

RESOLUTION NO.: 99-056  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT PERMIT 99013  
(PASO ROBLES STORAGE LLC.)

APN: 025-401-041

WHEREAS, Dale Ryan on behalf of Paso Robles Storage LLC., has filed an application for Planned Development Permit 99013 to construct a 61,919 square foot, mini storage/RV storage facility on an approximately 4.6 acres of vacant land, located on the north side of Union Road (2941 Union Rd) just east of the existing mini-storage facility, and

WHEREAS, Conditional Use Permit 99006 has also been filed as required by Section 21.16.200 of the Zoning Code for the use of outdoor storage, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 24, 1999, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed subdivision and associated planned development, 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 Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff reports, 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 21.23B.050 (Findings for Approval of Development Plans) as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
  - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
  - d. The development would be consistent with the purpose and intent of Zoning Code and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 99013 subject to the following conditions:

**STANDARD CONDITIONS:**

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this Resolution.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
B, B-1	Preliminary Site Plan (Phase I & II)
C	Preliminary Landscaping Plan
D1-D4	Building Elevations
E*	Preliminary Grading and Drainage Plan
G*	Color Board

\*Note: Large scale copies of exhibits are on file in the Community Development Department.

**SITE SPECIFIC CONDITIONS:**

**COMMUNITY DEVELOPMENT**

1. The use of rental units shall be limited to storage. Renters may conduct minor maintenance such as cleaning, minor repairs, spot painting to their privately owned boats, trailers and other recreational vehicles. However, no rental space shall be used for any retail or service commercial uses including business or professional offices, retail sales, services provided for a fee, or fabrication of any products intended for sale. (Zoning Code Section 21.21.080.F)
2. At least one bathroom for each sex shall be provided and shall be available at all times to renters and employees. (Zoning Code Section 21.21.080.D)
3. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibration, glare, etc.
4. Parking shall be designed in compliance with Section 21.22.040 of the Zoning Code for parking, and in compliance with all State and Federal requirements for handicapped stall dimensions, location, maximum gradients and path of travel.
5. Non-reflective materials to be used in buildings and signs where reflection would cause a flying hazard.
6. Soundproofing shall be provided where appropriate to reduce noise to acceptable level according to the City Noise Element.

7. No electro-magnetic transmissions shall be permitted which would interfere with operation of aircraft.
8. An Avigational Easement shall be dedicated to the City.
9. Night lighting sources shall be restricted to fixtures which shall be focused and directed downward and shall be prevented from “spilling” onto adjacent properties. Direct views of light sources from adjacent or off-site properties shall be eliminated through direction and shielding. Cut-sheets for exterior lighting shall be reviewed and approved by Planning Staff, prior to or concurrent with the issuance of building permits.
10. As required by the General Plan EIR, an archeological study of the property will be required prior to the issuance of building permits to verify that no archeological resources exist.
11. When Phase II develops, additional parking will need to be designed and provided for.
12. Prior to the issuance of construction permits, the applicant shall submit plans for the Phase II portion of the project for staff review. If staff feels it necessary, the Phase II plans could be taken to the DRC for review and approval.

## ENGINEERING

1. Prior to the issuance of a Certificate of Occupancy, Union Road shall be dedicated and improved to its arterial standard as designated in the Circulation Element of the General Plan. Improvements shall include pavement widening, concrete curbs, gutter, sidewalk, parkway landscaping and irrigation, and streetlights.
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall install fire hydrants along Union Road. Locations of the fire hydrants shall be reviewed and approved by the Fire Marshall and the City Engineer.
3. The applicant shall install a separate water system for its on-site fire protection system and domestic water service. Both systems shall have its own backflow prevention device.
4. Concurrent with the issuance of a building permit, in addition to standard water and sewer connection fees, the applicant shall pay his pro-rata share of the Airport Trunk and Highway 46 Sewer Reimbursement Agreement.
5. Prior to the issuance of a grading permit, the applicant shall obtain approval from Caltrans that the drainage concept is approved.
6. Prior to the issuance of a grading permit, the applicant shall either underground the existing overhead utilities or enter an agreement with the City not to protest the formation of an assessment district to underground existing overhead utilities along his property frontage. The form shall be in a manner approved by the City Engineer and/or the City Attorney.

7. Irrigation of the parkway along Union Road shall be incorporated into the project's on-site irrigation system.

#### EMERGENCY SERVICES

1. Fire hydrants shall be located on and off site as required by City Standards.
2. Provide approved Automatic Fire Sprinkler System for each building.
3. Provide approved audio activated gate opener for emergency access.
4. Provide KNOX box locked key box at approved location.
5. Provisions shall be made to update the Fire Department Run Book.

#### AIR POLLUTION CONTROL DISTRICT CONDITIONS

6. Wall and ceiling insulation to be upgraded one level from Title 24 requirements.
7. Appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving.
8. All glazing to be dual pane.

PASSED AND ADOPTED THIS 24<sup>th</sup> Day of August, 1999 by the following Roll Call Vote:

AYES: Johnson, Warnke, Steinbeck, Finigan, Ferravanti, Tascona

NOES: None

ABSENT: Nemeth

ABSTAIN: None

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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