attached to this Resolution.
3. Prior to the issuance of a grading permit for the parking lot, a final landscape and irrigation plan shall be provided for staff review and approval.
4. The screen wall to be installed along the west property boundary shall be 6-feet in height and constructed of tan split-face masonry block. A 5-foot “clear” landscape planter shall be provided on the parking lot side of the wall.
5. All signage shall be reviewed and approved by the Development Review Committee (DRC), prior to installation.
6. 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.
7. 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.

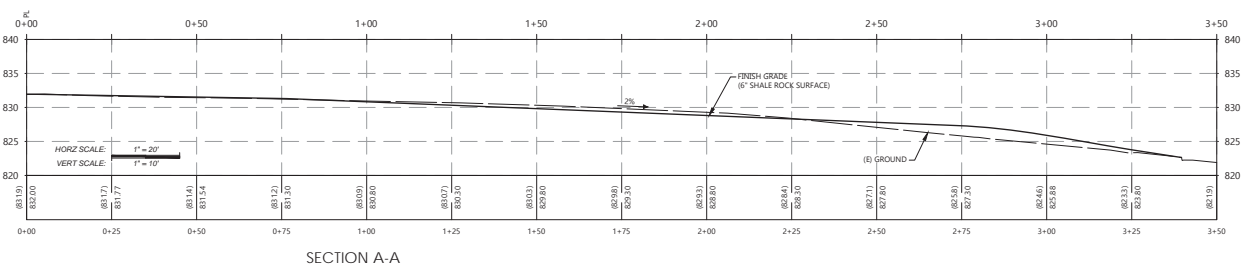
#### **Building Division Conditions:**

8. 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.

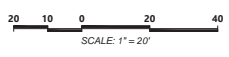
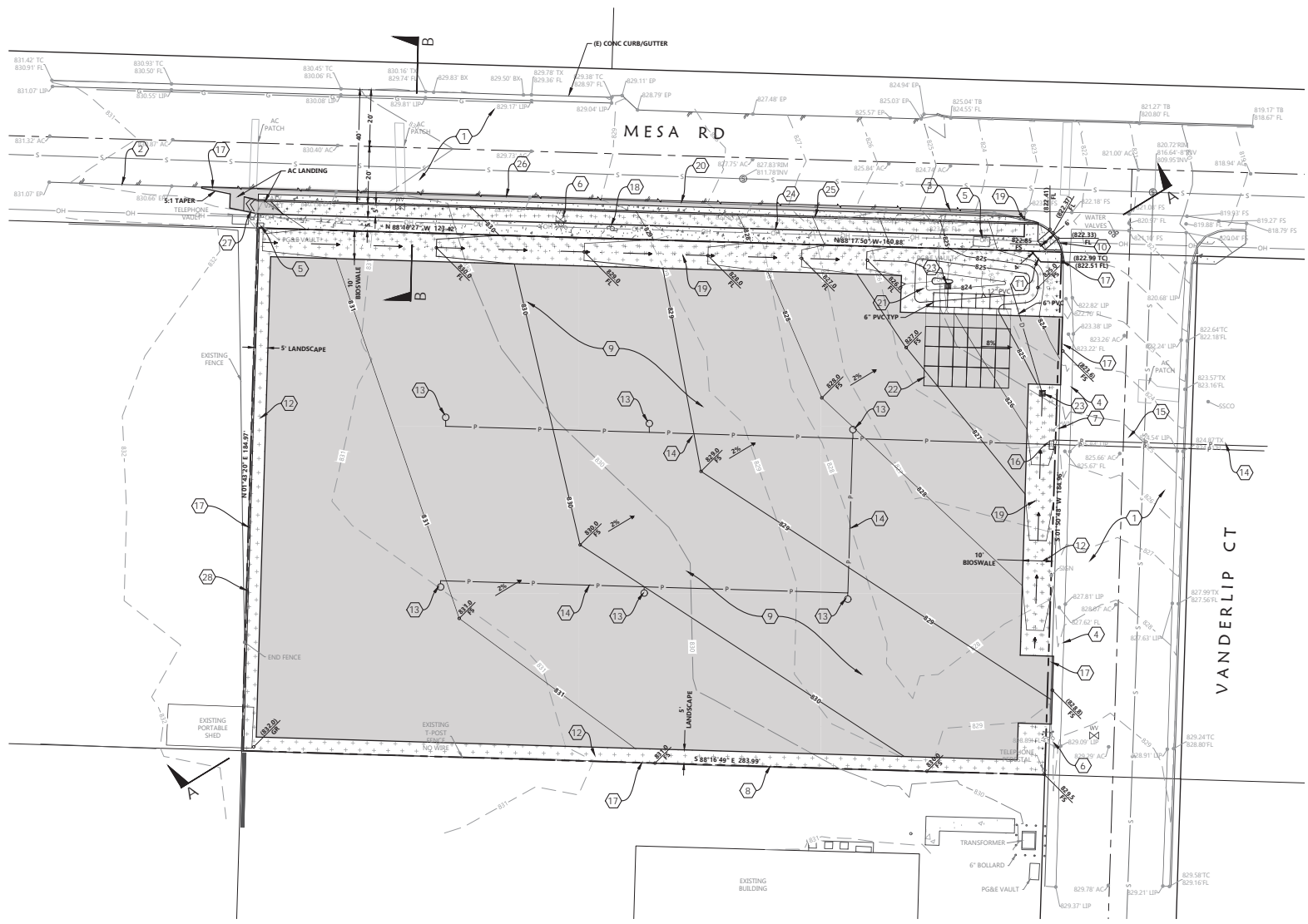
#### **Engineering Division Conditions:**

9. 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 frontage and drainage improvements along Mesa Rd. at a design to be approved by the City Engineer. A public improvement plan shall be provided concurrently with a grading permit for the site.

# EXHIBIT - B



- ### CONSTRUCTION NOTES
- 1 Existing paved street.
  - 2 Existing edge of pavement.
  - 3 Existing asphalt berm, protect in place.
  - 4 Existing concrete rolled curb and gutter, protect in place.
  - 5 Existing PGE vault to remain.
  - 6 Existing fire hydrant.
  - 7 Existing water meter.
  - 8 Construct pipe rail fence on property line.
  - 9 Construct 2" min asphalt pavement over 6" Class 2 aggregate base.
  - 10 Existing 6" concrete curb.
  - 11 Construct ADA accessible Case A ramp per City Std C8.1.
  - 12 Landscape area.
  - 13 Install LED lighting, design and detail by others.
  - 14 Install underground electrical service. Tie into existing electrical.
  - 15 Bore under street. Install 1-1/2" conduit.
  - 16 Install sub panel for lights.
  - 17 Conform to existing typ.
  - 18 Existing utility pole.
  - 19 Construct landscaped bioswale.
  - 20 Construct street improvements per typical section.
  - 21 Construct hybrid bio-retention/detention basin. 825.0 top, 823.5 bottom, 824.5 top of grate, 4:1 side slopes. Install (24) - 5x7 Stormtech chambers.
  - 22 Install 24" concrete drainage inlet, Mid State Concrete Products or equal.
  - 23 Construct 5" concrete sidewalk.
  - 24 Construct 6" concrete curb and 24" concrete gutter.
  - 25 Sawcut line.
  - 26 Construct asphalt ramp with landings.
  - 27 Construct concrete masonry block wall.
  - 28 Not used.



<b>Roberts Engineering, Inc.</b> Bojor - Mesa Road - APN 025-403-016, 060 Preliminary Grading & Drainage Plan	
Approved for City Requirements City Engineer Date: _____ 12/2/2019	Approved for City Requirements City Engineer Date: _____ 12/2/2019
Design/Drawn TK / JTM Date: 1/7/03 City/Project/Sheet 24305660_5.577.530	Record Drawings Timothy P. Roberts, P.E. 33366 exp/09/30/19 Remove this sheet: 1 2 3 4 5
<b>Roberts Engineering</b> Timothy P. Roberts Civil Engineer - RCE 35366 2015 Van de B. Vista Phone (805) 234-0664 Fax (805) 238-6148 Website robertsengr.com	
SHEET 2	





RECEIVED

DEC 05 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

AD #3415810  
CITY OF PASO ROBLES

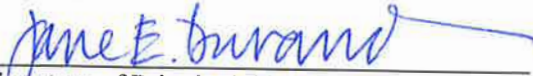
STATE OF CALIFORNIA

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;; DECEMBER 1, 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: DECEMBER 1, 2017

AD COST: \$206.91

**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 a permanent parking lot for employee and new vehicles sales 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, December 12, 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](mailto:planning@prcity.com). Comments on the proposed application may be mailed to the Community Development Department, or emailed to [planning@prcity.com](mailto: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  
December 1, 2017

3415810



**CITY OF EL PASO DE ROBLES**

*"The Pass of the Oaks"*

**AFFIDAVIT**

**OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Megan Miller, 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 30<sup>th</sup> day of November, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Megan Miller