

ORDINANCE NO. 810 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING THE ZONING AND BUILDING TITLES OF THE MUNICIPAL CODE  
REGARDING THE ALLOWING MINI-STORAGE FACILITIES WITHIN  
THE C-2 ZONING DISTRICT WITH A CONDITIONAL USE PERMIT  
(CODE AMENDMENT 01-003)

WHEREAS, Mel McColloch on behalf of Victor Gheza have applied for a code amendment that would allow mini-storage facilities within the C2 zone with a Conditional Use Permit, and

WHEREAS, the applicants have also requested that Section 21.21.080 be amendment to omit the requirement for two entry and exits on site for mini-storage projects, and

WHEREAS, Section 21.16.200.I.1 currently does not allow mini-storage facilities within the C2 zoning district, and

WHEREAS, the proposed Code Amendment 01-003, which would amend Section 21.16.200.I.1 and Section 21.21.080 to allow mini-storage facilities within the C2 zone with a Conditional Use Permit and omit the requirement for two entry and exits for mini-storage projects, and

WHEREAS, in order to address concerns of visual impacts to the City's critical gateways, mini-storage projects would not be permitted to be located on C2/Highway Commercial properties along state highways or frontage roads along state highways, and

WHEREAS, a resolution was adopted by the City Council approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, The text of RC Land Use within the General Plan makes reference to a range of acceptable uses within the RC district which may include service related or "other" uses, and

WHEREAS, at its meeting of April 24, 2001, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommend that the City Council adopt a Negative Declaration for the Code Amendment;
- d. Recommended that the City Council adopt the proposed ordinance;

WHEREAS, at its meeting of May 15, 2001, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission regarding this code amendment;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Considered the content of the Environmental Initial Study and adopted a negative declaration status for the Code Amendment.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This code amendment is consistent with the City's General Plan.
3. Made the finding that the range of "service uses" that are specified on page LU-36 is inclusive of uses such as mini-storage;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

Table 21.16.200 of the Municipal Code is hereby amended to read as shown on Exhibit A of this ordinance.

That the following performance standard be omitted from Section 21.21.080 Commercial Storage Buildings:

- b). Location and Access. Commercial storage buildings may be permitted only in the C-3, M and PM zoning districts and shall be designed with two access drives with a continuous driveway which serves all units and permits a continuous flow of traffic without backing up.

That the following findings be added to Section 21.21.080:

- a). The project is designed to be aesthetically pleasing, through the use of a good quality materials and architecture, and/or fully screened.
- b). The project will not be detrimental to economic vitality goals in place on a citywide basis.
- c). The project will not diminish community character, critical gateways, or the downtown.
- d). For C2 zoned properties a project shall have a minimum of 300 foot setback from a state highway or from frontage roads adjacent to state highways.

SECTION 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 3. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on May 15, 2001, and passed and adopted by the City Council of the City of El Paso de Robles on the 5<sup>th</sup> day of June 2001 by the following vote:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham  
NOES: None  
ABSENT: None  
ABSTAIN: None

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk