



## Council Agenda Report

From: Lori Wilson, Assistant Planner

Subject: Nutwood RV and Self-Storage - Request for Approval of 155,000± square foot mini-storage Development Plan (PD22-13), Conditional Use Permit (CUP22-13), and Oak Tree Removal (OTR23-01), at 65 Nutwood Circle (APN: 009-851-023)

CEQA Determination: The City Council is being asked to adopt a mitigated negative declaration (MND) and Mitigation Monitoring and Reporting Plan (MMRP) for the project, which was circulated between Friday, March 24, 2023 and Tuesday, April 12, 2023.

Date: April 18, 2023

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### Facts

1. The project is located on an approximately 5.53-acre site at the 65 Nutwood Circle, east of Theatre Drive (See Vicinity Map, Attachment 1).
2. The General Plan designation is Regional Commercial (RC), and the zoning designation is Highway Commercial with a Planned Development Overlay (C2-PD). Since the project has a PD overlay, a development plan is required. In addition to the PD requirement, Table 21.16.200 of the Zoning Code requires the approval of a Conditional Use Permit (CUP) for commercial storage/mini storage buildings.
3. The project proposes to construct an approximately 155,231 square self-storage facility and business office within four (4) buildings.
4. As part of the CUP application the applicant is requesting that the City Council approve a reduction to the number of parking spaces required. Table 21.22.01 allows for a CUP to reduce the number of parking spaces required for storage buildings that are 10,000 square feet or larger, if demonstrated that the parking demand is less than the required standard. The required parking for mini-storage buildings is one per 3,000 square feet, equaling a requirement of 52 parking spaces. The Planning Commission recommended a total of nine parking spaces be provided. The Planning Commission has consistently allowed reduced parking for mini storage.
5. There are five native oak trees located on the project site. The project has been designed to preserve and protect four of the trees and proposes to remove one tree (Tree No. 216). See further discussion of the oak tree removal request in the analysis and conclusion section of this report.
6. The Planning Commission held a public hearing on March 28, 2023, and considered the facts as presented in the staff report prepared for this project, and accepted public testimony regarding the project, and voted 7-0 to recommend the City Council approve the project and associated environmental documents.
7. In compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (MND) were prepared for the project and circulated from March 24, 2023, through April 12, 2023.

### Community Outreach

Before both the Planning Commission and City Council hearings, the City sent notices to all owners and tenants of properties within 300 feet of the property and a notice was published in the San Luis Obispo Tribune.

### Options

1. Approve the project by:

- a. Approving Resolution 23-XXX(A) (Attachment 2), certifying mitigated negative declaration, adopting the Mitigation Monitoring, and Reporting Plan;
  - b. Approving Resolution 23-XXX(B) (Attachment 3), approving Planned Development 22-13, Conditional Use Permit 22-13, and Oak Tree Removal 23-01.
2. Amend and adopt the draft resolutions; or
3. Refer the project back to staff for additional analysis; or
4. Deny the draft resolution, based on a determination that the project does not meet one or more of the required findings.

## **Analysis and Conclusions**

### Project Summary

The project includes construction of an approximately 155,231 square foot RV and self-storage facility on a 5.35-acre site. The proposed facility will offer climate-controlled units for wine storage, 52 large units for RV storage, and traditional storage units spread amongst four buildings as shown in the site plan below. A preliminary unit mix is provided for on sheet A.3 of the project plans (see exhibit C, to attachment 3). Most units are comprised of standard indoor mini-storage buildings with leasable units. The main office is oriented towards the entrance of the facility on Nutwood Circle. The project also requests approval for the removal of one Valley Oak tree with a diameter at breast height (DBH) of 46 inches.

### General Plan Consistency

The project is in the Regional Commercial General Plan land use designation (RC). The purpose of the RC is to “provide for the retail and service uses that serve the region as a whole.”

The site is in the Highway Commercial zoning district with a Planned Development overlay (C2 PD). The C2 PD zone requires a Conditional Use Permit (CUP) to operate a mini-storage facility. A Development Plan (PD) is also required since the project scope is greater than 10,000 square feet in size. With the approval of the project as conditioned, the storage facility would be consistent with land use and zoning designations. The proposed mini-storage facility would be located within an area that is planned for commercial and light industrial development, with surrounding uses ranging from contractor storage yards to diesel truck repair. Although there are residential uses in the vicinity, the purpose of the conditional use permit is to ensure it remains compatible in this area.

With the provision to require a conditional use permit it seems adequate landscaping and quality fencing is likely the best way to achieve a compatible use since mini-storage facilities do not create substantial noise. A detailed landscape plan (See Exhibit D, to Attachment 4) has been provided for all boundaries of the property. Overall, the plan demonstrates sufficient landscaping will be provided to enhance the project’s frontage, and screening for neighboring residences.

### Architecture & Appearance

The materials for the individual mini-storage buildings would consist of architectural grade stacked stone, wood paneling, split-face and precision block masonry, and stucco finished siding and metal roofs. The proposed color palette would be a natural stone and tan stucco for the main siding, and wood paneling for the business office, a forest green color has been selected for the roll-up doors. A grey metal seam material is proposed for the roof. Based on the surrounding parcels building out in this area, the mini-storage facility would eventually blend in with the surrounding development. At a minimum, the plans show there will be an approximately 15-foot landscaped area with various trees and drought tolerant along the north elevation to help break up the long expanse of walls. Landscaping will continue along all sides of the project site.



**View looking Southwest from Nutwood Circle**



**View looking Southeast from Nutwood Circle**

#### Parking

Self-storage land use generates a lower level of traffic compared to commercial, retail, and other office projects. Due to the unique nature of self-storage, parking needs are significantly less than traditional warehouse and storage uses. The project includes a request to reduce the parking requirements from 52 parking spaces to 9 spaces. Six spaces are provided for near the front gates along Nutwood to allow direct access to the office. As requested by the Planning Commission, an additional 3 parking space are to be added at the South end of the site. Additional parking for people who are accessing their storage unit would be within the facility adjacent to the unit within the drive aisle. The drive aisles are designed to be 30' to 35' feet wide, which would allow for adequate room for parallel parking and for vehicle circulation.

Table 21.22.01 allows for a CUP to reduce the number of parking spaces required for storage buildings that are 10,000 square feet or larger, if demonstrated that the parking demand is less than the required standard. The Planning Commission has consistently allowed reduced parking for mini storage.

#### Neighborhood Compatibility

The main concern with any storage type use is that it be screened from adjacent uses. Considering the mini-storage facility will be an indoor storage facility, and the property appears to have adequate landscaping and quality screening along the project's boundaries, the use will be consistent with the surrounding area.

The proposed project provides the required building and landscape setbacks. The building setback along the rear property line which abuts to residential neighborhoods is setback at 20' which is 10' greater than required.

#### Environmental Determination

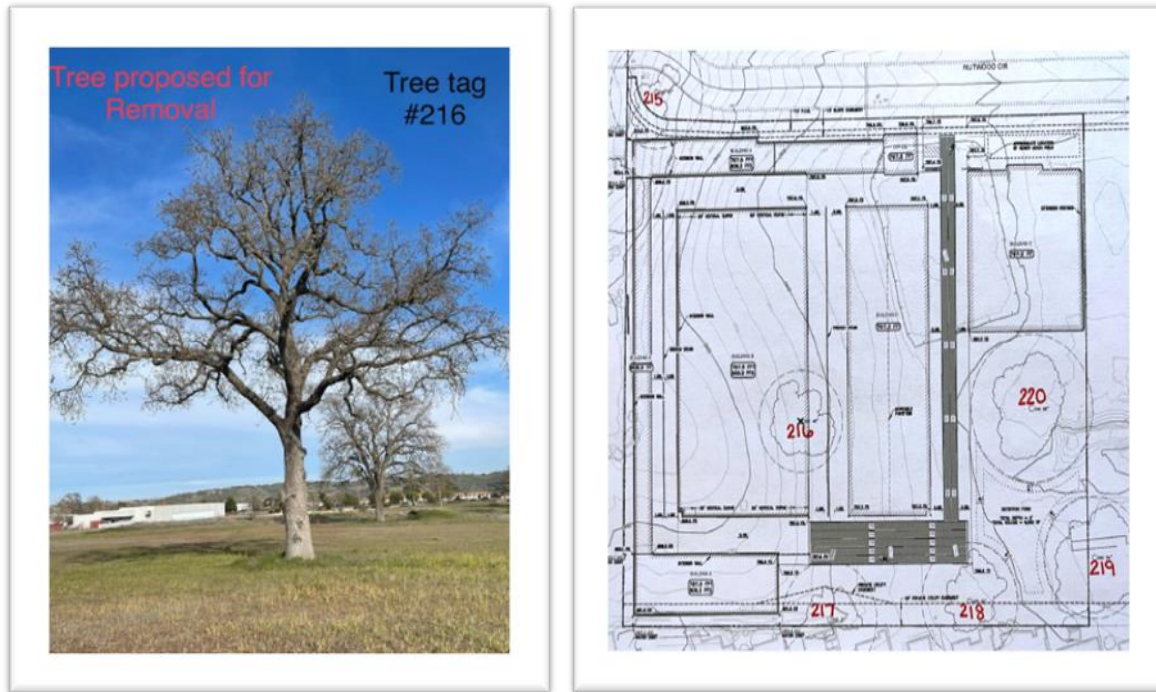
Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project. Based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration (MND) was prepared and circulated for public review and comment in full compliance with CEQA. At the time of publishing this report, the City has not received any public comments on the MND.

#### Oak Tree Removal

There are five oak trees located on the project site. The applicant has applied to remove one 46-inch diameter valley oak (OTR 23-01) located on the site in the location of proposed building B. As identified by the Biological Resources Assessment (BRA) prepared by Padre Associates and the Oak Tree Impact Report prepared by Kokers Demo & Tree Service (both reports available in Attachment 3), one mature oak tree, identified as tree #216, is located central to the project site and is in good health. The oak tree, identified as tree #216, is proposed to be removed during project implementation.

The Community Development Director could not make the determination that the tree is "clearly dead or diseased beyond correction," based on the evaluation by arborist Hattie Koker, which indicated the tree was in good health. Therefore Section 10.01.050.C of the Oak Tree Ordinance would consider the tree "healthy" and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D.

The necessity of the requested action is to allow reasonable use of the property for which it has been zoned by allowing construction of the project. Alternate site plans were considered to preserve all oak trees on site. The arborist indicated that the alternate site plan would place construction within very close proximity to the tree and place buildings and pavement within the critical root zone (see Arborist Letter 10.14.22 Attachment 6). According to the arborist, special construction methods would not guarantee preservation of oak tree #216. Because the building has been considered for alternative designs (see alternate site plan, attachment 5) and the site plan has undergone changes to retain the four other oak trees on the property (Tree Nos. 215, 217, 218 and 220), every reasonable effort has been made to avoid impacting oak trees, consistent with Paso Robles Municipal Code Section 10.01.050.D. Additionally, The City's Oak Tree Ordinance (PRMC 10.01.030) would require replacement of 25% of the total DBH of the oaks being removed and replaced, which is equivalent to 12-inches.



**Tree proposed for removal & site plan identifying location of existing oak trees.**

### **Fiscal Impact**

There is no direct fiscal impact from approving the recommended actions, however, the project is expected to have positive economic impacts to the City, which supports City Council's overall economic development goals.

### **Recommendation**

That the City Council take the following actions:

- a. Approve Resolution 23-XXX(A) certifying the mitigated negative declaration and adopting the Mitigation Monitoring and Reporting Plan;
- b. Approve Resolution 23-XXX(B) approving Planned Development 22-13, Conditional Use Permit 22-13 and Oak Tree Removal 23-01.

### **Attachments**

1. Vicinity Map
2. Resolution 23-XXX(A) – Mitigated Negative Declaration
3. Resolution 23-XXX(B) - PD 22-13 CUP 22-13 OTR 23-01
4. Initial Study and Mitigated Negative Declaration (Exhibit A of Resolution 23-XXX(A))
5. Alternate Site Plan
6. Arborist Letter 10.14.22
7. Legal Notice
8. Mail Affidavit