

**RESOLUTION NO. 06-0041**

**A RESOLUTION OF  
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 04-012 AMENDMENT  
APN: 025-501-009 & 010  
APPLICANT –ORRIN COCKS**

**WHEREAS**, Planned Development 04-012 Amendment has been filed by Orrin Cocks for the construction of a new 120,000 square foot self storage facility with care taker unit; and

**WHEREAS**, the project is located at 1601-1621 North River Road; and

**WHEREAS**, the General Plan land use designation is IND (Industrial) and the Zoning Ordinance district is M (Manufacturing); and

**WHEREAS**, in conjunction with PD 04-012, the applicant has submitted Conditional Use Permit 04-016 Amendment in accordance with Table 21.16.200; and

**WHEREAS**, Planned Development 04-012 & Conditional Use Permit 04-016 Amendments would replace PD 04-012 & CUP 04-016 which was approved by the Planning Commission on November 23, 2004, via Resolutions 04-133, 04-134 & 04-135; and

**WHEREAS**, the project associated with Planned Development 04-012 & Conditional Use Permit 04-016 were never built; the site is currently vacant; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on May 23, 2006 on this commercial project, to accept public testimony on the Planned Development application, PD 04-012 Amendment and associated environmental review; 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 commercial project will not result in significant environmental impacts and it is appropriate for the Planning Commission to adopt a Negative Declaration, which is included in a separate resolution; 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. As conditioned, the project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The project is consistent with the adopted policies of the General Plan by providing general industrial activities in the Industrial (IND) designated areas; and

3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
4. The proposed development plan accommodates the aesthetic quality of the City as a whole, and will not be visible from the gateways to the City or scenic corridors; and
5. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
7. The proposed development plan contributes to the orderly development of the City as a whole.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 04-012 Amendment, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The project shall comply with the standard Conditions of Approval, included in this report.

**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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Overall Site Plan
B	Preliminary Landscape Plan
C	Ground Level Floor Plan
D	Second Level Floor Plan
E	Third Level Floor Plan
F	Roof Plan
G	Exterior Elevations
H	Exterior Elevations
I c	Color/Material Board (On-file)

3. This PD 04-012 allows for development of a 120,000 square foot, three-story self storage facility with one care taker unit. This Amendment would replace the original 48,000 square foot project originally submitted by Elmer Garrison (Resolutions 04-0133, 04-0134 & 04-0135).
4. All conditions within the resolution to approved Conditional Use Permit 04-016 Amendment shall apply.
5. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
6. Prior to the issuance of a building permit, the plans shall be reviewed by the DRC for substantial compliance. The plans need to include the installation of decorative windows on the front and rear elevations.
7. This PD 04-012 Amendment is valid for a period of two (2) years from approval. Unless permits have been issued and site work has begun, the approval of PD 04-012 Amendment shall expire on May 23, 2008. The Planning Commission may extend this expiration date for an additional three (3) years if a time extension application has been filed with the City along with the fees before the expiration date.
8. Prior to the issuance of a building permit, the applicant shall take the necessary steps to merge the two existing lots into one lot.
9. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
10. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
11. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
12. 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)
13. 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.
14. 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.
15. Prior to occupancy, the applicant shall construct improvements to North River Road in accordance with plans approved by the City Engineer. The plans and construction program shall include street lights, underground utilities and fire hydrants as required by the Fire Chief.

The applicant shall dedicate any necessary public right-of-way needed for the installation of the street improvements in accordance with the approved plans.

16. Prior to occupancy, the applicant shall dedicate all of the property in the 100-year flood plain to the City.
17. Prior to occupancy, landscaping shall be provided in the public right-of-way in accordance with plans approved by the Planning Division and Streets Superintendent.
18. All overhead utility lines located adjacent to the site shall be relocated underground.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of May, 2006 by the following Roll Call Vote:

AYES: Holstine, Withers, Menath, Flynn, Hamon, Steinbeck, Johnson

NOES: None

ABSENT: None

ABSTAIN: None

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY