

Addendum to Project Description

On August 8, 2022, the Peterbilt project was presented to the City of Paso Robles' Development Review Committee (DRC). DRC requested additional information on the area of the site that is undeveloped. This information is to show that the undeveloped portion of the site is developable in the future. A graphic representation showing parking areas, building(s), landscaping, is not required since the variables are too numerous. However, a brief discussion explaining that the lot or area can support a separate development project was requested.

Zoning

This property is zoned C2-PD Commercial Highway, but unlike the properties immediately adjacent to the north of the parcel it is not in the Highway Sign overlay area.

Topography

The site is very level. There are no unusual landforms on the site that need to be preserved; non-native plants and weeds are sporadic on-site

Potential Development

The site was previously developed with a modular home sales office and display inventory. The properties to the north are within the City of Paso Robles and zoned C2-PD. The property immediately to the west is zoned C2-PD and beyond the adjacent property is Residential Suburban within the County of San Luis Obispo's jurisdiction. Property immediately to the south is zoned CR, commercial retail, and RSF, residential single family, and within the jurisdiction of the County of San Luis Obispo. Immediately east of the property is Highway 101.

The vacant portion of the property could be developed with a variety of uses per Table 21.16.200 of the City's municipal code. Such uses as an animal hospital, wine tasting room, church, cocktail lounge/bar, urgent center, hotel, financial services, offices, and a general merchandise store are a few of the uses that are either permitted or uses that could be approved with a Conditional Use Permit/Discretionary Permit.

Site Development

The site is 6.6 acres of undeveloped land. The portion of the site that will be undeveloped after the Peterbilt development is constructed is approximately 2.47 acres gross. The frontage along Theatre Drive for the undeveloped portion of the site is approximately 292 feet. Future development could have 242 ft. of frontage with a 50-foot-wide entrance/driveway approach. The long "narrow" undeveloped area measures 108 feet in width and 270 feet in length – approximately 0.67 acres. Subtracting the area for the 20-foot easement, the buildable width is 88 feet. For example, a parking lot with perpendicular parking on both side off an aisle easily fits in this area with a landscaping strip. (Parking stall is 20 feet deep; 2 x 20 = 40 feet; aisle width for two-way traffic lanes is 22 feet; a parking lot total width would be 62 feet which leaves 26 feet available for landscaping or 13-foot landscaping strips on the north and south sides of the vacant area; approximately 50 parking spaces.

The developable area of the site would be limited by the easements, setbacks and the oak trees on the property. There are two oak trees in the undeveloped area and development is not allowed within the critical root zone of each oak. There are easements on the property along Theatre Drive for road widening purposes and a 20-foot-wide strip along the southerly portion of the undeveloped area for public utilities. The height limit for a development is 50 feet. Since the property is zoned C2-PD, a Planned development can be submitted to request a waiver of any standards if the Planning Commission can make the appropriate findings.

Subdivision of the Parcel

There are no plans currently to subdivide the parcel. However, DRC requested to know the minimum parcel size and if the parcel could be subdivided. According to the City' municipal code, the minimum parcel size for a C2 parcel is 5,000 sq. ft. The minimum lot width is 50 feet. The property could be subdivided.

Signage

The existing large billboard sign will be removed – approximately 52 feet in length and illuminated at night.



Photo taken at night

The Peterbilt sign is red with white lettering. The Peterbilt sign is entirely illuminated – the letters and the red background. Similar illuminated signs for Daylight Gardens, Chevrolet Dealership, Sky River Park, and Idlers are located along Theatre Drive; all these signs have illuminated backgrounds and lettering.