



City of Paso Robles Planning Commission Agenda Report

From: Megan Miller, Planning Intern

Subject: Conditional Use Permit 17-014 (Kennedy Club Fitness Solar Canopies – A.M. Sun Solar applicant)
To consider request for Conditional Use Permit for the installation of a photovoltaic system canopy structure within the existing parking lot of Kennedy Club Fitness.

Date: November 21, 2017

Facts

1. The City of Paso Robles has received an application by A.M. Sun Solar for Kennedy Club Fitness solar canopies within the existing parking lot.
2. Kennedy Club Fitness is located at 500 S River Road located in the RC (Regional Commercial) zoning district, see Attachments 1. (Vicinity Map).
3. Table 21.16.200 of the Zoning Ordinance requires a Conditional Use Permit (CUP) for public utilities facilities, which would include solar energy systems, in the RC zone.
4. For Kennedy Club Fitness, the applicant proposes to install a 207.7 kilowatt photovoltaic system encompassing 13,172 square feet in size between two carports. The larger carport will be 7,772 square feet and the smaller carport will be 5,400 square feet. The design of the system will be a solar canopy structure located along the center median of the parking lot, see Attachment 2a (Site Plan). The structure will cover approximately 50% of the existing parking. The structure have a clearance of approximately 15' and will not impact any of the existing parking locations. The carports will consist of steel materials that are to be painted with like-colors to match the existing Kennedy building. In addition, the first stage of this project includes solar mounted on the roof of Kennedy's building, but a CUP is not needed for this stage.
5. The Development Review Committee (DRC) reviewed this project at their meeting on October 30, 2017. The DRC requested that color samples and photos of the Kennedy project be provided for the Planning Commission. Updated colors have been provided (Attachment 2c).
6. This application is Categorically Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA), per Section 21080.35 of the Public Resources Code.

Options

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

1. Approve the draft Resolution A (Attachment 2) approving the proposed Conditional Use Permit 17-014, subject to site specific conditions of approval;

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2. Refer the item back to staff for additional analysis
3. Deny Conditional Use Permits 17-014 based on findings to be specified in the Planning Commission motion

Analysis and Conclusions

The RC zone allows public utilities facilities with the approval of a CUP. The discretion authorized with the approval of a CUP gives the Planning Commission the ability to require specific conditions of approval to insure that a particular use is compatible with surrounding uses/residences.

Project Summary

For the Planning Commission to consider a Conditional Use Permits for the installation of a photovoltaic system canopy structure within the existing parking lot at Kennedy Club Fitness.

- Kennedy Club Fitness – 207.7 kilowatt photovoltaic system encompassing 13,172 square feet in size

General Plan / Zoning Consistency

This property is designated in the General Plan Land Use Element and is zoned as Regional Commercial (RC). The Zoning Ordinance allows for public utilities facilities in the RC zone, subject to a CUP.

Neighborhood Compatibility / Site Design Issues

The applicant has provided site plans showing the proposed locations of each solar canopy structure. The design of the canopies are typical for parking lots. Additionally, the canopies will have a clearance of 14 feet and will not impact any of the existing parking locations.

A condition of approval has been added that requires that all lighting to be downward directed and shielded to prevent offsite glare in conformance with section 21.21.040 of the City's Zoning Ordinance.

Architecture and Appearance

The project would be constructed in an existing parking lot. The canopy structures will be steel materials that will be painted with like-colors to match the existing Kennedy building. Staff is recommending the neutral color palette.

- The Kennedy Club Fitness parking lot is surrounded by a variety of uses including multiple-family residential to the east and residential commercial to the northwest of the site. The canopy at Kennedy Club Fitness will be located parallel to S. River Road and Oak Hill Road behind a tree-lined landscaping strip.

CEQA issues

Both applications are Categorical Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 21080.35 of the Public Resources Code.

Options

Option 1. Approval of the Kennedy Club Fitness project is consistent with the City's climate action plan, subject to a Conditional Use Permit.

Option 2. Option 2 takes into account continuing the item to a future Planning Commission meeting to further review the projects' compatibility with surrounding neighborhoods.

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Fiscal Impact

None identified at this time.

Recommendation

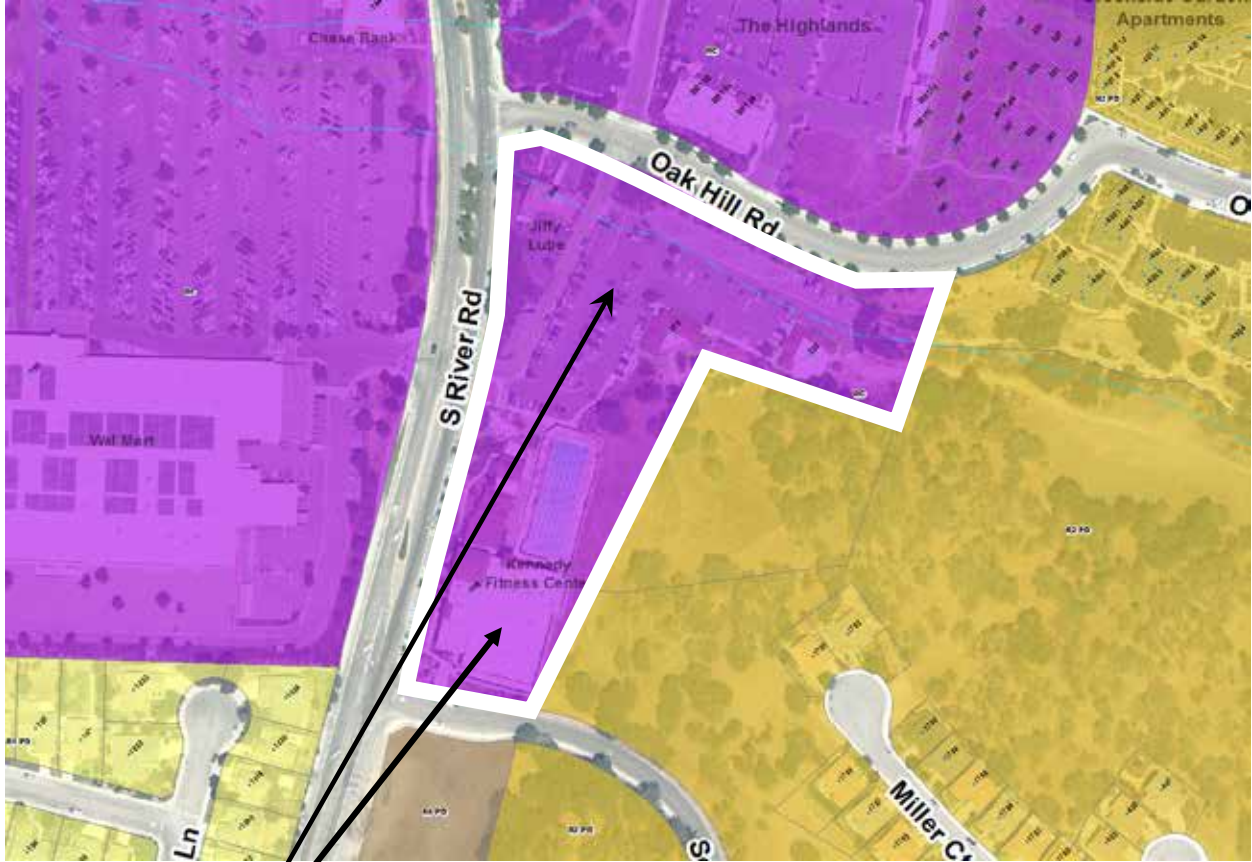
Option 1. Approve draft Resolution A, approving the proposed Conditional Use Permits 17-014, subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Draft Resolution A
 - Exhibit A - Conditions of Approval
 - Exhibit B1 - Site Plan
 - Exhibit B2 - Photos
 - Exhibit B3 - Color Schemes
3. Mail affidavit
4. Newspaper affidavit

Attachment 1

Vicinity Map – Kennedy Club Fitness



Project Site
500 South River Road

Attachment 2 Draft Resolution A

RESOLUTION PC 17-xxx:

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-014
FOR A 207±KW PHOTOVOLTAIC SYSTEM CANOPY STRUCTURE WITHIN THE
EXISTING PARKING LOT AT KENNEDY CLUB FITNESS**

500 S River Road (APN: 009-815-021)

WHEREAS, Table 21.16.200 of the Zoning Ordinance of the City of El Paso de Robles requires a Conditional Use Permit (CUP) for public utilities facilities in the RC zone; and

WHEREAS, the applicant, A.M. Sun Solar, has filed a Conditional Use Permit (CUP) application proposing to install a photovoltaic system canopy structure within the existing parking lot of Kennedy Club Fitness located at 500 S River Road; and

WHEREAS, this application is Categorically Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 21080.35 of the Public Resources Code; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on December 12, 2017, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; 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 and operation for the requested use and building would be consistent with the General Plan and not 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 17-014 subject to the following:

Section 1 - 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

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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 the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood; and

Section 2- Environmental Determination: This projects qualifies for as categorically Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 21080.35 of the Public Resources Code.

Section 3 - Approval: Conditional Use Permit 17-014 is approved subject to the following:

1. This Conditional Use Permit (CUP) authorizes the installation of a 207± kw photovoltaic system canopy structure within the existing parking lot of Kennedy Club Fitness located at 500 S River Road as shown in Exhibit B (Development Plans).
2. The project shall be constructed so as to substantially conform with the following listed exhibits established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Project Conditions
B1-3	Development Plans

PASSED AND ADOPTED THIS 12th day of DECEMBER, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOHN DONALDSON, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

Exhibit A

Exhibit B

Exhibit A

Conditions of Approval – CUP 17-014

Planning Division Conditions:

1. The project shall be constructed so as to substantially conform with Exhibit B1-3 of Resolution ___ (Development Plans).
2. Prior to issuance of the building permit, the applicant shall submit neutral color samples, for approval by the Community Development Department, for the steel component of the canopy structure.
3. All lighting shall be downward directed and shielded to prevent offsite glare in conformance with Section 21.21.040 of the City's Zoning Ordinance.
4. Upon completion of the construction of the project, the public property and any improvements thereon shall be restored to a good and safe condition.
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.

Emergency Services Conditions:

6. All hazardous electrical transmission lines must be labeled – “CAUTION – Electrical Hazard”.
7. Warning labels shall appear on the utility interactive inverter or be applied by the installer near the ground fault indicator at a visible location stating the following:
 - a. Warning Electrical Shock Hazard
8. Shut down and/or isolation procedures will be clearly displayed on the main electrical service panel exterior shunt trip device designed to terminate power to all electrical service (solar and domestic) when the main service disconnect is in the off position.
9. Main electrical service panel shall be labeled – “Solar Power Enhanced”

Exhibit B2

Photos

AERIAL VIEW, NORTH FACING



TILTED ELEVATION-VIEW, EAST FACING



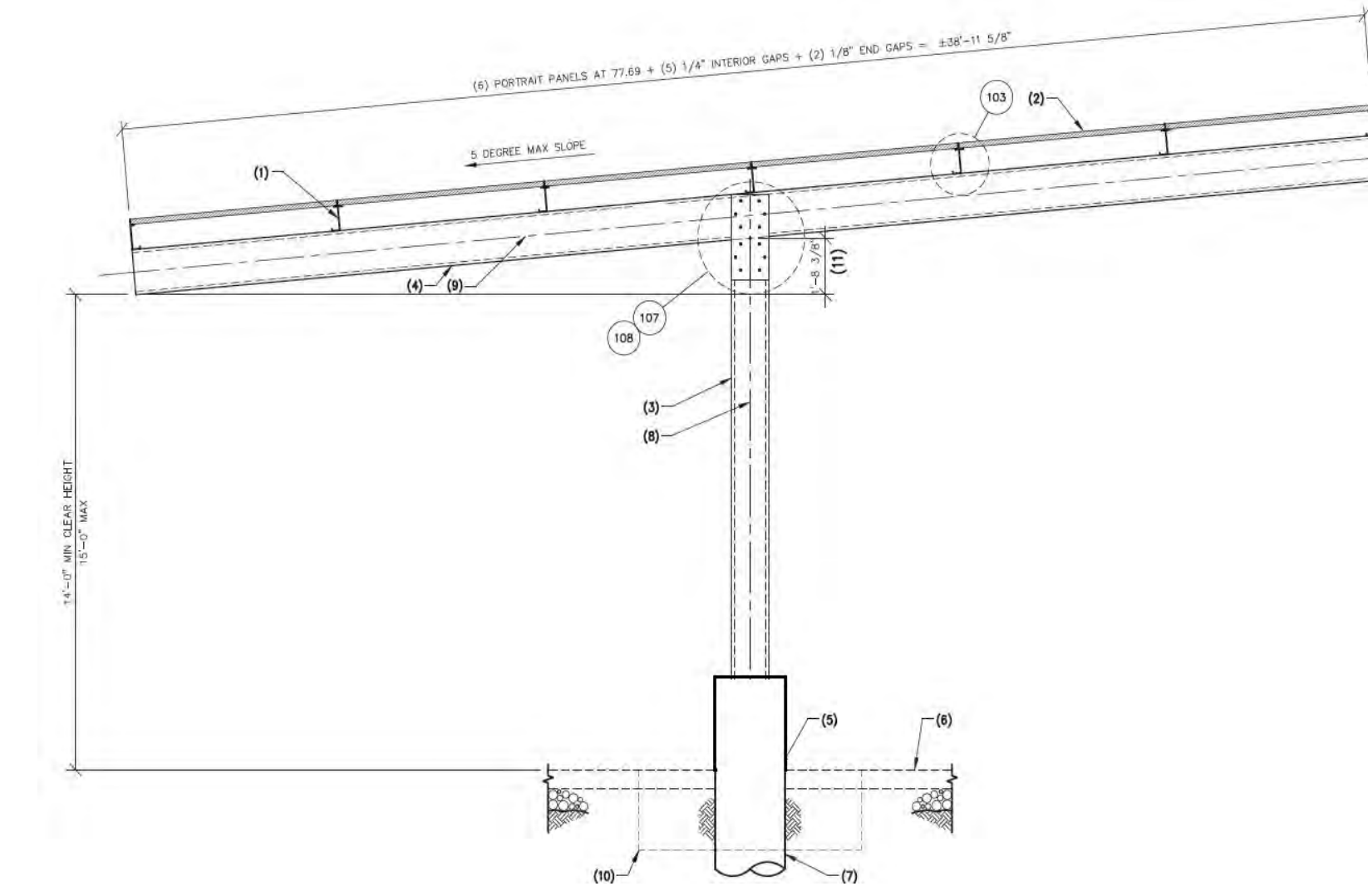
TILTED ELEVATION-VIEW, WEST FACING



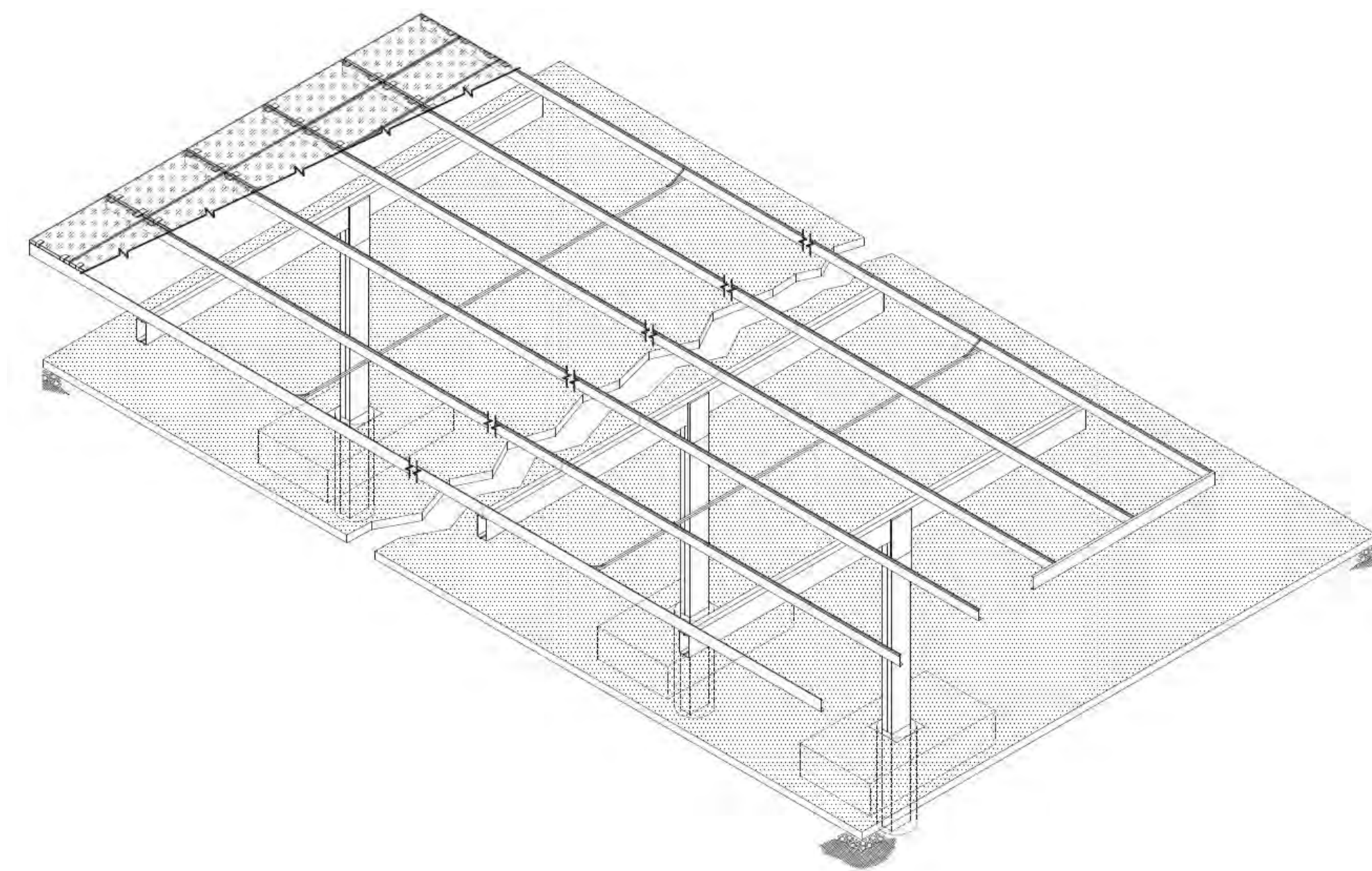
TILTED ELEVATION-VIEW, NORTH FACING



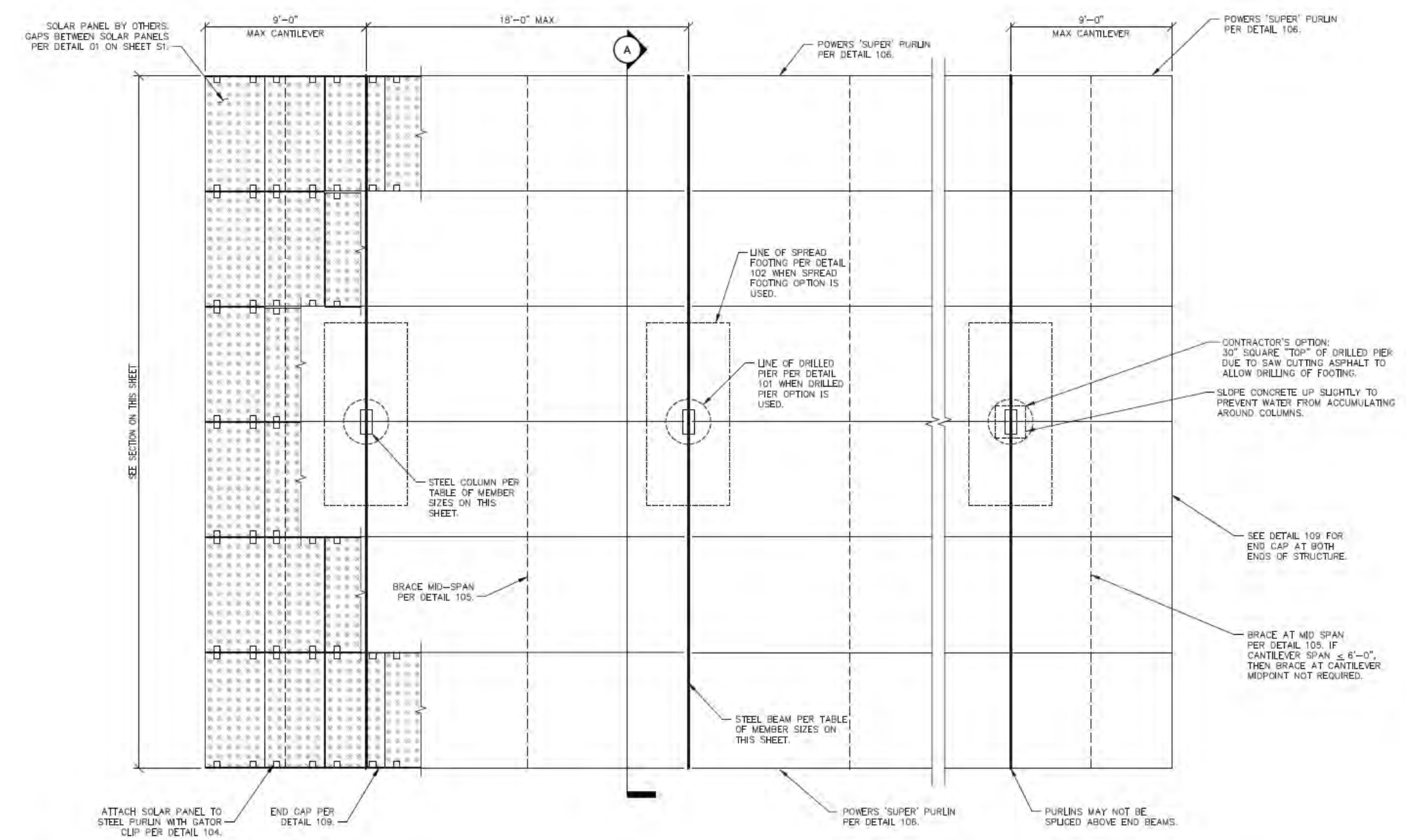
TILTED ELEVATION-VIEW, SOUTH FACING



SIDE DETAIL OF CARPORT CUTOUT



ISOMETRIC CUTOUT OF CARPORT FRAME



AERIAL DETAIL OF CARPORT

REVISIONS	REMARKS
MM/DD/YY	
1	
2	
3	
4	
5	

OWNER
KEVIN KENNEDY

PROJECT
KENNEDY CLUB FITNESS PASO
500 S. RIVER RD.
PASO ROBLES CA 93446

A.M. Sun SOLAR
8793 PLATA LN.
AYERHURST, CA 94504
C/O LICENSE 969522
PHONE: (925) 722-6786
ENQUIRIES: PERMITTING@AMSUNBOLAR.COM

A.M. Sun SOLAR
License Number: 969522
to engage in the business or act in the capacity of a contractor in the following classifications:
C/O - ELECTRICAL

SURROUNDING PHOTOS AND COLOR-Scheme APPLICATIONS

DATE
November 29, 2017

[Signature]

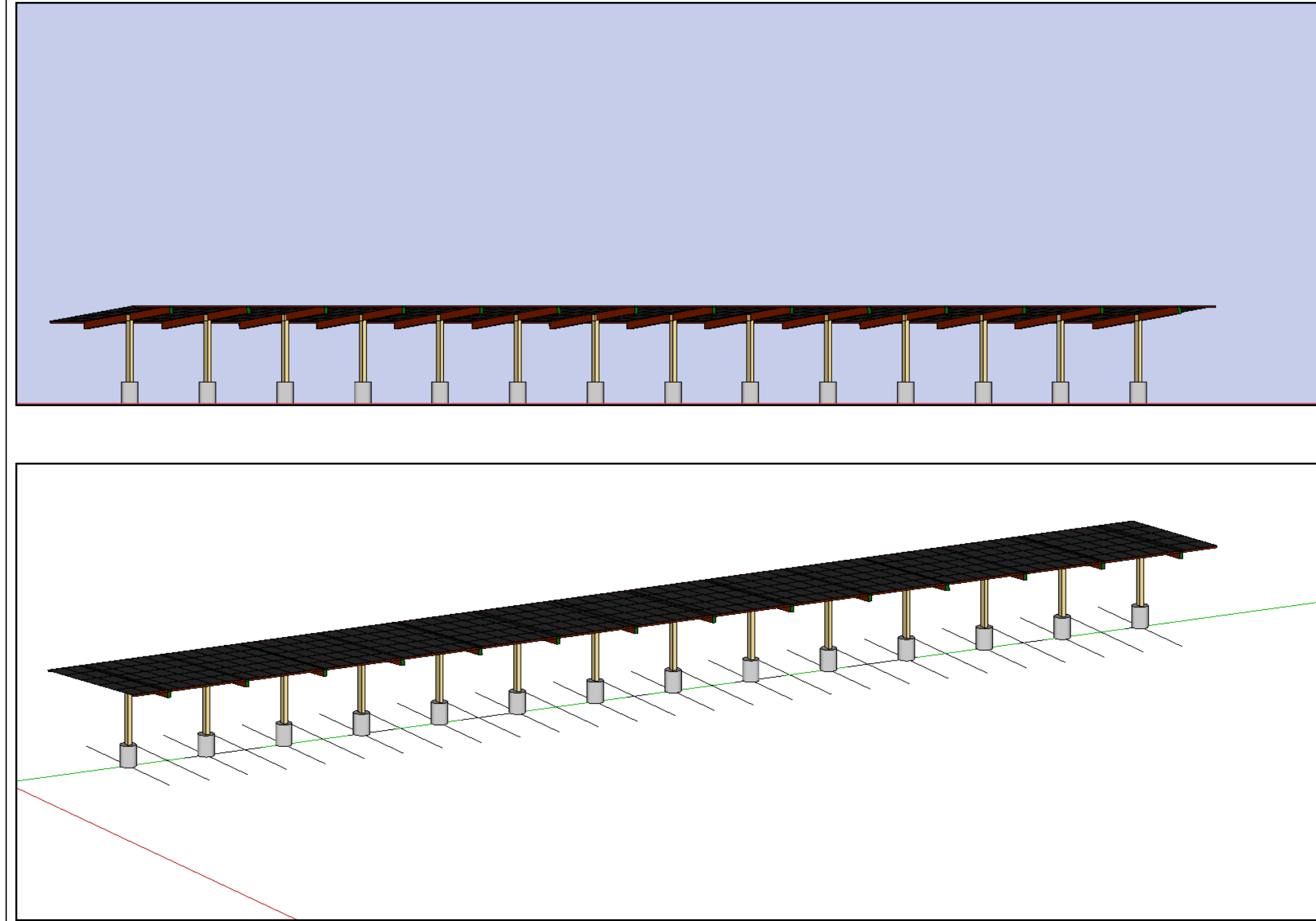
SOL 02

Exhibit B3

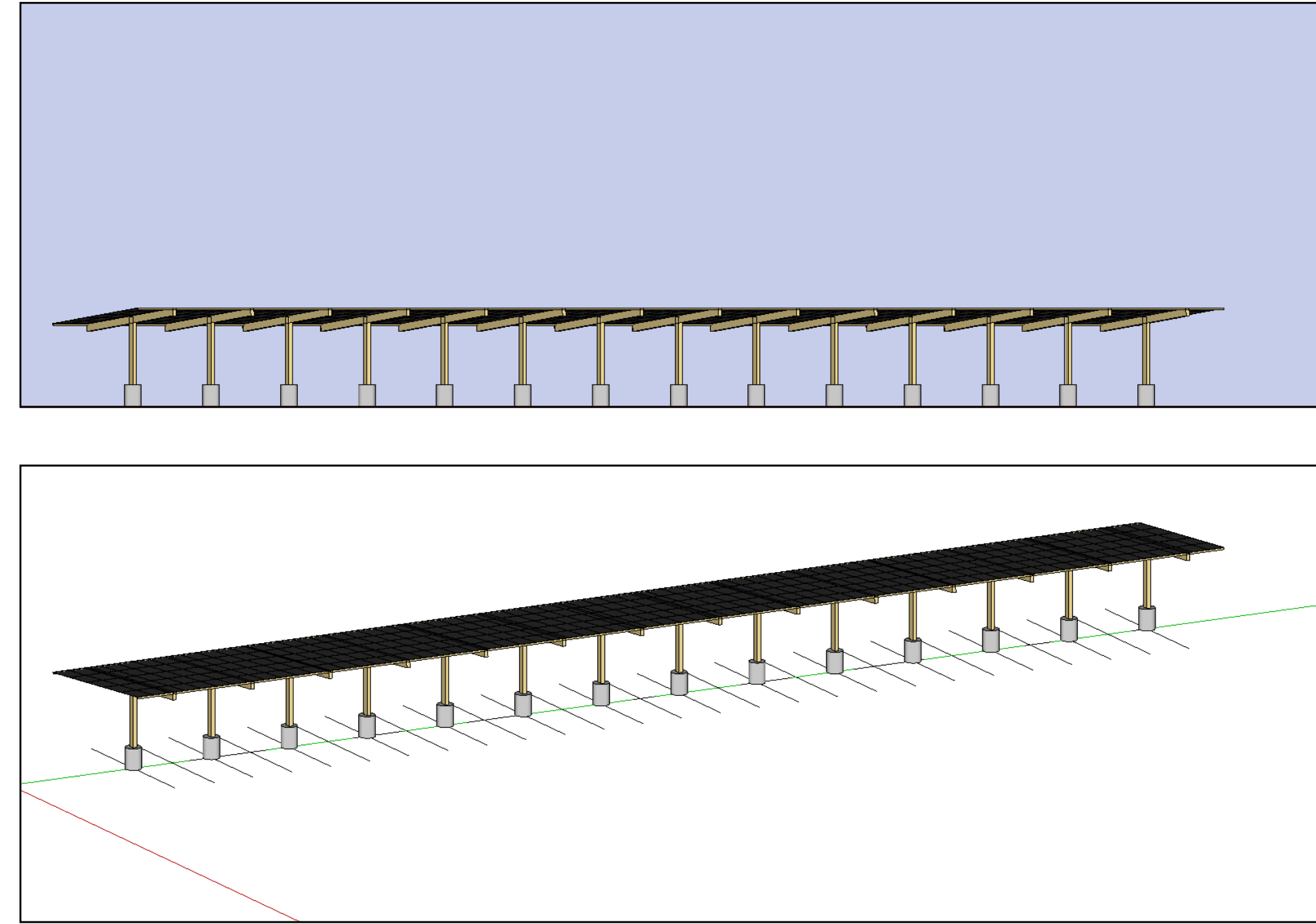
Color Scheme

THREE "EXAMPLES" / "OPTIONS" FOR COLOR SCHEME - TO BE DETERMINED BY CUP RECOMMENDATIONS

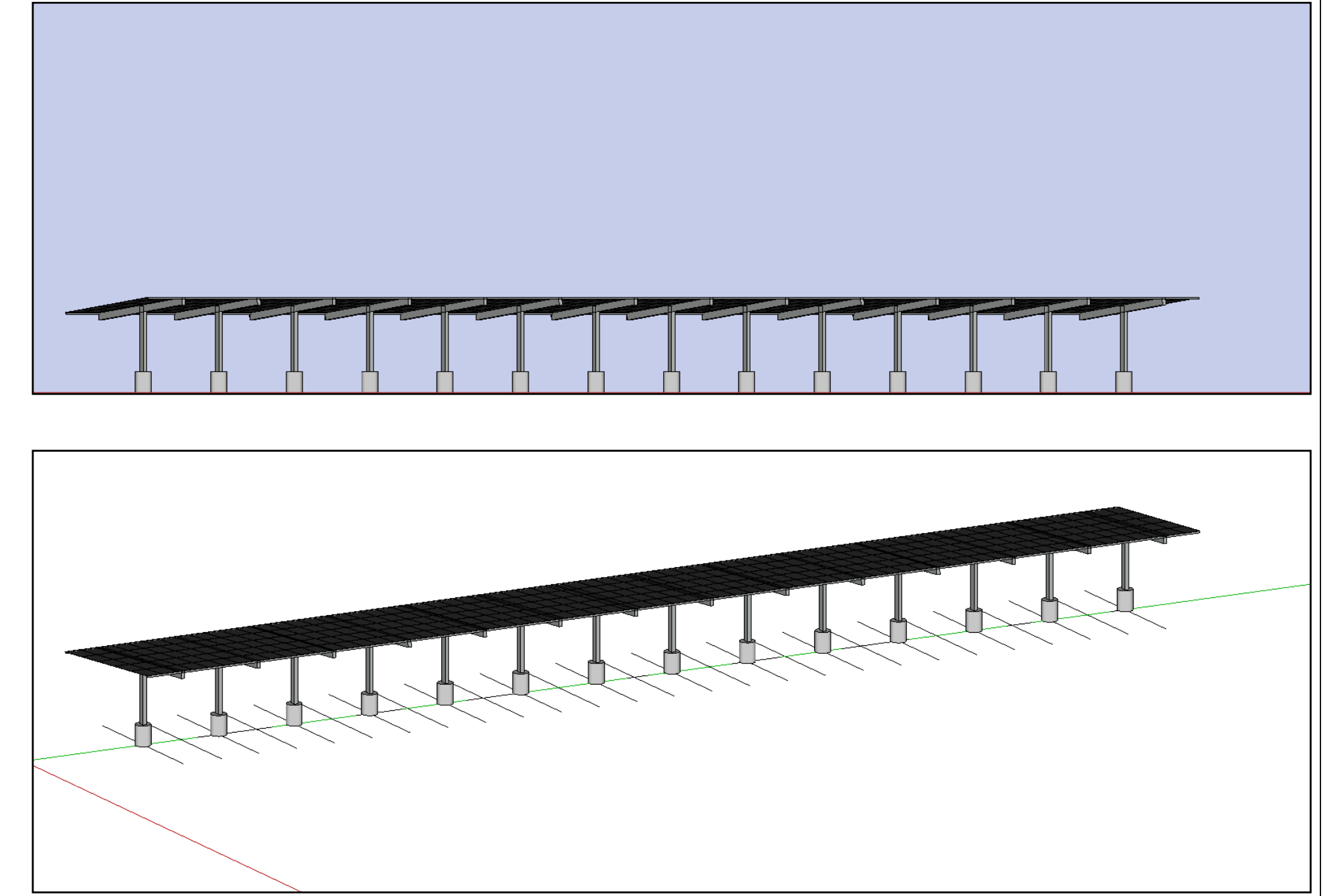
ELEVATION EXAMPLES - MATCHED COLOR



ELEVATION EXAMPLES - NEUTRAL COLOR



ELEVATION EXAMPLES - "STEEL" COLOR



EXISTING COLOR SCHEME
 TAN - "YELLOW STONE"
 RED - "RED BARN"
 GREEN = "OAKLEDGE"



AS-BUILT EXAMPLES - MATCHED COLOR SCHEME



REVISIONS

REMARKS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

OWNER

PROJECT

PHONE: (805) 772-6786
 ENQUIRIES: PERMITTING@AMSUNBOLAR.COM

A.M. SUN SOLAR

8793 PLATA LN.,
 AVENUE BLVD # 200
 CIO LICENSE 969522

ARCHITECTURAL
 ELEVATIONS AND DETAIL

DATE

November 29, 2017

SOL

03



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

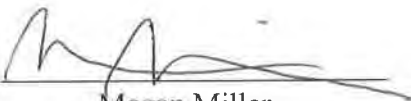
AFFIDAVIT

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 17-014, on this 30th day of November, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Megan Miller

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 #3415768
CITY OF PASO ROBLES

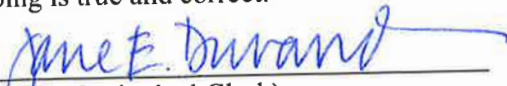
STATE OF CALIFORNIA

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: \$210.54

**CITY OF PASO ROBLES
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 17-014), a request proposing to install a photovoltaic system canopy structures within the existing parking lot of Kennedy Club Fitness.

APPLICANT: A.M. Sun Solar

LOCATION: 500 S. River Road; Assessor's Parcel Number 009-815-021

ENVIRONMENTAL DETERMINATION: This application is Categorical Exempt from environmental review under the State's Guidelines to Implement the California Environmental Quality Act (CEQA) per Section 21080.35 of the Public Resources Code.

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. 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 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.

Megan Miller
Planning Intern
December 1, 2017

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