

RESOLUTION NO.: 00-064
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT 97002
(VAN RIJN/LAVORGNA)

APN: 009-631-007 & 008

WHEREAS, on May 13, 1997 the Planning Commission approved Planned Development 97002 for the construction and operation of an approximate 44,000 square foot mini-storage facility on an approximate 2.8-acre property located at 1420 Ramada Drive, and

WHEREAS, in conjunction with that approval, the Planning Commission adopted a resolution approving a Negative Declaration status for the mini-storage project in accordance with the State's Guidelines to Implement the California Environmental Quality Act, and

WHEREAS, on January 11, 2000 the Planning Commission approved a request for an amendment to Planned Development 97002 to modify the project architecture, construction materials, and location of the buildings facing Ramada Drive located at 1420 Ramada Drive, and

WHEREAS, the majority of the aforementioned mini-storage facility has now been constructed and the first phase is currently in operation, and

WHEREAS, Ramada Self Storage LLC has filed for an additional Amendment to Planned Development 97002 to expand the mini-storage facility with construction of approximately 55,000 additional square feet of storage space on an adjoining 2.8 acre parcel, and

WHEREAS, the expanded project site is located on the east side of Ramada Drive, directly south of and adjacent to the existing mini-storage facility which is addressed as 1420 Ramada Drive, and

WHEREAS, a supplemental Initial Study was prepared for this project amendment to discuss the incremental change in potential project impacts (on file in the Community Development Department), and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 2000 to consider the noted amended project and the Initial Study prepared for this application,

and to accept public testimony regarding this project and the proposed environmental determination; 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 (as conditioned by the resolution of approval) is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
2. 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;
3. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
4. 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;
5. The development would be consistent with the purpose and intent of this chapter 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 an amendment to Planned Development 97002 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.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT:

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Schematic Site Plan
C	Schematic Landscaping Plan
D	Schematic Elevations
E*	Color and Materials Board

* On file in the Community Development Department.

3. The approval of the Amendment to Planned Development 97002 authorizes the development and operation of an additional approximate 51,000 square feet of mini-storage space, to be developed in phases as shown on the conceptual plans, and described/conditioned within this resolution.
4. The building architecture, use of color and materials shall be architecturally compatible with the exhibits and renderings approved by this and past resolutions, and shall be fully consistent with the details utilized in phase I development. In conjunction with building permit review, the Planning Staff shall have the ability to make determinations of substantial compliance of final details with these approved exhibits, or refer details up to the Development Review Committee when deemed appropriate.
5. The project construction phasing shall occur in three (3) main phases which shall include:

Phase I:

The completion of all buildings on the northern 2.8 acre original mini-storage site (1420 Ramada Drive) except for the 19,184 square foot building E. All conditions of Resolution 97-025 shall be adhered to as well as compliance with the DRC approved plans for that portion of the project.

Phase II:

Construction of Building E which straddles the property boundary between the two sites. Also, all landscaping and irrigation improvements along the southern and eastern property lines (see condition # 24). A 20 foot wide paved access and through circulation along the southern side of Building E will be provided in accordance with Fire Marshal approval (see condition # 16).

Phase III:

The remaining main buildings and surrounding site improvements, as well as landscaping and irrigation screen planting along the Ramada Drive frontage.

6. This project approval shall expire within the term established in the standard conditions (Exhibit A), unless phase II of development designated in this approval (building E) are

implemented within that same time frame. Implementation of one of the project phases will constitute exercising the permit and will alleviate the term of the approval.

7. Prior to issuance of building permits for Building E, the applicant shall modify the Landscaping Plan to increase the number of trees planted along the southern property boundary and to introduce shrubs and/or vine plant materials that will aid in providing a visual/aesthetic screen along the south side of the site. The additional trees to be incorporated along the south property line will be credited as compensation to off-set the undersized tree planting that occurred in phase one (caused by the unavailability of plant materials at the time of installation).
8. All exterior building mounted lighting shall be designed to be shielded so as to eliminate off-site glare, consistent with Section 21.21.040 of the Zoning Code.
9. Prior to issuance of building permits for Building E, the existing two parcels shall be to avoid building code conflicts. This merger is to be accomplished via appropriate recorded legal documents prepared by a Licensed Surveyor or Registered Civil Engineer.
10. All conditions of Resolution 97-025 (PD approval and Negative Declaration determination), shall remain in full force and effect unless specifically modified through conditions and/or stipulations of this resolution.
11. There shall be no exterior rental storage of vehicles or equipment in conjunction with this project approval, unless a Conditional Use Permit is processed and subsequently approved by the Planning Commission. Any existing exterior storage shall be removed and no certificates of occupancy or new building permits will be issued until the storage is removed or resolved.
12. The use of rental units shall be limited to storage only. All use of rentals shall adhere to Zoning Code section 21.21.080.F which defines inappropriate commercial activity.
13. 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, vibrations, glare, etc.
14. 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 gradient and path of travel.
15. The need for an additional trash enclosure shall be reviewed in conjunction with final plans for Phase III. In the event an additional enclosure is deemed necessary, it shall be provided in phase III and be constructed of decorative block materials with screen gates.

EMERGENCY SERVICES

16. Interior driveways shall be marked for one-way traffic and be a minimum clear paved width of 22 feet on the outside lanes and 20 feet on the inside lanes, unless otherwise stated in this

resolution. In conjunction with phase II construction, the applicant shall install the northern half section of the 20-foot paved drive aisle to the V-gutter and shall temporarily base the southerly half along the south side of Building E in a manner subject to approval of the Fire Marshal.

17. On-site fire hydrants shall be installed in a manner to be approved by the Fire Marshal.
18. The gate entrance at phase I shall be equipped with emergency service vehicle access control features in a manner subject to approval by the Fire Marshal.
19. The entire project shall be protected by an automatic fire sprinkler system, as required by Municipal Code Section 17.04030 (Changes or Additions to the Uniform Fire Code), as adopted by Ordinance 706 N.S. Plans for the automatic fire sprinkler system shall be submitted to the Building Division of the of the Community Development Department.
20. Exterior fire walls shall be installed as required by the Uniform Building Code.

ENGINEERING DIVISION

21. Prior to issuance of grading and/or building permits for phase II development, the applicant shall submit a detailed grading and drainage plan for the entire 2.8 acre site for review by the City Engineer. The plans shall show the coordinated development across all phases of project development (existing and proposed).
22. Prior to issuance of a grading permit, drainage calculations shall be submitted with provisions made for on-site detention basin. Size of the detention basin shall be based on the City's Standards and Specifications. The drainage calculations shall be prepared by a registered civil engineer and shall be reviewed and approved by the City Engineer.
23. The applicant shall agree not to protest the formation of an Assessment District to construct any future improvements at the intersections of Highway 46 West and 101 for the area served by Theatre Drive, Ramada Drive and South Vine Street. The agreement shall be in a form

approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the mini-storage project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.

24. The Ramada Drive frontage landscaping shall be permitted to be deferred until occupancy of any part of phase III construction. The southern and eastern perimeter screen landscaping shall be installed prior to occupancy of Phase II.

PASSED AND ADOPTED THIS 26th day of September 2000, by the following Roll Call
Vote:

AYES: FINIGAN, JOHNSON, NEMETH, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: MCCARTHY

ABSTAIN: NONE

CHAIRMAN GARY NEMETH

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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