

RESOLUTION NO.: 03-101

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 01-028  
(GHEZA)  
APN: 009-851-003

WHEREAS, Planned Development 01-028 has been filed by EDA Design Professionals on behalf of Victor Gheza to construct a 104,204 square foot mini-storage facility with RV storage; and

WHEREAS, the subject site is located on the 3.7 acre “flag lot” located at 2501 Theatre Drive; and

WHEREAS, in conjunction with PD 01-028, Conditional Use Permit 01-022 has been filed in order to comply with Section 21.13.030 of the Zoning Code which requires that all C-2, PD-zoned properties in the Theatre Drive area be conditioned to require a Conditional Use Permit to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, at its December 9, 2003 meeting, the Planning Commission held a noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 01-028 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City’s Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City’s efforts to revitalize Downtown Paso Robles since the Project is a commercial storage facility with ancillary/related land uses consistent with the City's Zoning Code.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
  - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.
  - B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and design around the existing oak trees.

- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping and setbacks.
- D. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not 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 01-028, subject to the following conditions:

**STANDARD CONDITIONS:**

- 1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Conditional Use Permit 01-022.

**PLANNING 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.

- 2. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Title Sheet
B	General Notes and Details
C	Preliminary Site Plan
D	Revised Grading and Drainage Plan
E	Revised Phase I
F	Revised Phase II
G	Revised Cross Sections
H	Revised Tree Protection
I	Access Driveway East
J	Access Driveway West
K	Revised Landscape Concept Plan
L	Revised Elevations
M	Revised Site Line Study
N	Floor Plans of Lower Units
O	Floor Plans of Upper Units
P	Color Board (on-file)

3. The approval of the PD 01-028 would allow the construction of the Gheza Storage project that would be constructed in two phases as described below:

The Project would be constructed in two phases as described below (see attached Phasing Plan for corresponding building numbers):

The following work would be completed with Phase I:

- Buildings 1A, 1B, 5, 6, 7 and 8 will be built totaling 39, 100 square feet;
- All of the landscaping including the perimeter;
- Perimeter retaining walls;
- Use of the existing single family residence as a care taker house;
- Development of the RV storage areas;

The following work would be constructed in Phase II:

- Buildings 2, 3 and 4;
- Removal of the RV parking areas;
- Demolition of the existing residence and construction of the permanent care taker facility.

4. Prior to issuance of a Building Permit the following plans shall be filed with the City for Development Review Committee review and approval:
  - a. The final color and material boards and the architectural elevations for all of the buildings;
  - b. The final landscaping plans, including screening of any backflow devices or transformers or other equipment.
  - c. The final details for the retaining walls and fencing;
  - d. Final sign plans and review of any flag poles.
  - e. Exterior light fixtures.
5. All existing and new overhead utilities shall be placed underground.
6. The phone number shown on the proposed monument sign shall be removed. The monument sign shall be no taller than 6-feet in height.
7. The use of all rental units shall be limited to storage. Renters may conduct minor maintenance such as cleaning, minor repairs, and spot painting to their privately owned boats, trailers and other recreation vehicles. However, no rental spaces 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.

## **ENGINEERING SITE SPECIFIC CONDITIONS**

8. A City Standard commercial driveway approach shall be constructed on Theatre Drive along the frontage of the project in accordance with the plan line for Theatre Drive adopted by the City Council. Drainage structures must be designed and constructed to accommodate the existing culverts at this location.
9. The existing overhead utilities along the northeast property line of the project shall be relocated underground.
10. A private sewer line, constructed in accordance with City Standards, shall be extended from Theatre Drive to serve the project.
11. Storm water detention facilities shall be placed on-site in accordance with City Standards to mitigate the impact of increased volumes of storm water due to development of the site.
12. No Certificates of Occupancy or use of any building or structure will be issued until such time as Caltrans has accepted the Interim Improvements and has approved public use of these facilities.
13. All development impact fees, including signalization and bridge impact fees that are in effect at the time of building permit issuance, shall be paid in conjunction with the issuance of the building permit.

## **EMERGENCY SERVICES**

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

**OAK TREE MITIGATION: as described in the Arborist Report dated January 10, 2002, by Jack Brazeal, note that site plan was revised since the report which redesigned the project to be located out of the drip line of the oak trees:**

19. Install tree protection fencing as described in Arborist Report dated January 10, 2002. All required fencing shall be installed, inspected by the on-site consulting arborist prior to construction or demolition activity on this site. Fencing shall not be removed until approved by the arborist of City Staff.

20. All tree protection fencing is to be installed and inspected for approval by the on-site arborist prior to the issuance of a grading of building permit.
21. All roots encountered are to be cut by hand with hand tools.
22. All trenching within the protected root zone area is to be trenched by hand.
23. The 24-inch oak tree adjacent to the 24-foot driveway is not addressed within the arborist report. Special construction measures shall be taken regarding the road surface within the drip line of the 24-oak tree. Decorative pavers shall be used in this area as directed by the Arborist. Prior to the start of construction of the driveway, the arborist shall review and approve the proposed road construction within the drip line of the 24-inch tree.
24. All native oak trees are to be pruned by a certified arborist.
25. Landscaping within the protected area of the existing native oak trees is to be natural, with plants that are indigenous to the Paso Robles area. No turf or irrigation is allowed with in the protected area.

PASSED AND ADOPTED THIS 9<sup>th</sup> day of December, 2003 by the following Roll Call Vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Steinbeck, Kemper

NOES: None

ABSENT: Calloway

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY