


TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR 

SUBJECT: REZONE 06-003, PLANNED DEVELOPMENT 06-015
1028 21ST STREET, APPLICANT – SUNDANCE ENTERPRISES

DATE: APRIL 3, 2007

Needs: For the City Council to consider a Rezone and Planned Development application to rezone property to be in conformance with the General Plan, and to construct a mixed-use residential and commercial project, with seven 3-bedroom apartments and 1,240 s.f. of commercial space.

- Facts:
1. The project site is located at 1028 21st Street. See attached Location Map.
 2. The current zoning of the property is Multi-Family Residential (R3). The General Plan Land Use Designation is Commercial Service Mixed-Use Overlay (CS M-U). The applicant is proposing to rezone the property from R3 to Commercial/Light Industrial with a Mixed-Use Overlay (C3 M-U), to provide consistency between the Zoning Map and Land Use Map.
 3. Surrounding land uses include: the Oak Tree Parking Lot for the Midstate Fair to the north; a church and multi-family housing to the east; multi-family housing to the south; and a single family residence to the west.
 4. This item was considered by the Planning Commission at the Commission meetings on February 27, 2007 and March 13, 2007. The Commission only had six members present at the first meeting, and they had a tie 3-3 vote. Therefore, the project was continued to the next meeting where although there was still only six members present, the Commission recommended approval of the rezone and the development project to the City Council on a vote of 4-2. Planning Commission members who did not support the recommended rezone were concerned with the design and character of the proposed mixed use development, the proportion of commercial to residential in the project, and the shared parking exceptions requested.
 5. The project is subject to the environmental review requirements of the California Environmental Quality Act (CEQA). An Initial Study was prepared and no significant environmental issues were identified, therefore a Negative Declaration has been prepared.

Analysis
and

Conclusions: Since this application includes a rezone request, City Council approval is required. As noted in the attached Planning Commission staff reports, the proposed project is primarily residential, with a small portion of commercial area. With the requested zoning amendment, which will bring the zoning into conformance with the General Plan, the density would increase from a potential yield three residences to seven.

Twenty-one parking spaces are required with the proposed project. The applicant proposed to provide 19 spaces, and requests approval of a Joint Use shared parking reduction for the two additional spaces. The Commission supported this parking reduction, with a determination that the two spaces would become available during daytime hours for the commercial use when residents are away during the day.

The General Plan and Economic Strategy encourage infill development and rental housing. However the Economic Strategy does not stop there. It is also important that each project contribute to great “place-making”, so that they *“Improve quality of place... establish distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome industry, commerce, tourism, employment and wealth necessary to maintain and enhance quality of life.”*

The building exhibits a motel-like appearance; other designs could be considered that would make this building more distinctive and appropriate to its urban setting. Additionally, the common open space area at the rear area of the site is not visible from main living areas of the units. The lack of visibility may create an unsafe condition. Since all the apartments are 3-bedroom units, it is likely that they will be rented out to families. The open space therefore, does not appear to be in a location or designed so that it will function well for use by families.

The City Council could refer the project back to the Planning Commission to consider alternative architectural and site designs, as well as consistency with Economic Strategy objectives.

Options: After opening the public hearing and taking public testimony, the City Council is requested to take one of the actions listed below:

- a. By separate motions: 1) Approve the Resolution to adopt the Negative Declaration; 2) Introduce for first reading Ordinance XXX N.S. approving Rezone 06-003 that would rezone the subject property to C3-MU and 3) Approve Planned Development 06-015.
- b. Refer this project back to the Planning Commission to reconsider other safe site and stable, quality building design alternatives, so that this project more clearly expresses the intent of the General Plan and Economic Strategy.
- c. Amend, modify, or reject the above-listed action.
- d. Request additional information and analysis.

Policy

Reference: City of Paso Robles General Plan Update and EIR, 2003, Zoning Ordinance, 2006 Economic Strategy and CEQA.

Fiscal

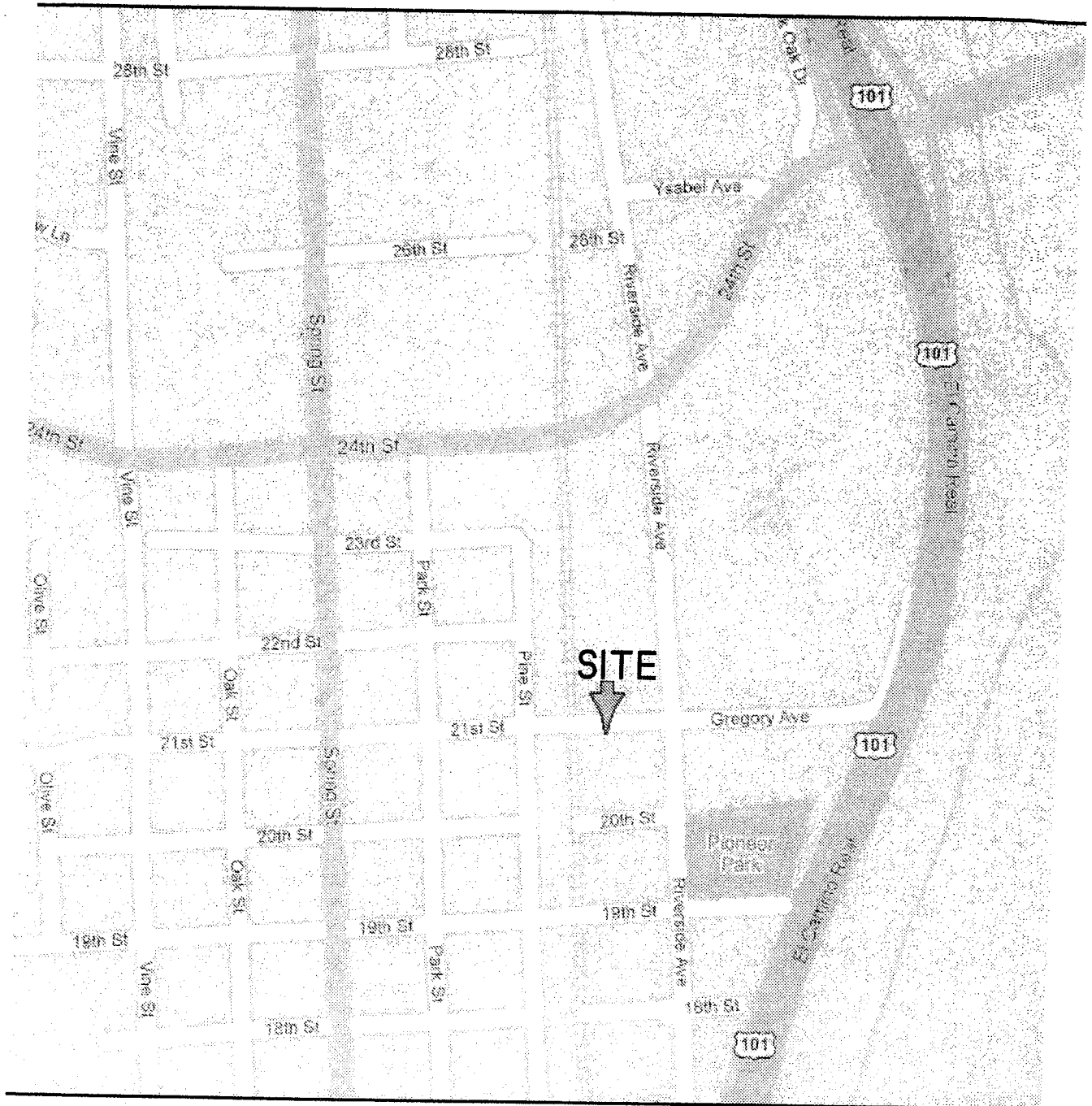
Impact: No fiscal impacts identified with this request

Staff Report Prepared By: Susan DeCarli

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Initial Study
5. Planning Commission Staff Reports, dated February 27, 2007 and March 13, 2007
6. Draft Resolution Approving Negative Declaration for Rezone 06-001 and PD 06-015
7. Draft Ordinance approving Rezone 06-003
8. Resolution to Approve Planned Development 06-015
9. News and Mail Notices

VICINITY MAP

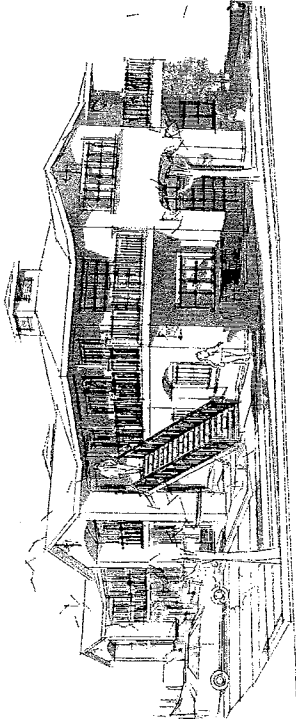


OWNER STEPHEN RUSSELL KING, AIA 1521 PARK STREET, SUITE A, PASO ROBLES, CA 93448 (805) 227-8417 (PH & FAX) (805) 874-8101 (CELL)	INDEX AN	OWNER SUNDANCE ENTERPRISES, INC. 1541 FLETON, CA 93485
		P.C. BOX 388

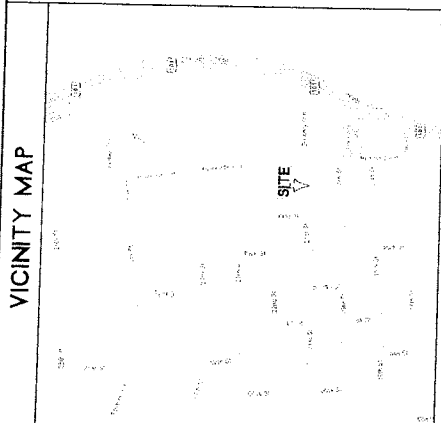
PARKING CALCULATIONS COMMERCIAL COMPONENT 1 SPACE PER 200 SF. 200 SF / 200 = 1 SPACES REQ'D. COMMERCIAL SUBTOTAL = 6 SPACES RESIDENTIAL COMPONENT 2 SPACES PER LIVING UNIT 2 SPACES x 7 LIVING UNITS = 14 SPACES PLUS REQ'D FOR VISITOR = 1 SPACE RESIDENTIAL SUBTOTAL = 15 SPACES REDUCTION FOR SHARED USE = 2 SPACES 1/3 OF COMMERCIAL PORTION (0.33x6=2)	SHEET INDEX ARCHITECTURAL T-0 TITLE SHEET, PERSPECTIVE VIEW, PLOT PLAN / CONCEPTUAL GRADING A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 EXTERIOR ELEVATIONS A-4 PERSPECTIVE VIEWS A-51 DETAILS A-52 DETAILS LANDSCAPE L-0 PROPOSED FINISH FLOOR PLAN L-1 PROPOSITION PLAN L-2 INSTALLATION DETAILS
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MIXED USE DEVELOPMENT
 1028 21st STREET
 PASO ROBLES, CA
 APN 008-247-003

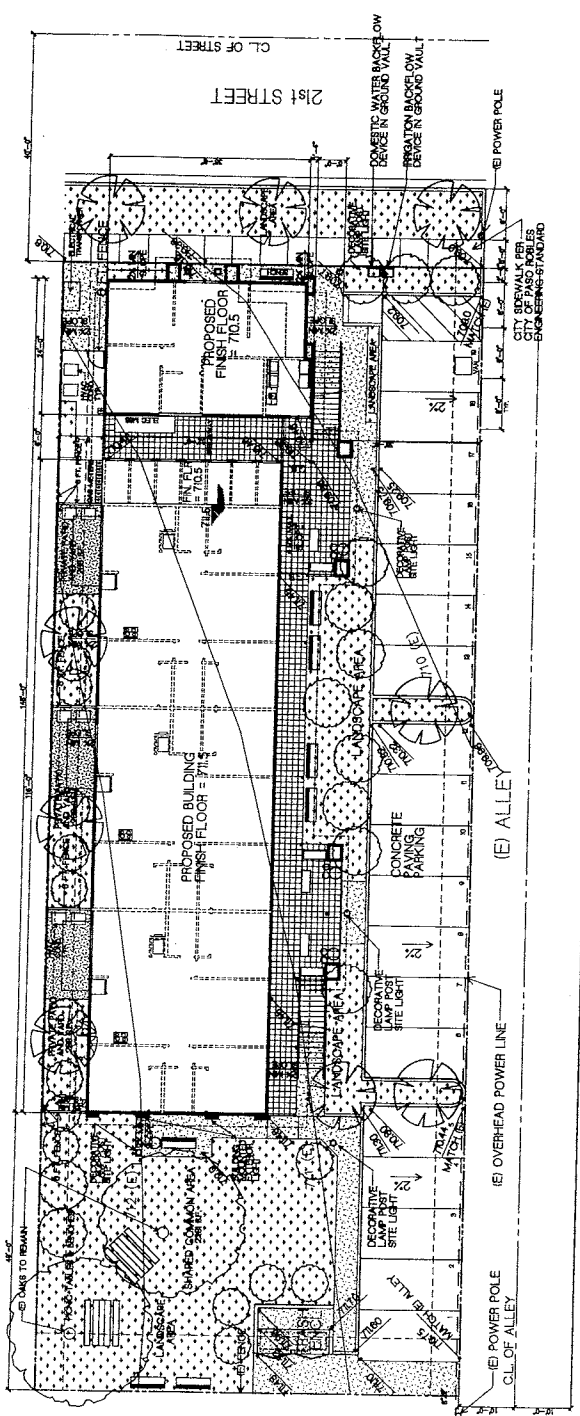
FOR
SUNDANCE ENTERPRISES, INC.



PERSPECTIVE VIEW FROM NORTHEAST



VICINITY MAP

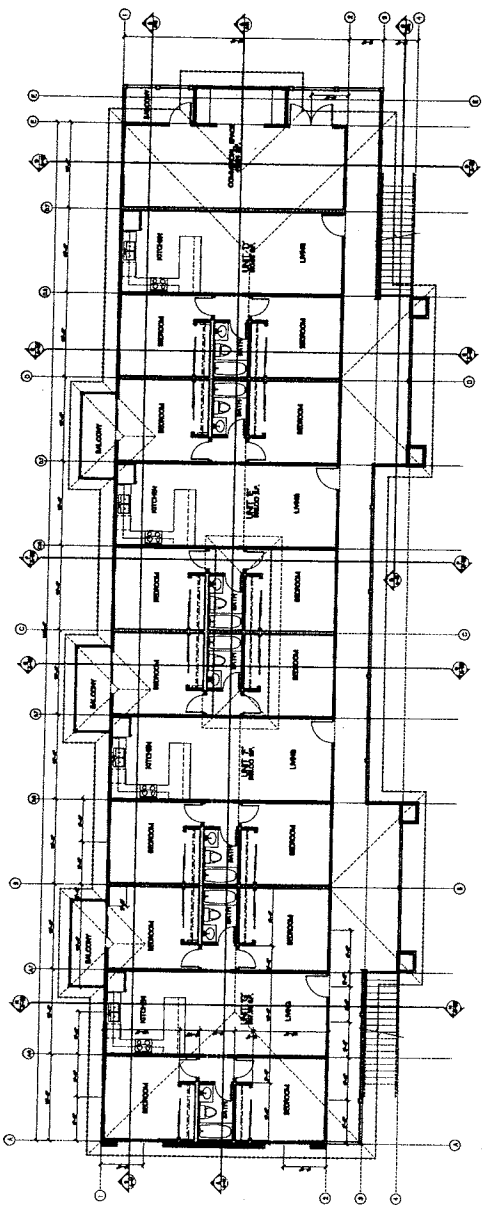


PLOT PLAN / CONCEPTUAL GRADING PLAN

SCALE 1" = 10'



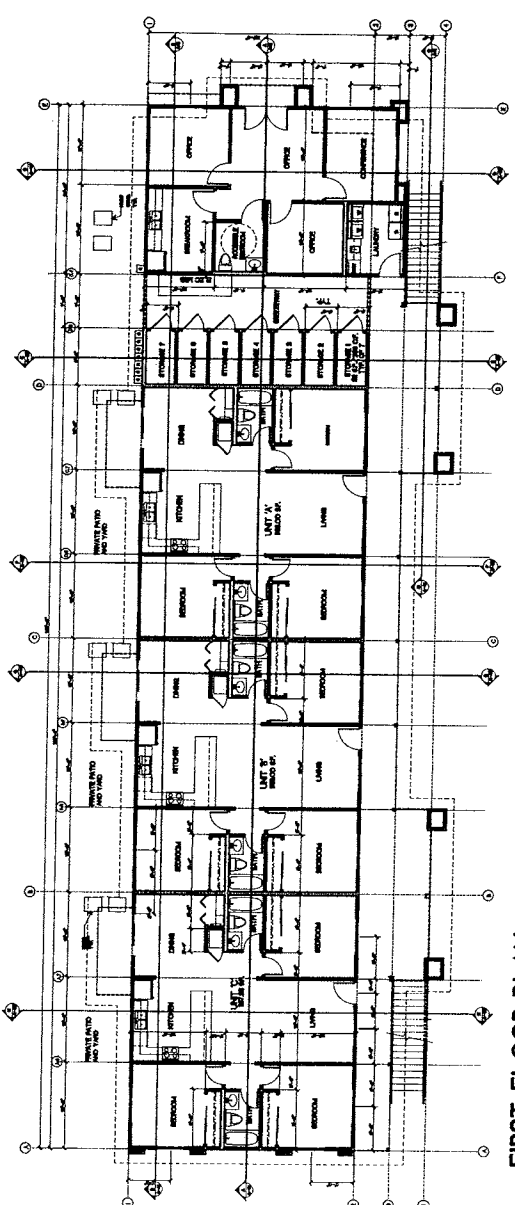
REVISION BY		21st STREET MIXED USE DEVELOPMENT PASO ROBLES, CA FIRST FLOOR PLAN SECOND FLOOR PLAN	OWNER: SUNDANCE ENTERPRISES, INC. P.O. BOX 398 TEMPLETON, CA 93485 ARCHITECT: STEPHEN RUSSELL KING, AIA 1821 PARK STREET, PASO ROBLES, CA 93448 (805) 227-8417 PH (805) 974-8101 CELL
		DRAWN BY: DATE: 01-10-2007 SCALE: 1/8" = 1'-0" REF: 5005_A1-00	SHEET A-1



SECOND FLOOR PLAN

SECOND FLOOR AREA SUMMARY	
RESIDENTIAL COMPONENT	
UNIT 'D':	8108 SF.
UNIT 'E':	11520 SF.
UNIT 'F':	11520 SF.
UNIT 'G':	115723 SF.
RESIDENTIAL PORTION SUBTOTAL:	420789 SF.
COMMERCIAL COMPONENT	
COMMERCIAL SERVICES OFFICE:	41854 SF.
TOTAL SECOND FLOOR AREA:	468673 SF.

SCALE 1/8"=1'-0"

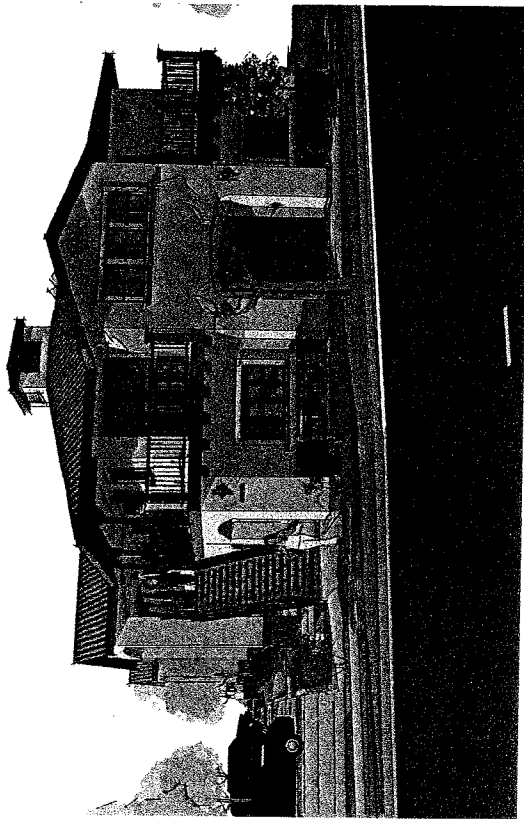


FIRST FLOOR PLAN

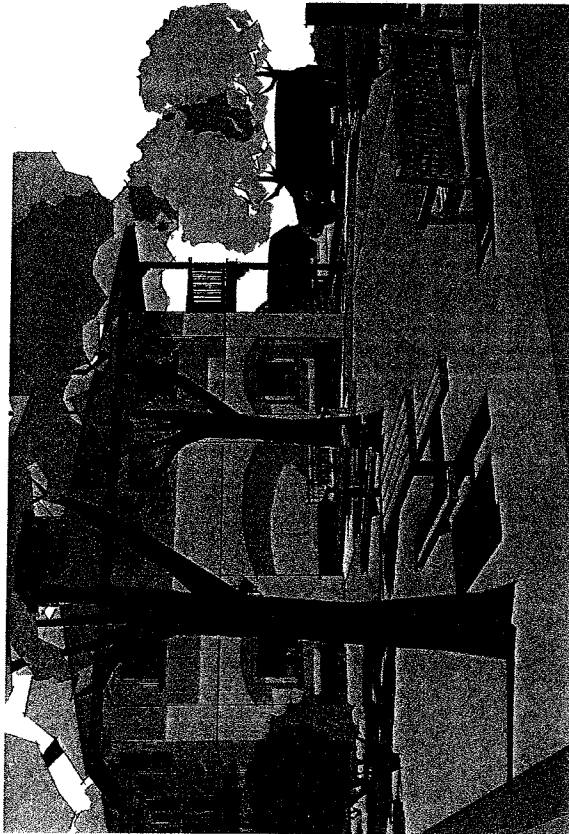
FIRST FLOOR AREA SUMMARY	
RESIDENTIAL COMPONENT	
UNIT 'A':	11520 SF.
UNIT 'B':	11520 SF.
UNIT 'C':	115723 SF.
STORAGE:	26194 SF.
LAUNDRY:	922 SF.
RESIDENTIAL PORTION SUBTOTAL:	3,8839 SF.
COMMERCIAL COMPONENT	
COMMERCIAL SERVICES OFFICE:	7780 SF.
TOTAL GROUND FLOOR AREA:	4,59289 SF.

SCALE 1/8"=1'-0"

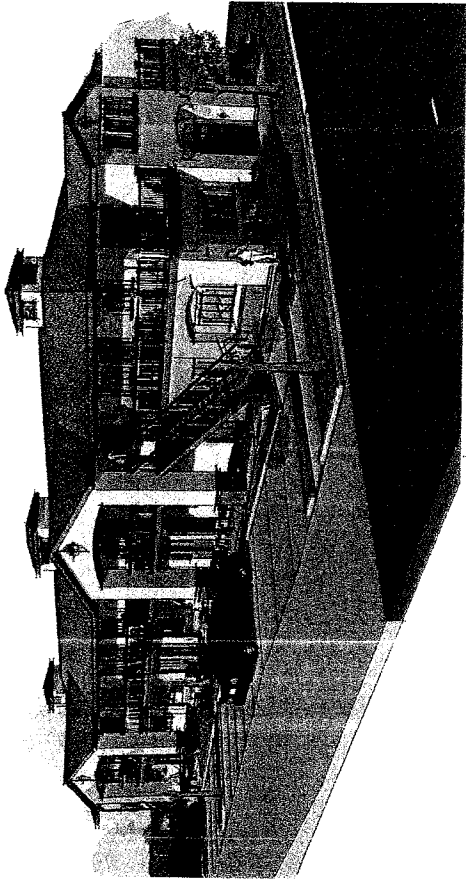
OWNER: SUNDANCE ENTERPRISES, INC. P.O. BOX 368 TEMPLETON, CA 92465	DRAWN BY: S. KING	DATE: 02-08-2007	SCALE: NO SCALE	FILE NAME: 0001_A1_Perspective	SHEET	A-4
OWNER: STEPHEN RUSSELL KING, AIA 1521 PARK STREET, SUITE A, PASO ROBLES, CA 92446 (805) 227-0417 (PH & FAX) (805) 674-8101 (CELL)						



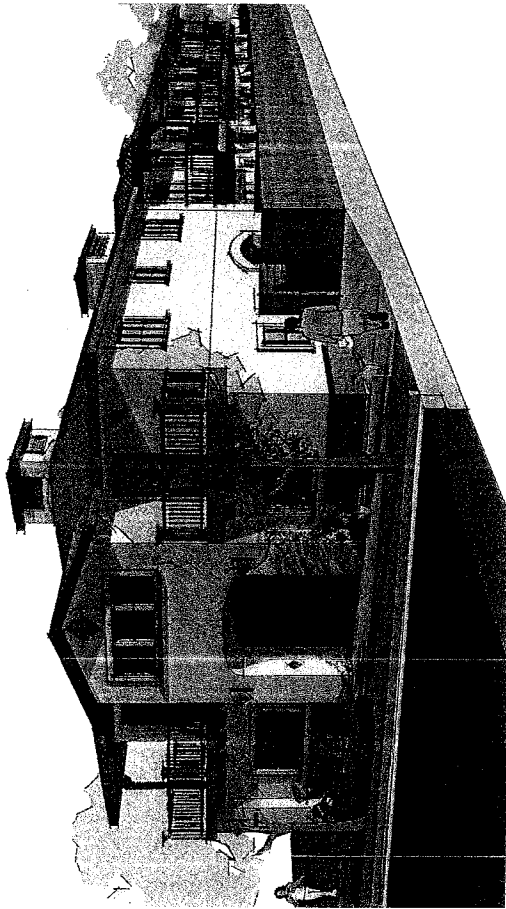
PERPECTIVE FROM NORTH



PERPECTIVE FROM SOUTHWEST



PERPECTIVE FROM NORTHEAST



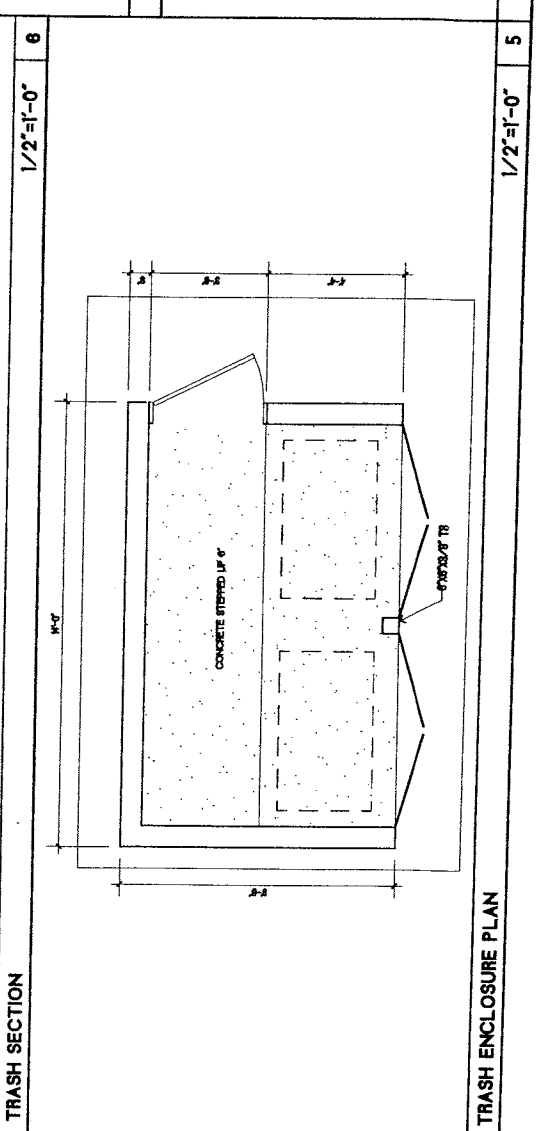
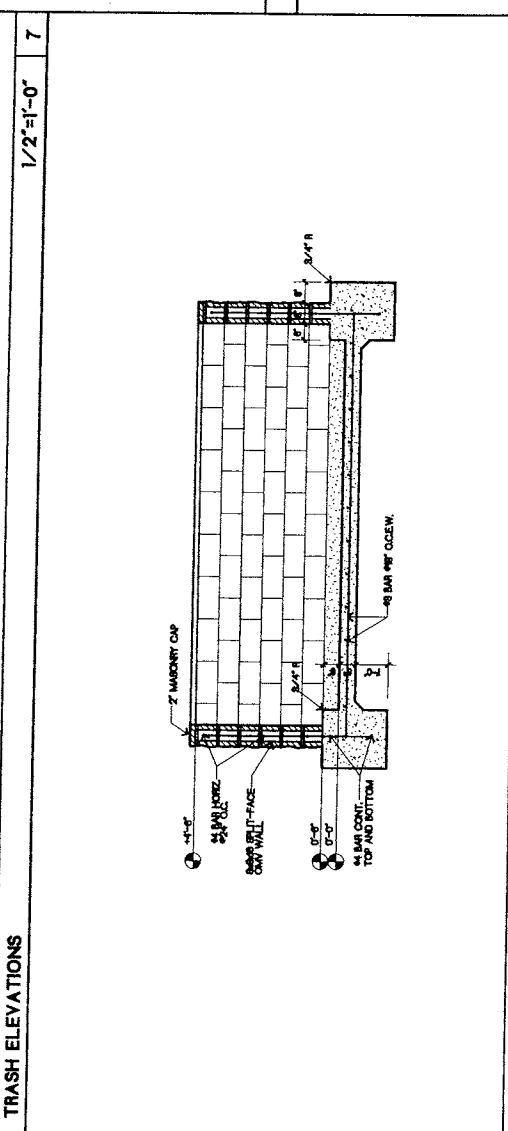
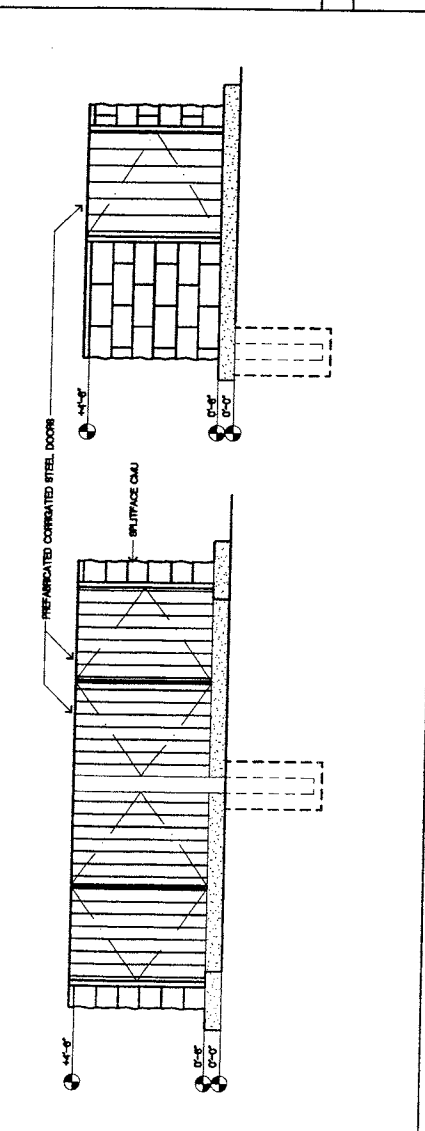
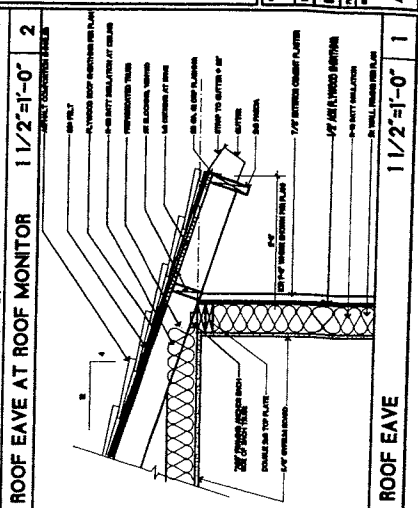
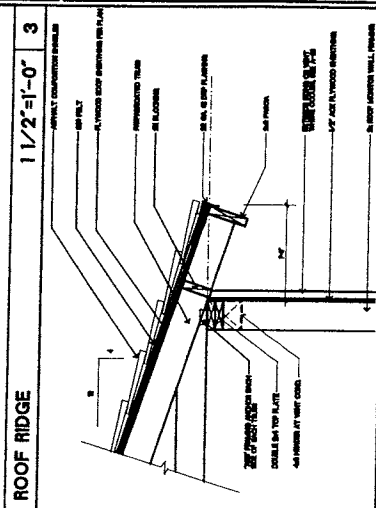
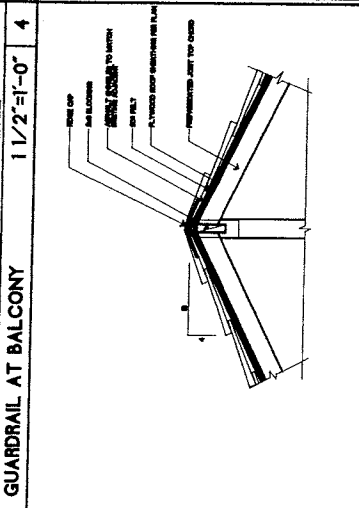
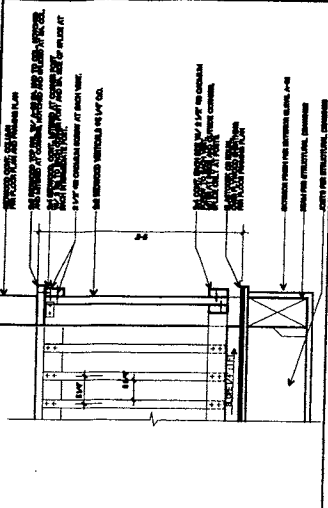
PERPECTIVE FROM NORTHWEST

PERPECTIVE VIEWS



STEPHEN RUSSELL KING, AIA
 8005 222-5411 2411 1455 0905 01-4-0001
 SUNSHINE ENTERPRISES, INC.
 9005 222-5411 2411 1455 0905 01-4-0001
 SAN FRANCISCO, CA 94108

PASO ROBLES, CA
 21st STREET MIXED USE DEVELOPMENT
 DETAILS
 SHEET: 1/2"=1'-0"
 DATE: 1/20/2010
 A-51



**CITY OF PASO ROBLES – P
INITIAL ST**

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: Sundance - Rezone 06-003 and Planned Development 06-015

LEAD AGENCY: City of Paso Robles - 1000 Spring Street, Paso Robles, CA 93446

Contact: Susan DeCarli, AICP, City Planner
Telephone: (805) 237-3970

PROJECT LOCATION: 1028 21st Street
(APN 008-247-003)

PROJECT PROPONENT: Applicant: Sundance Enterprises (Bob Clouston)
P.O. Box 366, Templeton, CA

**LEAD AGENCY CONTACT/
INITIAL STUDY PREPARED BY:** Susan DeCarli, AICP, City Planner

Telephone: (805) 237-3970
Facsimile: (805) 237-3904
E-Mail: sdecarli@prcity.com

GENERAL PLAN DESIGNATION: Commercial Service Mixed-Use Overlay (CS-MU)

ZONING: Apartment (R3)

2. PROJECT DESCRIPTION

The proposed project is a request to rezone property currently zoned R3 to be consistent with the General Plan Designation of CS-MU. The project also includes a request for a Planned Development (PD) for a mixed-use development. The mixed-use project includes 7 residences and 1240 s.f. of commercial space. The property is adjacent to an alley which provides access to the 19 parking spaces provided. The property is surrounded by a single family residence to the west, multi-family and a church to the east and multi-family to the south. A commercial parking lot is located across 21st Street to the north.

3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):

None.

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

6. PURPOSES OF AN INITIAL STUDY

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;
- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
- C. To facilitate environmental assessment early in the design of a project;
- D. To eliminate unnecessary EIRs;
- E. To explain the reasons for determining that potentially significant effects would not be significant;
- F. To determine if a previously prepared EIR could be used for the project;
- G. To assist in the preparation of an Environmental Impact Report if one is required; and
- H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.

7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM

A. Scope of Environmental Review

This Initial Study evaluates potential impacts identified in the following checklist.

B. Evaluation of Environmental Impacts

1. A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).

2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation Measures from Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City's needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers' information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City's Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," if so indicated on the following Environmental Checklist Form (Pages 8 to.15)

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared.

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.

The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated."

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

Signature: _____

Date: _____

February 7, 2007

Susan DeCarli, AICP, City Planner

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning?
(Sources: 1 & 8)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed amendment would provide consistency between the General Plan land use designation and zoning district that applies to this property. The proposed mixed-use project would be consistent with the zoning (if approved) and General Plan designation.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?
(Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003.

- c) Be incompatible with existing land uses in the vicinity?
(Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The rezone and planned development would be compatible with surrounding land uses and would provide a transition between the mix of non-residential and residential uses in the area.

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: This is an urban infill property that does not have agricultural resources or operations on it or in the near vicinity. Thus, this project could not affect agricultural resources.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?
(Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The property is currently vacant. The project will not disrupt or divide the arrangement of land uses in the community.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: This project and applicable density established in the General Plan are consistent with the General Plan build out capacity, and will not result in exceeding population projections.

- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: As a small scale residential and commercial project, this project will not induce substantial growth.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Displace existing housing, especially affordable housing?
(Sources: 1, 3, & 5)

Discussion: This project will not displace existing housing since it is a vacant site.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture? (Sources: 1, 2, & 3)

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault. The proposed structures are not intended for human habitation.

- b) Seismic ground shaking? (Sources: 1, 2, & 3)

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The proposed structure will be constructed to current UBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

- c) Seismic ground failure, including liquefaction?
(Sources: 1, 2 & 3)

Discussion: See a. & b.

- d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

Discussion: There are no water or volcanic hazards that could affect this property, thus potential impacts are less than significant.

- e) Landslides or Mudflows? (Sources: 1, 2, & 3)

Discussion: There are no landslide or mudflow hazards that could affect this property, thus potential impacts are less than significant.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no erosion or soil conditions that could affect this property, thus potential impacts are less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Subsidence of the land? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to a. above.

- | | | | | |
|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expansive soils? (Sources: 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to a. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Unique geologic or physical features? (Sources: 1 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to a. above.

IV. WATER. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: On-site surface runoff will be directed to landscape areas to the extent possible, with drainage from the parking area flowing to the alley and storm drain system. This project would likely result in less than significant changes in absorption rates, and will not change drainage patterns.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no water related hazards or flood zones within the project vicinity. Therefore, no impact to exposure of people or property to water related hazards will result from this project.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will not result in discharge into surface waters or alter water quality, therefore impacts from this project on surface waters will be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: No impact

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to d. above.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (Sources: 1,3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to d. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to d. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Impacts to groundwater quality? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to d. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to d. above.

V. AIR QUALITY. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As an infill, mixed-use project that will provide housing for local workforce labor, this project will likely help reduce air quality impacts.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no sensitive receptors in the vicinity of the project site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: Refer to a. above.

- | | | | | |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to a. above.

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increased vehicle trips or traffic congestion?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed mixed-use project is calculated to result in 87 average daily trips (which are spread over a 24 hour period), nine PM peak hour trips, and 10 AM peak hour trips. (ITE Manual, 6th ed.) Given the available capacity and existing level of service on the surrounding streets (21st and Riverside) which are LOS A, this project could not significantly impact the existing LOS by adding the average daily and peak hour trips generated from this project to the surrounding streets.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Given the location of the project site and proposed land uses, this project will not result in hazardous design features or incompatible uses.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project has adequate access for emergency services on 21st Street.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Insufficient parking capacity on-site or off-site?
(Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Per City Zoning Code Parking Standards, the total parking demand for this project is 21 parking spaces. The applicant has proposed 19 spaces, with the request for a Joint Use Parking Reduction agreement to be granted by the Planning Commission. A parking reduction may be granted where two uses would require parking at different times of the day. A mixed use development is suitable for approval of a Joint Use parking reduction since parking demands for the residences and commercial uses would occur at different times of the day. Parking impacts that may result from this project would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Hazards or barriers for pedestrians or bicyclists?
(Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to a. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Sources: 1 & 8)

Discussion: This project would not conflict with alternative transportation policies.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No impact.

BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Endangered, threatened or rare species or their habitats (including but not limited to: plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no endangered, threatened or rare species or their habitats on the project. Therefore, this project could not impact these resources.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Locally designated species (e.g., heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: There are two oak trees located toward the rear of the project site. An Arborist Report was prepared for this project to assess the existing condition of the trees and potential impacts that may result from this project, and to project recommendations on appropriate tree protection measures. The trees are proposed to be protected and incorporated into the open space area on the site. The arborist report includes oak tree protection measures to be applied with this project to reduce potential impacts to the oak trees to a less than significant level.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No impact.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans?
(Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project could not affect or conflict with energy conservation plans.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not use non-renewable resource in a wasteful and inefficient manner.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located in an area of a known mineral resources that would be of future value to the region and the residents of the State.

IX. HAZARDS. Would the proposal involve:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As a residential and small scale commercial use, the proposed project will not likely result in risk of explosion or other hazardous substances.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to item a.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) The creation of any health hazard or potential hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to item a.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to item a.

X. NOISE. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? (Sources: 1, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will not likely increase potential noise levels since office and residential uses are not generally significant noise producing uses.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of people to severe noise levels? (Source: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would not result in exposure of people to severe noise levels. See item a.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? (Sources: 1, 3, 6, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police Protection? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other governmental services? (Sources: 1,3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a.-e. The project applicant will be required to pay development impact fees as established by the city per AB 1600 to mitigate impacts to public services if development is proposed in the future.

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communication systems? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Solid waste disposal? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: a.-g. The project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems.

XIII. AESTHETICS. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: This project is not within or near a scenic vista or highway and could not affect these resources.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a demonstrable negative aesthetic effect?
(Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will likely result in beneficial impacts to aesthetics by upgrading the quality of development in the vicinity..

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Create light or glare? (Sources: 1, 3, 7, & 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will not increase potential light or glare.

XIV. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no known paleontological or other cultural resources on site and the project does not proposed new development; therefore these resources could not be impacted.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Disturb archaeological resources? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to item a.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect historical resources? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing home at 405 14th Street is proposed to be renovated to upgrade the existing historical architecture which will be a benefit to historical resources.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to item a.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Refer to item a.

XV. RECREATION. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project does not include development thus it could not result in impacts related to recreation resources.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Affect existing recreational opportunities? (Sources 1, 3, & 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project will not affect existing recreational opportunities.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1 & 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project does not include development and it could not result in impacts that would degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important history or prehistory.

- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will not result in significant environmental impacts and therefore will not result in short term or long term environmental goals.

- c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project will not result in cumulative environmental impacts.

- d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project does not have the potential to result in substantial adverse effects on human beings either directly or indirectly.

11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). The earlier documents that have been used in this Initial Study are listed below.

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
7	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446

Attachments:

- A – Site Plan
- B – Elevations
- C – Arborist Report

TO: HONORABLE CHAIRMAN AND PLANNI
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REZONE 06-003, PLANNED DEVELOPMENT 06-015
1028 21ST STREET, APPLICANT – SUNDANCE ENTERPRISES

DATE: MARCH 13, 2007

Needs: For the Planning Commission to consider a Rezone and Planned Development application to rezone property to be in conformance with the General Plan, and to construct a mixed-use residential and commercial project, with seven 3-bedroom apartments and 1,240 s.f. of commercial space.

Facts:

1. This item was considered by the Planning Commission at the meeting on February 27, 2007. Six Planning Commissioners were present at that meeting, and the Commission had a 3-3 vote. This item was continued to this meeting for a final determination on this project.
2. The project site is located at 1028 21st Street. The current zoning of the property is Multi-Family Residential (R3). The General Plan Land Use Designation is Commercial Service Mixed-Use Overlay (CS M-U). The applicant is proposing to rezone the property from R3 to Commercial/Light Industrial with a Mixed-Use Overlay (C3 M-U), to provide consistency between the Zoning Map and Land Use Map.
3. The Commission expressed concern regarding: 1) a request for a Joint Use Parking Agreement and potential parking impacts; 2) the building motel-like form and suitability of outdoor amenities; and 3) residential density. The previous staff report from the meeting on February 13, 2007 is attached for reference.

As noted in the prior staff report, the proposed project is primarily residential. With the requested zoning amendment, which will bring the zoning into conformance with the General Plan, the density would increase from a potential yield three residences to seven. Given site constraints and the applicant's request to maximize development and building efficiency on this site, it limits flexibility in creative site design. This in turn, limits the options for building form and open space planning. Twenty-one parking spaces are required with the proposed project. If the project were reduced by one unit (total of six 3-bedroom apartments), the parking reduction would not be needed.

The General Plan and Economic Strategy encourage infill development and to provide for rental opportunities, however it is important that all development be designed for long-term, livability and neighborhood quality.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Deny the rezone and/or Planned Development 06-015 as being inconsistent with the intent of the City's Mixed-Use Regulations.
- b. By separate motions: 1) recommend approval of Rezone 06-003; and 2) recommend approval of Planned Development 06-015.

- c. Amend, modify, or reject the above-listed action.
- d. Request additional information and analysis.

Staff Report Prepared By: Susan DeCarli

Attachments:

1. Planning Commission Staff Report, dated February 27, 2007
2. Resolution to Deny Rezone 06-003 and PD 06-015
3. Ordinance for Rezone 06-003
4. Resolution to Recommend Approval of Planned Development 06-015

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: REZONE 06-003, PLANNED DEVELOPMENT 06-015
1028 21ST STREET, APPLICANT – SUNDANCE ENTERPRISES

DATE: FEBRUARY 27, 2007

Needs: For the Planning Commission to consider a Rezone and Planned Development application to rezone property to be in conformance with the General Plan, and to construct a mixed-use commercial and residential project.

- Facts:**
1. The project site is located at 1028 21st Street.
 2. The current zoning of the property is Multi-Family Residential (R3). The General Plan Land Use Designation is Commercial Service Mixed-Use Overlay (CS M-U). The applicant is proposing to rezone the property from R3 to Commercial/Light Industrial with a Mixed-Use Overlay (C3 M-U), to provide consistency between the Zoning Map and Land Use Map.
 3. Surrounding land uses are primarily residential in character and include a church and multi-family residences to the east, multi-family residences to the south, a commercial parking lot to the north, and a single family home to the west.
 4. The development project is a proposal to construct a two-story, mixed use building with 1,240 s.f. of commercial space along the 21st Street frontage (both upstairs and downstairs), and seven apartment units totaling approximately 8,082 s.f.
 5. The project requires 21 parking spaces. Due to the size and design of the project, the applicant can only provide 19 spaces, and is requesting a Joint Use shared parking agreement with this application for three parking spaces.
 6. The open space requirements (300 s.f. per dwelling unit) has been provided for the residences with either a ground floor enclosed, outdoor patio area or a balcony for the 2nd story units. Common open space has been provided at the rear area of the site.
 7. The proposed project complies with the Mixed-Use development standards. While the standards do not require mixed use projects to include a specific ratio between commercial and residential land uses, this project is predominantly residential (85% of the building).
 8. There are two oak trees located in the rear area of the property. These trees are proposed to be protected and incorporated into the landscape plan for the common open space area.
 9. The architectural style incorporates Mediterranean forms and materials, including use of smooth, off-white stucco for the building walls, and terra cotta colored wainscot tiles and roofing.

10. The Development Review Committee (DRC) considered this project at their meetings on December 4, 2006 and January 16, 2007. The DRC supported the quality and use of materials, but had reservations regarding the predominance and density of the residential use of the site versus the commercial component. The DRC also expressed concern that the building form looked somewhat like a hotel, and that the usability of the open space was less than desirable, and questioned whether it would create a quality living environment for the residents.
11. Per the California Environmental Quality Act (CEQA), an environmental review was conducted since the rezone is a legislative act. No significant environmental impacts were identified that may result from this project. Therefore, a draft Negative Declaration has been prepared.

**Analysis
and**

Conclusions:

As noted above, the application includes a request for a rezone from R3 to C3 M-U. The current zoning would allow for up to three residences. If the zoning was brought into conformance with the General Plan designation, with the underlying district of being Commercial and with the Mixed Use Overlay the density would significantly increase and allow up to 20 dwelling units per acre. The applicant has proposed a mixed-use project with both commercial and residential land uses. Given the size of the property (15,750 s.f.) the maximum number of units with mixed use density is seven units. While the MU Overlay does not prescribe a specific ratio of commercial to residential, this is primarily a residential project. The underlying land use designation of CS is for intensified commercial development, with the objective of redeveloping this area of town from residential to commercial uses. The intent of the MU Overlay is to encourage a mix of uses that will result in a more pedestrian oriented, lively area of town. There is concern that the intent and spirit of the land use designation (CS M-U) would not be met with the mix of uses proposed with this project.

The design of the project has evolved through several iterations so that the proposed project is of a much higher quality of architecture and materials than was originally proposed. However, staff and the DRC expressed concerns that the building form for a mixed use (largely residential) development is not as "livable" in terms of usable open space and massive building design. The applicant has noted that this is a challenging site, being somewhat linear. However, the proposed density is also limiting development options as evidenced by the need for parking reductions. The proposed project would be an improvement compared to existing surrounding development, however, it appears to fall short of the long term vision of the area.

Additionally, there are remaining concerns that the common open space, which is accessed off the alley at the rear area of the site, does not have adequate human surveillance with either building entrances, main living area windows, patios or other features that would face out onto the area, that would build in added safety for users of the open space. The DRC determined that the project should be moved forward to the full Planning Commission for consideration.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Deny the rezone and/or Planned Development 06-015, and Negative Declaration, as being inconsistent with the intent of the City's Mixed-Use Regulations.
- b. By separate motions: 1) recommend approval of the Negative Declaration; 2) recommend approval of Rezone 06-003; and 3) recommend approval of Planned Development 06-015.
- c. Amend, modify, or reject the above-listed action.
- d. Request additional information and analysis.

Staff Report Prepared By: Susan DeCarli

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations and Landscape Plans
4. Arborist Report
5. Initial Study
6. Resolution to Deny Rezone 06-003 and PD 06-015
7. Resolution to Recommend Approval of the Negative Declaration
8. Ordinance for Rezone 06-003
9. Memorandum from City Engineer
10. Resolution to Recommend Approval of Planned Development 06-015
11. Newspaper and Mail Notice Affidavits

RESOLUTION NO:

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES
ADOPTING A NEGATIVE DECLARATION FOR
REZONE 06-003 AND PLANNED DEVELOPMENT 06-015
1028 21ST STREET, APN 008-247-003
APPLICANT – SUNDANCE ENTERPRISES**

WHEREAS, Rezone 06-003 and Planned Development 06-015 has been filed by Sundance Enterprises; and

WHEREAS, Rezone 06-003 is a request to rezone property from Multi-Family Residential (R-3) to Commercial Service Mixed-Use Overlay (CS-MU), and Planned Development 06-015 is a proposal to construct a mixed-use project with seven apartments and 1,240 s.f. of commercial space; and

WHEREAS, the proposed rezone of the subject property would bring the zoning into consistency with the General Plan land use designation of Commercial Service Mixed-Use Overlay (CS-MU); 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 and a Draft Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study; and

WHEREAS, Public Notice of the proposed Draft Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 27, 2007 and on March 13, 2007, and the City Council on April 3, 2007 to consider the Initial Study, the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the Rezone, Planned Development and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Negative Declaration for Rezone 06-003 and Planned Development 06-015 in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 3rd day of April, 2007, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

ORDINANCE NO. XX.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE
REZONING PROPERTY TO HIGHWAY COMMERCIAL MIXED-USE (C2-MU)
FOR PROPERTY LOCATED AT 1028 21ST STREET, APN 008-247-003
APPLICANT – SUNDANCE ENTERPRISES
ZONING MAP AMENDMENT 06-003

WHEREAS, the current Zoning of property at 1028 21st Street is R3 (Apartment); and

WHEREAS, the General Plan land use designation of this property is CS M-U (Commercial Service Mixed-Use), and this Zoning Map Amendment will provide consistency between the Zoning Map and Land Use Map in the General Plan, as shown in Exhibit A; and

WHEREAS, this Zoning Map Amendment will allow mixed use development of this property, with a maximum residential density of 20 dwelling units per acre; and

WHEREAS, at its meeting of February 27, 2007 and on March 13, 2007, 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. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on consideration of information received at its meeting of April 3, 2007, 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. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Commission's recommendation from the Planning Commission's February 27, 2007 and on March 13, 2007 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on April 17, 2007, the City Council held second reading of said ordinance.
NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1. The zoning map amendment is hereby established on the official Zoning Map as shown in Exhibit A.

SECTION 2. 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 3. 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 5. Inconsistency. To the extent that the terms or 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, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on April 3, 2007, and passed and adopted by the City Council of the City of El Paso de Robles on the 3rd day of April, 2007, by the following vote:

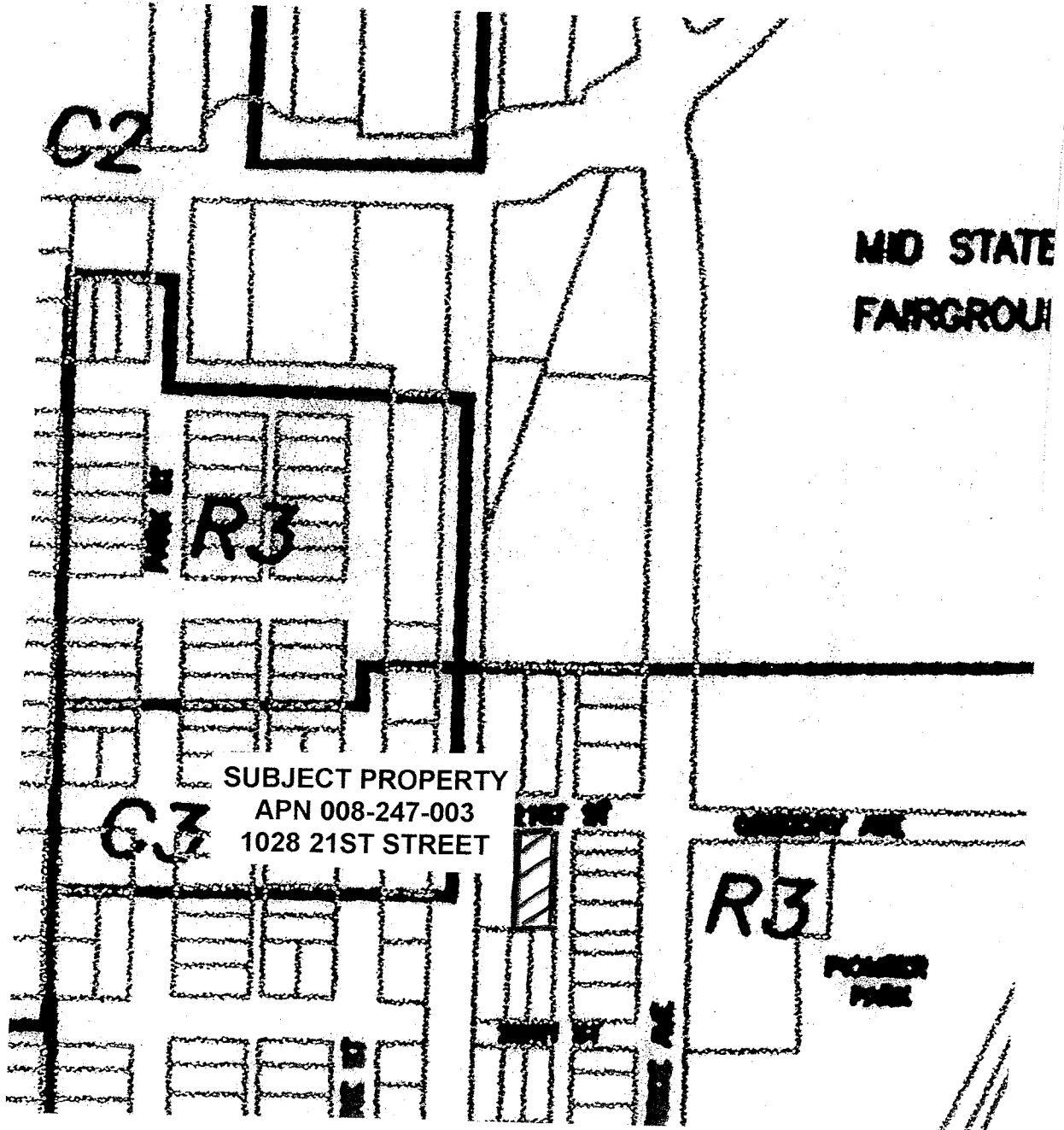
AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

Exhibit A
Zoning Map



RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES
APPROVAING PLANNED DEVELOPMENT 06-015
1028 21ST STREET, APN 008-247-003
APPLICANT – SUNDANCE ENTERPRISES**

WHEREAS, Planned Development 06-015 has been filed by Sundance Enterprises; and

WHEREAS, Planned Development 06-015 is a proposal to construct a mixed-use project with seven apartments and 1,240 s.f. of commercial space; and

WHEREAS, the proposed development project is consistent with the City's Mixed-Use Ordinance; and

WHEREAS, per Section 21.22.130 of the City Zoning Ordinance, with approval of a Joint Use Parking Agreement to share the use of two parking spaces between daytime and evening land uses, the proposed project complies with the applicable zoning standards; and

WHEREAS, the project complies with the CS M-U (Commercial Service Mixed-Use) General Plan land use designation and the C2 M-U (Highway Commercial Mixed-Use) zoning district, and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 27, 2007 and on March 13, 2007, and the City Council on April 3, 2007 on this project to accept public testimony on the Planned Development application PD 06-015 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 City Council makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. 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
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. 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

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed project implements the intent of the 2006 Economic Strategy by providing a quality development project that will attract economic development and employment opportunities in the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve Planned Development 06-015, subject to the following conditions:

STANDARD CONDITIONS:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit "A" and incorporated herein by reference.

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:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Site Plan and Exterior Elevations

3. This PD 06-015 allows for development of a mixed-use development project, including seven apartments and 1,240 s.f. of commercial space.
4. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution including the superior quality Mediterranean style architectural details as shown of project perspective board elevations.
5. A constructive notice shall be recorded with the property deed restricting the apartment units to not be subdivided into condominiums in the future, to maintain these residences as rental units.
5. This PD 06-015 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 06-015 shall expire on April 3, 2009. 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.
6. 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.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

9. 10. All existing and new overhead utilities shall be placed underground, except as otherwise exempted by City codes.
11. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
12. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE MITIGATION:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air

Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

13. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
14. Prior to grading permit, the applicant shall provide plans for the treatment of storm water leaving the site.
15. Parkway landscaping in accordance with plans approved by the Planning and Streets Divisions shall be completed prior to occupancy of the building.
16. The applicant shall take the steps necessary to annex to or form a City Community Facilities District (CFD) in order to provide funding for City services for each new parcel or dwelling unit in the proposed development. The agreement to form or annex to a CFD shall be in a manner to be approved by the City Attorney. Participation in a City CFD for services is intended to fully mitigate the incremental impact of new residential development on City services.

In order to insure that there is adequate and consistent funding to provide for City services in a manner reflective of adopted General Plan standards, it is necessary to provide a "fall back" funding mechanism in case, for any reason, it is not possible to annex to or form a CFD that would fully mitigate the incremental fiscal impacts on City services. A fall back funding mechanism is also needed if a CFD is formed and for whatever reason the CFD is invalidated or otherwise is incapable of meeting its intended purpose of fully mitigating the impacts of new residential development on City services.

In order to insure that there is an alternative form of fiscal mitigation, prior to final approval of any project creating additional residential lots or dwelling units, the property owner shall agree, in a manner subject to approval by the City Attorney, to provide for alternative means of fiscal mitigation. The alternative means of fiscal mitigation could include, but would not be limited to, equivalent services being provided by a Homeowners Association, a perpetual endowment to cover the incremental costs of City services (including a CPI adjustment), a City road maintenance assessment district, or a combination of such tools to insure full fiscal mitigation of impacts to City services.

16. Tree protection measures recommended by the project arborist shall be implemented to protect the two oak trees in the rear area of the property.
17. Decorative street and outdoor landscape furniture shall be installed as shown on project elevations, including benches and tables.

18. Enhanced site hardscape materials shall be installed for all site walkways, which may include but not be limited to stamped, colored concrete, interlocking pavers or other similar materials.
19. The trash enclosure for this project shall be designed to be architecturally compatible with the Mediterranean style of the primary structure.
20. The rear common open space shall have evening light fixtures installed that are compatible with the Mediterranean style of architecture of the primary structure. Light fixtures shall be downcast and shielded in compliance with the City's lighting standards, and shall remain on from dusk until dawn to provide added safety to the open space area.

Engineering Conditions:

21. Prior to occupancy, the applicant shall construct curb, gutter and sidewalk on 21st Street in accordance with City West Side Standard A-12 adjacent to the frontage of the project. All improvements shall be in accordance with plans approved by the City Engineer and parkway landscape plans approved by the Planning Division.
22. Prior to occupancy, the applicant shall relocate the utility pole in the existing alley approach and improve the alley, and approach, in accordance with City standards A-17, B-6 and plans approved by the City Engineer.
23. Prior to combustible construction, the applicant shall extend an 8-inch water main from Riverside Avenue and place a fire hydrant at the west boundary of the project.
24. Prior to occupancy, the applicant shall enter into an agreement to participate in the relocation of all overhead utilities in the block underground.

Emergency Services Conditions:

23. Provide fire sprinkler systems for residential, commercial, and industrial buildings.
25. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
26. A directory or annunciator panel shall be installed at all vehicle entrance area indicating building locations and numbers.

PASSED AND ADOPTED THIS 3rd day of April, 2007 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

EXHIBIT A OF RESOLUTION

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 06-015

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: MARCH 13, 2007

APPLICANT: SUNDANCE

LOCATION: 1028 21ST STREET

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS:

- 1. This project approval shall expire on March 13, 2009 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 7. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. All existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 11. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 2. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 00-023 Resolution for specific DRC review requirements.
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

(Adopted by Planning Commission Resolution 94-038)

PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

APPLICANT: SUNDANCE PREPARED BY: JF

REPRESENTATIVE: _____ CHECKED BY:

PROJECT: PD 06-015 TO PLANNING:

All conditions marked are applicable to the above referenced project for the phase indicated.

D. PRIOR TO ANY PLAN CHECK:

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

E. PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

21st Street	Westside	A-12
Street Name	City Standard	Standard Drawing No.

- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;

(Adopted by Planning Commission Resolution 94-038)

- b. Water Line Easement;
- c. Sewer Facilities Easement;
- d. Landscape Easement;
- e. Storm Drain Easement.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate

Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding

(Adopted by Planning Commission Resolution 94-038)

surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.

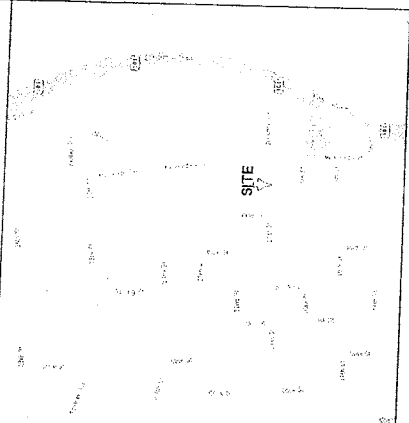
- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.
- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.
- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

VICINITY MAP

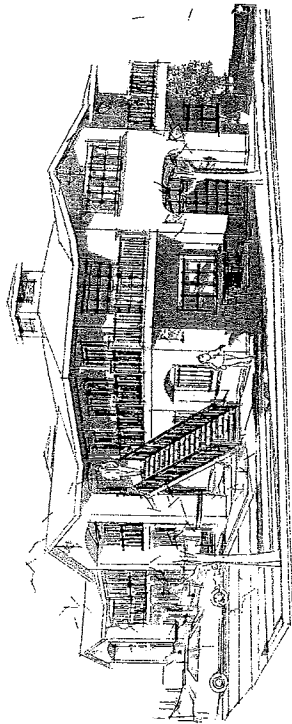


MIXED USE DEVELOPMENT

1028 21st STREET
PASO ROBLES, CA
APN 008-247-003

FOR

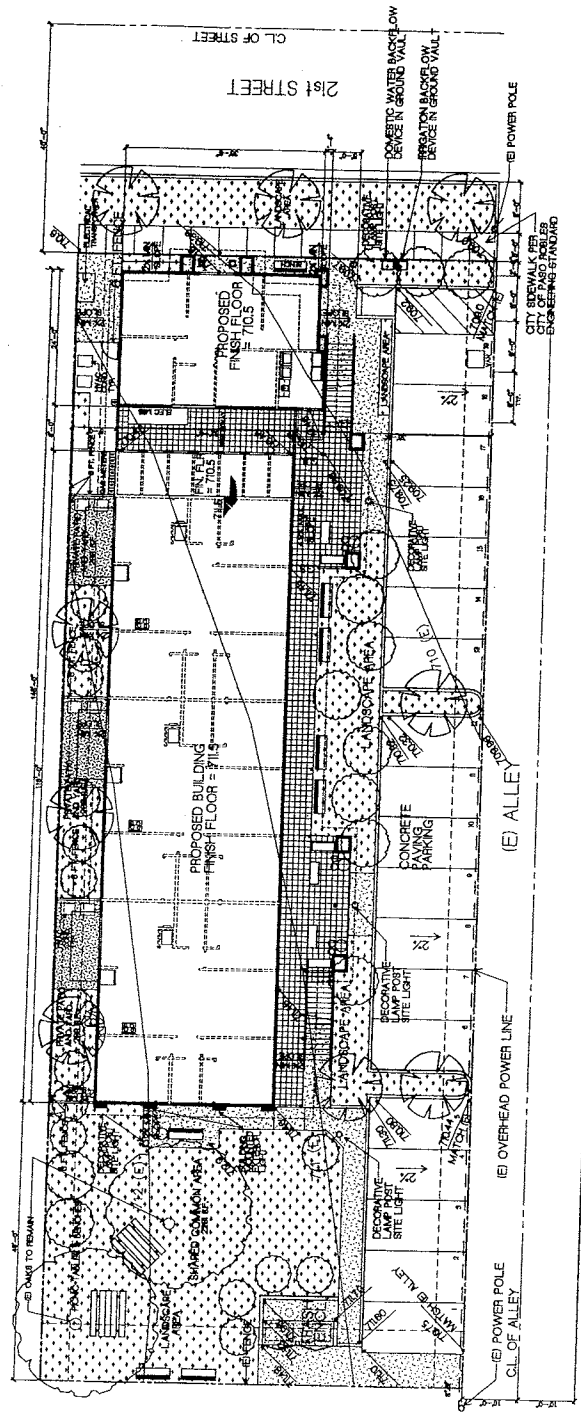
SUNDANCE ENTERPRISES, INC.



PERSPECTIVE VIEW FROM NORTHEAST

OWNER STEPHEN RUSSELL KING, AIA 1821 PARK STREET, SUITE 101 PASO ROBLES, CA 93446 (805) 227-8417 (PH) (805) 874-8111 (CELL)	INDEX AN
OWNER SUNDANCE ENTERPRISES, INC. P.O. BOX 388 TRAPLON, CA 93465	PMENT

<p>PARKING CALCULATIONS</p> <p>COMMERCIAL COMPONENT 1 SPACE PER 200 SF. 1 SPACE PER 200 = 8 SPACES REQ'D. COMMERCIAL SUBTOTAL = 8 SPACES</p> <p>RESIDENTIAL COMPONENT 2 SPACES PER LIVING UNIT = 14 SPACES 2 SPACES X 7 LIVING UNITS = 14 SPACES PLUS REQ'D FOR VISITORS = 1 SPACE RESIDENTIAL SUBTOTAL = 15 SPACES REDUCTION FOR SHARED USE: 2 SPACES 1/3 OF COMMERCIAL PORTION (0.33x8=3)</p> <p>TOTAL PROVIDED = 15 SPACES INCLUDING ONE VAN-ACCESSIBLE</p>	<p>SHEET INDEX</p> <p>ARCHITECTURAL T-0 TITLE SHEET, PERSPECTIVE VIEW, PLOT PLAN / CONCEPTUAL GRADING A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 ROOF FLOOR PLAN A-4 EXTERIOR ELEVATIONS A-5 INTERIOR ELEVATIONS A-6 DETAILS A-7 LANDSCAPE L-1 LANDSCAPE PLAN L-2 PRELIMINARY PLAN L-3 INSTALLATION DETAILS</p>
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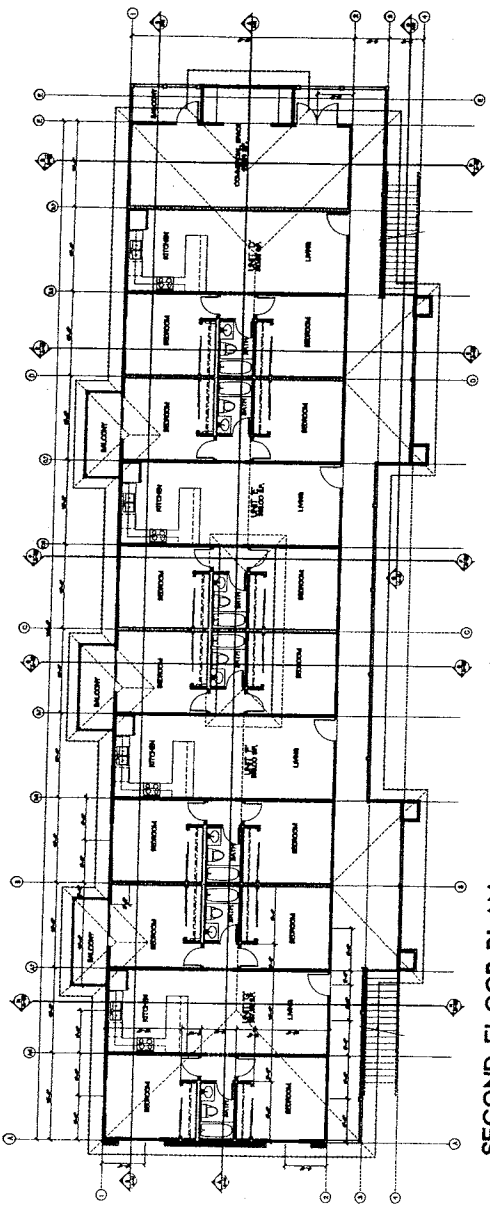


PLOT PLAN / CONCEPTUAL GRADING PLAN

SCALE 1" = 10'



21st STREET MIXED USE DEVELOPMENT PASO ROBLES, CA FIRST FLOOR PLAN SECOND FLOOR PLAN	OWNER: SUNDANCE ENTERPRISES, INC. P.O. BOX 368 TEMPLETON, CA 94465	OWNER: STEPHEN RUSSELL KING, AIA 1521 PARK STREET, SUITE A, PASO ROBLES, CA 94448 (805) 227-8417 PH FAX (805) 874-6101 CELL	DATE: 08-09-2007 SCALE: 1/8" = 1'-0" REF: NAD 8003.1 Area	SHEET A-1
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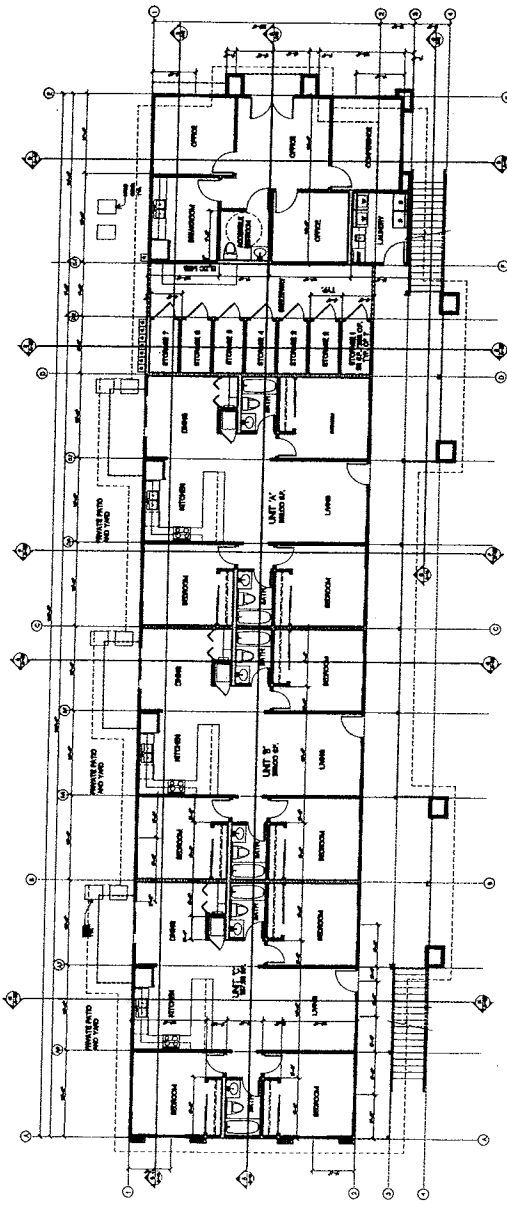


SECOND FLOOR AREA SUMMARY

RESIDENTIAL COMPONENT
 UNIT D: 8108 SF.
 UNIT E: 15200 SF.
 UNIT F: 15200 SF.
 UNIT G: 15728 SF.
 RESIDENTIAL PORTION SUBTOTAL: 42676 SF.
 RESIDENTIAL COMPONENT
 COMMERCIAL SERVICES OFFICE: 4804 SF.
 TOTAL SECOND FLOOR AREA: 48673 SF.

SECOND FLOOR PLAN

SCALE 1/8"=1'-0"



FIRST FLOOR AREA SUMMARY

RESIDENTIAL COMPONENT
 UNIT A: 15200 SF.
 UNIT B: 15200 SF.
 UNIT C: 15728 SF.
 STORAGE: 2084 SF.
 LAUNDRY: 922 SF.
 RESIDENTIAL PORTION SUBTOTAL: 38634 SF.
 RESIDENTIAL COMPONENT
 COMMERCIAL SERVICES OFFICE: 7780 SF.
 TOTAL GROUND FLOOR AREA: 46414 SF.

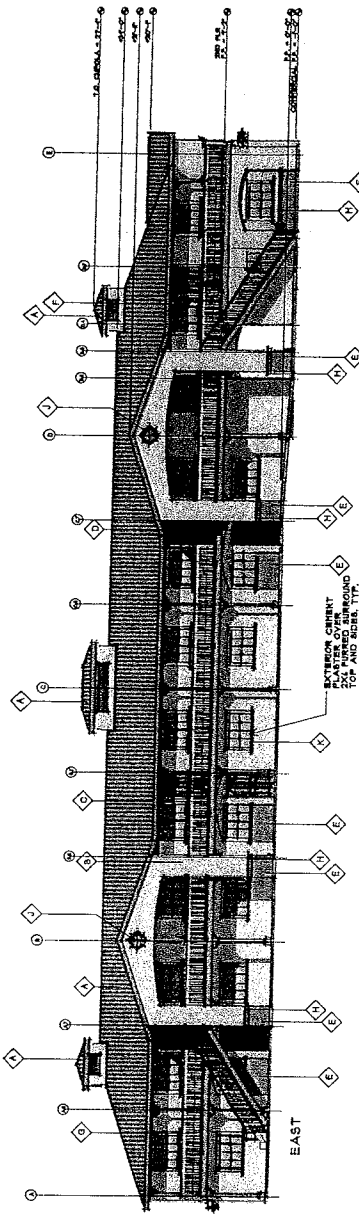
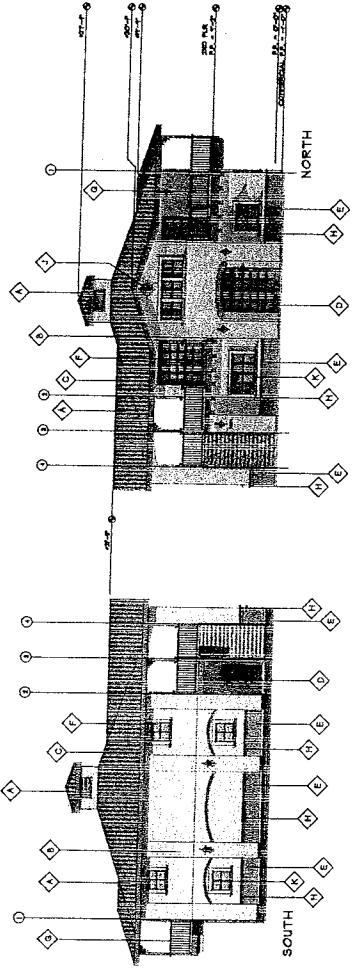
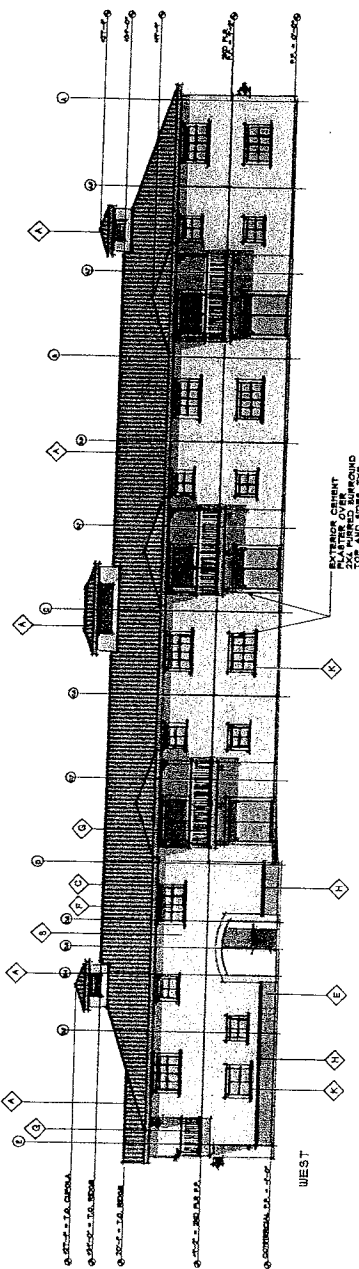
FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

STEPHEN RUSSELL KING, AIA
 1521 PARK STREET, SUITE A, PASO ROBLES, CA 94448
 (805) 227-9417 (PH FAX) (805) 874-8101 (CELL)

OWNER
 SUNDANCE ENTERPRISES, INC.
 P.O. BOX 398
 TAMPELTON, CA 94485

DRAWING NO. 11



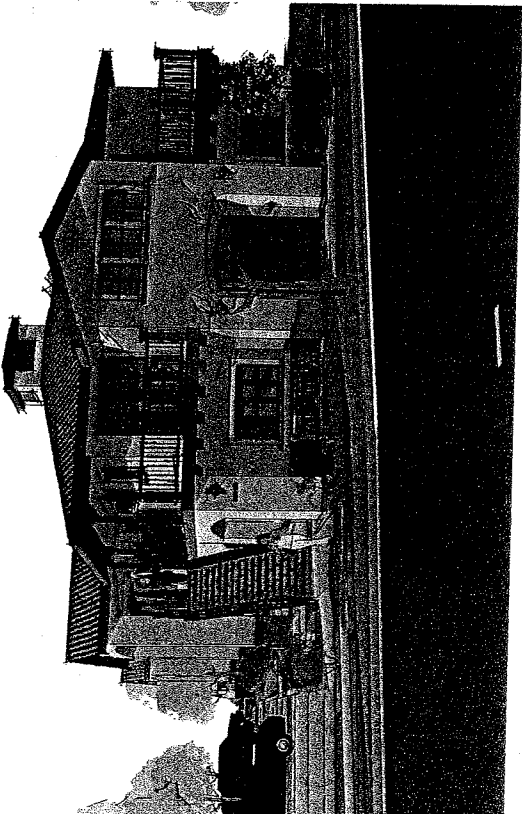
COLOR AND MATERIALS LEGEND

- 1 Cast Stone, Lightweight Concrete Block, 2000-200
- 2 7/8" Exterior Concrete Muller
- 3 1/2" Exterior Concrete Muller
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EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"

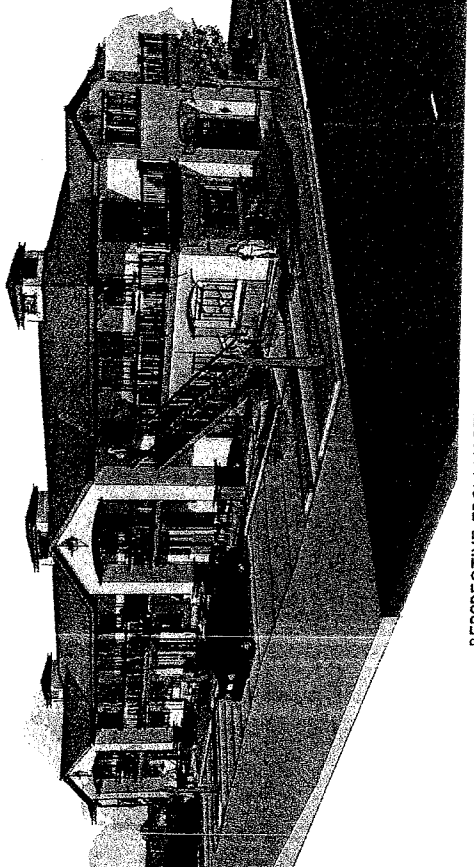
REVISIONS	OWNER STEPHEN RUSSELL KING, AIA 1521 PARK STREET, SUITE A, PASO ROBLES, CA 93446 (805) 227-8417 (PH & FAX) (805) 674-8101 (CELL)	21st STREET MIXED USE DEVELOPMENT	DATE: 09-09-2007	OWNER: S KING	A-4 SHEET
	OWNER SUNDANCE ENTERPRISES, INC. TEMPLETON, CA 93455 P.O. BOX 386	PERSPECTIVE VIEWS	SCALE: NO SCALE	FILE NAME: 0005_A1.Psd	



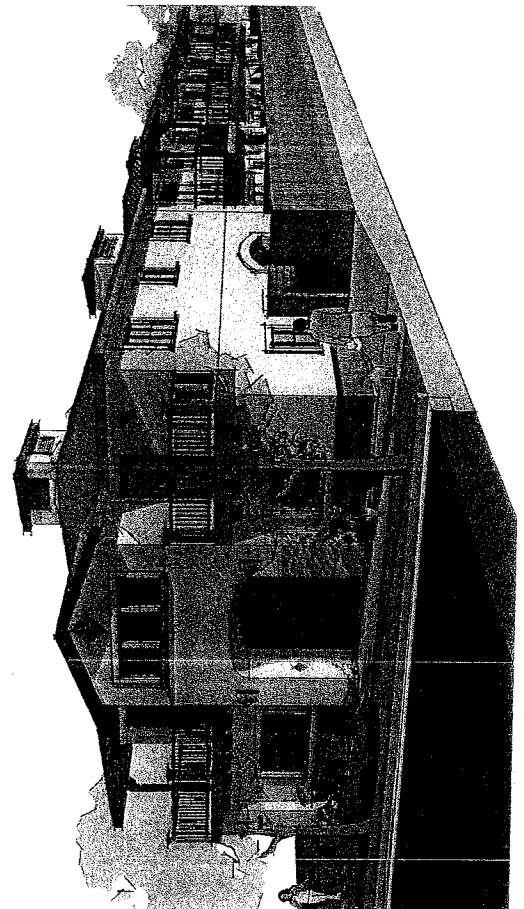
PERSPECTIVE FROM NORTH



PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM NORTHEAST



PERSPECTIVE FROM NORTHWEST

PERSPECTIVE VIEWS

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

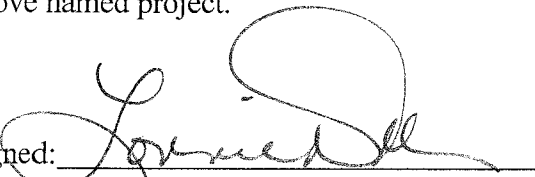
Newspaper: Tribune

Date of Publication: March 21, 2007

Meeting Date: April 3, 2007
(City Council)

Project: Rezone 06-003 and Planned
Development 06-015
(Sundance Enterprises)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER A
REZONE (06-003),
PLANNED DEVELOPMENT (PD 06-015)
AND TO ADOPT A NEGATIVE
DECLARATION**

NOTICE IS HEREBY GIVEN that the City of El Paso de Robles will hold a Public Hearing to consider a Zoning Map Amendment, Planned Development and a draft Negative Declaration.

The City Council will consider and introduce the Zoning Amendment at a Public Hearing on Tuesday, April 3, 2007. This hearing will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers.

The hearing will consider the following project and associated draft Negative Declaration:

Rezone 06-003 and Planned Development 06-015: A request filed by Sundance Enterprises, to rezone the subject property from Residential Multi-Family (R3) to Commercial/Light Industrial Mixed-Use (C-3 M-U) to be consistent with the General Plan Land Use Designation of Commercial Service Mixed-Use (CS-MU), and to construct a mixed-use project with 7 apartment units and 1,240 s.f. of commercial area. The property is located at 1028 21st Street. (APN 008-247-003).

The draft Negative Declaration to be considered is a statement that there will be no significant environmental impacts resulting from the proposed project, in accordance with the provisions of the California Environmental Quality Act (CEQA).

The proposed project and Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Planned Development and corresponding Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge the Planned Development or Negative Declaration application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing.

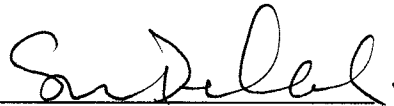
Susan DeCarli, AICP
City Planner
March 21, 2007

6555754

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 06-0015 and Rezone 06-003 on this 23rd day of March 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Susan DeCarli