

RESOLUTION NO.: 02-007  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT PERMIT 01-029  
(BEA MINI STORAGE)  
APN: 025-403-014

WHEREAS, Franziska Bea filed an application for Planned Development Permit 01-029 to construct approximately 43,270 square feet of mini storage facilities on approximately 2.4 acres of land currently being used as an RV storage/vehicle impoundment lot per approved Conditional Use Permit CUP 90-024. The site is located on the northeast corner of Mesa Road and Prospect Avenue, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 22, 2002, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed planned development, and

WHEREAS, the project is exempt from the California Environmental Quality Act per Section 15332 as a Class 32 exemption, and

WHEREAS, based upon the facts and analysis presented in the staff report, 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 21.16A.070 Required Findings of Approval as follows:
  - a. The granting of this permit will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code, policies and plans of the City;
  - b. The proposed project maintains and enhances significant natural resources on the site by eliminating fossil fuels in the storm water runoff
  - c. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
  - d. The proposed project's design and density of the developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
  - e. The development would be consistent with the purpose and intent of the Zoning Code and would not be contrary to the public health, safety and welfare;
  - f. Modifications to the standards of Chapter 21.16A are not being proposed;
2. The project fronts on a private street and a public right of way. The project proposes to use the entire length of the public right of way for ingress and egress, therefore the required street improvements for this public right of way are directly related to the benefits received

by the project. The private street shall remain the responsibility of the property owner and shall be improved in accordance with the City's General Plan and policies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 01-029 subject to the following conditions:

**STANDARD CONDITIONS:**

1. This approval authorizes approximately 43,270 square feet of mini storage facilities and a 1,500 square foot caretaker's/office unit to be constructed in 3 phases. The caretaker's/office unit will be constructed in Phase I. RV and vehicle storage may continue until the start of construction for Phase 3 at which time the use shall be eliminated. Interior site improvements are to be constructed as necessary for each phase.
2. The applicant shall comply with all those conditions indicated on "Exhibit A" to this Resolution.
3. 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	Proposed Lighting Fixtures providing they pass field inspection/testing.
C*	Preliminary Improvement Plans as submitted 12/26/01 (including site plan, conceptual landscaping plan, elevations, utility plan, grading and drainage plan)
D*	Proposed Color Scheme

\*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. Rental spaces shall not 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 and handicapped accessible 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 hazard to aircraft.
6. Soundproofing shall be provided where appropriate to reduce noise to acceptable levels according to the City Noise Element.
7. No electro-magnetic transmissions shall be permitted which would interfere with operation of aircraft.
8. An Avigation Easement shall be completed and recorded and a copy shall be provided to the City prior to issuance of a building permit.
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. A 13 foot wide strip along Prospect Avenue shall be landscaped with approved landscaping materials and in conformance with the approved landscaping plan. Maintenance of all landscaping will be the responsibility of the Property Owner.
11. A 15 foot wide strip along Mesa Road shall be landscaped with approved landscaping materials and in conformance with the approved landscaping plan. Maintenance of all landscaping will be the responsibility of the Property Owner.
12. Final detailed landscaping plans shall be presented to the Development Review Committee for review and approval.
13. The north slope of the project site shall be landscaped with soil erosion preventing materials, including a minimum of two (2) trees as approved by Community Development staff.
14. Grading and/or construction shall be halted in the event that significant archaeological resources are discovered. Grading and/or construction may be resumed upon determination and implementation of appropriate mitigation measures as recommended by the archaeologist and approved by the City Engineer.

## ENGINEERING

1. Prior to the issuance of a Certificate of Occupancy, Mesa Road shall be dedicated and improved to an A-5 standard per 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, Prospect Avenue shall be improved to a private driveway standard requiring a 12 foot paved ½ width and concrete swales.
3. Prior to the issuance of a Certificate of Occupancy, the Property Owner shall dedicate a six foot wide easement along Prospect Avenue to the City of El Paso de Robles for landscaping and street trees. It will be the responsibility of the Property Owner to maintain all required landscaping both within and outside the easement.
4. Prior to the issuance of a building permit, the applicant shall submit to the City a copy of a recorded maintenance agreement for the continuous maintenance of Prospect Avenue. Prior to recordation the agreement shall be reviewed and approved by the Community Development Director (or designee) and/or the City Attorney.
5. Prior to the issuance of a Certificate of Occupancy, the applicant shall comply with all requirements of the City Fire Department. Locations of the fire hydrants shall be reviewed and approved by the Fire Marshall and the City Engineer.
6. The applicant shall connect to City Water and Sewer facilities and abandon any onsite facilities in accordance with applicable codes.
7. Concurrent with the issuance of a building permit, in addition to standard water and sewer connection fees, the applicant shall pay the pro-rata share of the Airport Trunk and Golden Hill Sewer Reimbursement Agreement.
8. Prior to the issuance of a grading permit, the applicant shall underground the existing overhead utilities.
9. Irrigation of the landscaping along Mesa Road and Prospect Avenue shall be incorporated into the project's on-site irrigation system.
10. Prior to the issuance of certificate of occupancy, parkway landscaping and streetlights along Mesa Road and a cross-gutter as Mesa Road intersects Prospect shall be completed and accepted by the City Engineer.

#### EMERGENCY SERVICES

1. Fire hydrants shall be located on and off site as required by City Standards and the City Fire Department.
2. Provide approved Automatic Fire Sprinkler System for buildings as identified by the City Fire Department.
3. Provide approved audio activated gate opener for emergency access.
4. Provisions shall be made to update the Fire Department Run Book.

#### AIR POLLUTION CONTROL DISTRICT CONDITIONS

1. Wall and ceiling insulation to be upgraded one level from Title 24 requirements.

2. Appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving.
3. All glazing to be dual pane.
4. The applicant shall incorporate the following design and operational measures to minimize short-term air emissions:
  - a) Reduce the amount of disturbed areas where possible;
  - b) During construction use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
  - c) All dirt stock-pile should be sprayed daily as needed;
  - d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
  - e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
  - f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the City of Paso Robles who may consult with APCD);
  - g) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
  - h) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer);
  - i) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
  - j) Sweep streets at the end of each day if visible soil material is carried onto adjacent road. Water sweepers with reclaimed water should be used where feasible.
  - k) The applicant shall design and provide for the following long term air emission mitigations as part of the project design as follows:
    - Provide for street tree planting as shown;
    - Provide for pedestrian and bicycle access within project;

- Utilize outdoor electrical outlets to encourage the use of electric appliances and tools when feasible;
- When feasible, use of built-in energy efficient appliances, double-pane windows, and energy efficient interior lighting.

PASSED AND ADOPTED THIS 22nd day of January, 2002 by the following Roll Call Vote:

AYES: CALLOWAY, FERRAVANTI, JOHNSON, KEMPER, McCARTHY,  
STEINBECK, WARNKE

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN ED STEINBECK

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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