

February 17, 2023

Mr. Warren Frace, Director
Community Development Department
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Appeal of Planning Commission's Conditions of Approval; Light Industrial Complex / Planned Development , PD20-16, and Tentative Tract Map 3191

Dear Director Frace,

Mr. Thorndyke is appealing the Planning Commission's conditions of approval of the Planned Development associated with Tract 3191. The conditions being appealed require:

- The future development of Lots 2 through 6 of Tract 3191 to be approved by the Planning Commission, and
- Accessory storage areas on Lots 2 and 6 to be relocated.

The Planning Commission approved the 6-lot subdivision and the building and site plan for Lot 1. However, they conditioned the future development of Lots 2 through 6 to be approved by Planning Commission instead of receiving final approval at Development Review Committee (DRC). They also conditioned the project to relocate two accessory storage areas.

The primary purpose of the Planned Development was to establish Architectural and Site Design Guidelines (Guidelines) for the development of the 6 lots. The Guidelines provided conceptual site plans, a landscaping palette, architectural details, and various items for the future development of the buildings (Guidelines attached). The storage areas are accessory/incidental to the primary use. For example, Lot 1 could be developed with a deli and the accessory storage area could be developed as outdoor seating.

The development of the Guidelines was intended to allow Lots 2 through 6 to receive final approval at DRC. This would streamline the processing of future development and reduce the time and cost.

Staff supported the Guidelines and justified their less restrictive approach since history has shown that strict architectural guidelines are not an effective tool as exemplified in the Planned Development for the Combine Development.

Prior to the Planning Commission hearing, the project was reviewed by DRC on September 19th and November 7th (minutes attached). At the September 19th DRC

meeting, the Architectural and Site Design Guidelines were discussed in detail (refer to paragraph 2-4 of the minutes). Mr. Thorndyke was requested to provide additional information.

At the November 7th, DRC meeting, Mr. Thorndyke provided a circulation plan showing truck tuning radii and parking calculations for various uses (refer to attachment). DRC recommended proceeding to the Planning Commission provided Mr. Thorndyke provide:

- A robust landscaping plan,
- A fencing plan, and a
- Phase 1 improvement plan.

At the Planning Commission hearing, the project was presented including the above information.

Commissioners Christianson and Davis were present at both DRC meetings. Since this project was presented to DRC twice, 4 of the 7 Commissioners reviewed the project at least once previously. No additions or corrections to the Guidelines were requested and no relocation of the accessory storage yards was discussed since the tiered landscaping received support.

The Commissioners' motion to require the development of lots 2 through 6 to be approved by Planning Commission is unreasonable and unjustified. Extensive review and direction was provided by DRC and their concerns were addressed. The Planned Development as presented was supported by staff.

Mr. Thorndyke respectively request that you approve Tract 3191 and PD 20-16 allowing DRC to have final approval of the future development of Lots 2 through 6 and approve the site plan/ location of the accessory storage areas as originally proposed.

If you have any questions, please contact me at 805-801-0453 or at pam@planningsolutions.us. Mr. Brian Thorndyke may be contacted at 805-391-0511 or at brian@realteam360.com.

Thank you for your consideration,

Pamela Jardini
Planning Solutions

Mr. Brian Thorndyke