

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PD 06-001 (ANDRE LEKAI)

DATE: FEBRUARY 13, 2007

Needs: To consider an application filed by Andre Lekai requesting to construct a second story addition to an existing building.

- Facts:
1. The project site is located at 612-12th Street (see attached Vicinity Map).
 2. The approximate 3,000 square foot site has a General Plan Land Use designation of Commercial Service (CS). The Zoning designation is C1-PD (Commercial within the Planned Development Overlay). The site is within the Downtown Parking District.
 3. The proposal is to add a 2,350 square foot second-story addition to the existing 1,028 square foot building for office professional uses. The four existing on-site parking spaces would remain.
 4. This project was originally scheduled for the Planning Commission meeting on March 14, 2006, but was requested to be tabled by Mr. Lekai until the City had amended the Parking Ordinance in relation to downtown parking and in lieu-fees.
 5. On November 7, 2006, the City Council adopted Resolution 06-197 which established an in-lieu parking fee of \$3000 per space (to increase by \$1500 annually), additionally Ordinance No. 924 N.S. was adopted changing the parking ratio for buildings within the downtown parking area to 1 space per 400 square feet of gross floor area.
 6. As a result of the amended parking ordinance, this project would be required to provide 6 additional parking spaces (2,350sf/400). Mr. Lekai is requesting to pay in-lieu parking fees for the 6 parking spaces. A condition of approval has been added to the project that would require the payment of \$18,000 into the City's In-Lieu Parking Fee program. (Note: this amount assumes implementation of the project in 2007. In lieu parking fees will increase on January 1, 2008 and every year after that.)
 7. The project was reviewed by the Development Review Committee at their meeting on October 31, 2005, where the Committee recommended that the Planning Commission approve the project.
 8. This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis and

Conclusion: The proposed addition to the existing office building would meet the requirements of the Commercial Zoning, and therefore be consistent with the General Plan, Zoning Ordinance, and Economic Strategy, since it provides for professional office, infill development in the downtown area.

Policy

Reference: General Plan Land Use Element; General Plan Update EIR certified in 2003; Zoning Code and California Environmental Quality Act (CEQA).

Fiscal

Impact: Office professional type uses in the downtown help generate new investment in the downtown by providing office space for professionals who will work and shop in the downtown. Additionally, by requiring the payment of in-lieu parking fees, money will be generated to help fund future parking facilities in the downtown.

Options: After consideration of all public testimony, that the Planning Commission considers the following options:

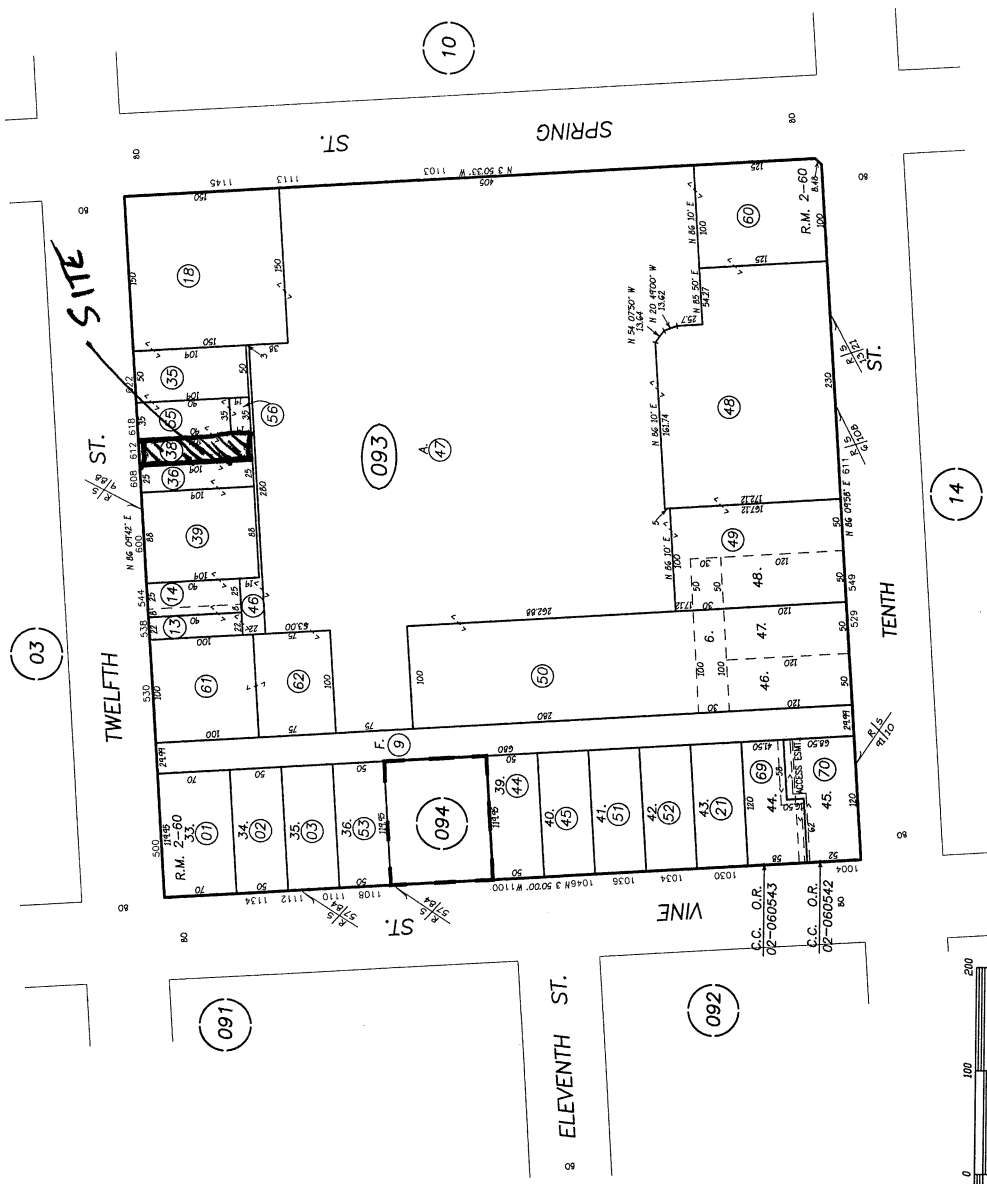
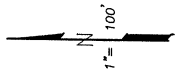
- a. Adopt a Resolution adopting PD 06-001, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

Attachments:

1. Vicinity Map
2. City Engineer Memo
3. Draft Resolution approving PD 06-001
4. Newspaper and Mail Notice Affidavits

darren\PD\ LakaiPCReport

009-093



CITY OF PASO ROBLES
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO
 BOOK 009 PAGE 093

SPRINGS HOTEL TRACT, R.M. Bk. 2, Pg. 60

**Vicinity Map
 PD 06-001
 (Lekai)**

REVISIONS	
N/A	DATE
	04-05-05

50 0 100 200

ER
 10/14/98

THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

MEMORANDUM

TO: Darren Nash

FROM: John Falkenstien

SUBJECT: PD 06-001, Lekai
612 12th Street

DATE: February 13, 2007

12th Street is classified as a local street in the downtown area. Properties in this block have no alley frontage or alternative access aside from 12th Street. The rights of the shared driveway should be verified by review of a title report and recorded easements.

Water is available to the project from an 8-inch water main in 12th Street. The nearest fire hydrants with adequate flows for fire protection are located roughly 250 to the west and 300 to the east at the northwest corner of 12th and Spring Streets. The applicant will be required to provide a fire hydrant on 12th Street near the frontage of the project.

Sewer is available to the project from an 8-inch sewer line in 12th Street.

Recommended Site Specific Conditions

1. Prior to occupancy, the applicant shall repair street improvements on 12th Street at the direction of the City Engineer.
2. Prior to building with combustible materials, the applicant shall install a fire hydrant near the frontage of the project on 12th Street.
3. All utilities to the project shall be placed underground. Prior to occupancy, the applicant shall enter into an agreement not to protest the formation of an assessment district to relocate all utility lines in the block underground.

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 06-001
(LEKAI OFFICE BUILDING)
APN: 009-093-038

WHEREAS, Planned Development 06-001 has been filed by Andre Lekai to construct a 2,350 square foot second story addition to the existing one-story building located ad 612-12th Street; and

WHEREAS, the General Plan land use designation of the site is Commercial Service (CS), and the Zoning is C1-PD (General Commercial, Planned Development Overlay); and

WHEREAS, at its February 13, 2007 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 06-001 and related applications; 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 Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is consistent with the City's Economic Strategy, by providing investment into the downtown as well as providing professional office space in the downtown.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City. Rather, the PD for the Project implements the City's goals as expressed in its General Plan and its Economic Strategy to provide professional office uses in the downtown area.
 - B. The Project maintains and enhances the significant natural resources on the site.
 - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.
 - D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-001, subject to the following conditions:

PLANNING CONDITIONS:

1. 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	Site Plan/Elevations
B	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 06-001 allows for development of a 2,350 square foot expansion for the existing 1,028 square foot office building.
3. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
4. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 6 spaces, at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
5. Any building signage shall be reviewed by the DRC and receive any necessary building permits prior to installation.
6. Prior to the issuance of a building permit, the applicant shall work with Planning Staff and Emergency Services Staff to develop an address plan for the project.
7. All roof mounted equipment shall be fully screened.

ENGINEERING SITE SPECIFIC CONDITIONS:

8. Prior to occupancy, the applicant shall repair street improvements on 12th Street at the direction of the City Engineer.
9. Prior to building with combustible materials, the applicant shall install a fire hydrant near the frontage of the project on 12th Street.
10. All utilities to the project shall be placed underground. Prior to occupancy, the applicant shall enter into an agreement not to protest the formation of an assessment district to relocate all utility lines in the block underground.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

11. 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.
12. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.

13. Provisions shall be made to update Emergency Service's Run Book.

PASSED AND ADOPTED THIS 13th day of February, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/LekaiOfficePDRes



TOMAS-LANG
ARCHITECTS
1330 Street Street
San Luis Obispo, California
Phone: (805) 733-2277
www.tomas-lang.com

Lokal Office Addition

Project Address:
817 12th Street
San Luis Obispo, California

Owner:
612783 Street
San Luis Obispo, California
Phone: (805) 733-2277

PROJ. NO. 0308
DATE: JAN 19, 2009
SCALE: AS NOTED
REV. 1 AUGUST 26, 2009
REV. 2 OCTOBER 8, 2009
REV. 3 NOVEMBER 11, 2009
REV. 4 DECEMBER 16, 2009

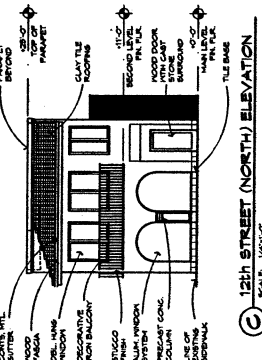
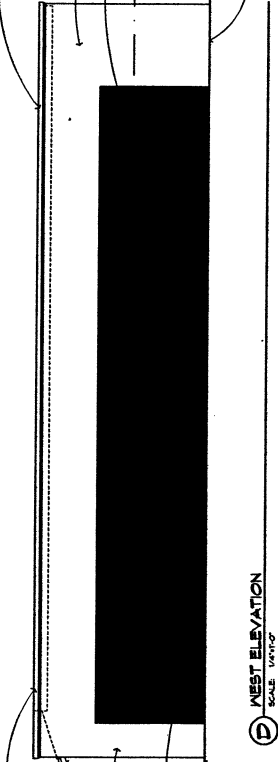
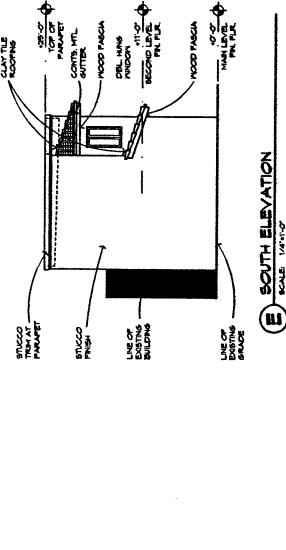
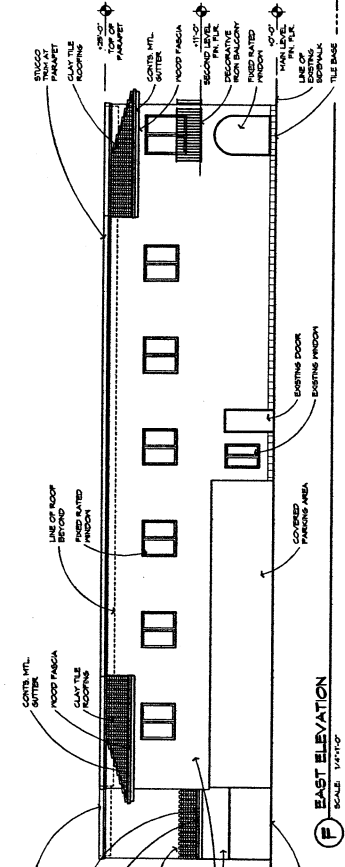
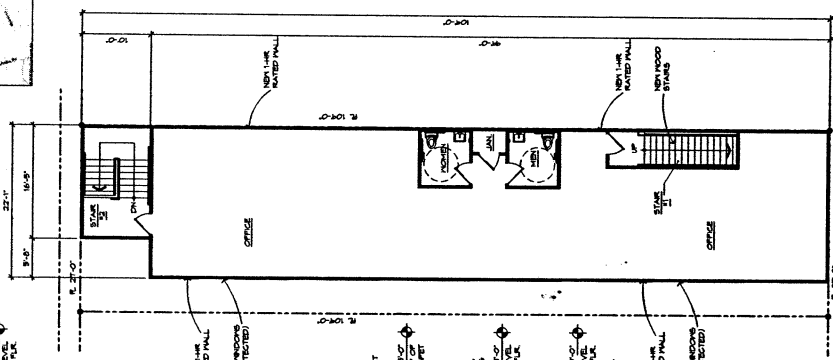
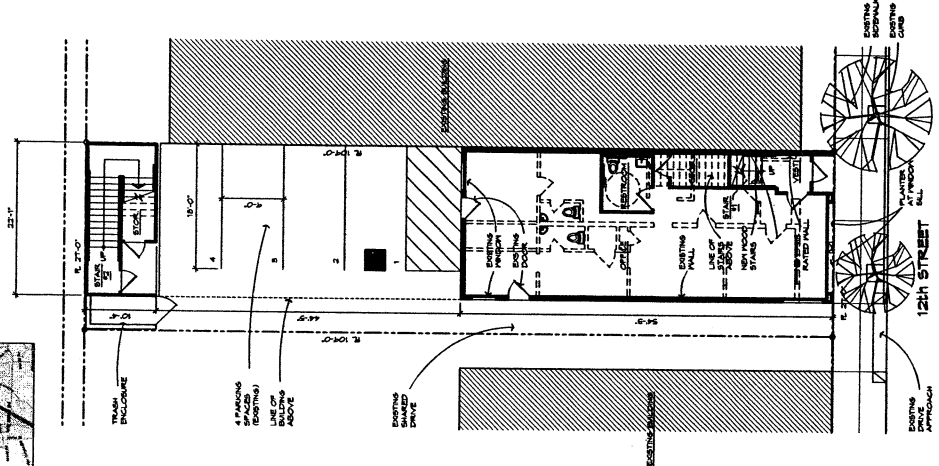
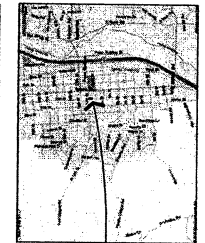
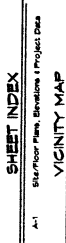
FLOOR PLANS
ELEVATION
SITE PLAN

A-1d

PROJECT DATA

OWNER:
PROJECT ADDRESS:
SITE AREA:
ZONING:
EXISTING BUILDING AREA:
PROPOSED BUILDING AREA:
MAIN LEVEL (SQUARE FEET):
SECOND LEVEL (SQUARE FEET):
TOTAL (SQUARE FEET):
EXISTING PAVING:
EXISTING SPACES:

817 12th Street
San Luis Obispo, CA
3,949 SF
C1-PD
1,028 SF
2,921 SF
2,921 SF
2,921 SF
5,274 SF
4 SPACES



(B) SECOND LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

(A) MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

Exhibit A
Exterior Elevations/Site Plan
PD 06-001
612-12th Street
(Legal)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

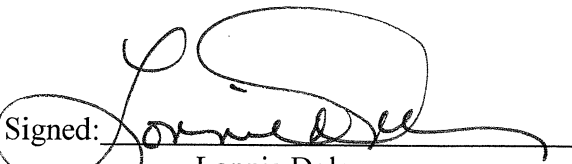
Newspaper: Tribune

Date of Publication: January 31, 2007

Meeting Date: February 13, 2007
(Planning Commission)

Project: Planned Development 06-001
(Lekai - 612 - 12th Street)

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

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CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING:

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following project:

Planned Development 06-001: Proposal by Andre Lekai to construct an approximate 2,400 square foot - second story expansion for office use, to the existing one story office building located at 612 12th Street.

The meeting will begin at the hour of 7:30 pm on Tuesday, February 13, 2007, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

Written comments on the proposed development plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such 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 Darren Nash at (805) 237-3970.

If you challenge the development plan in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

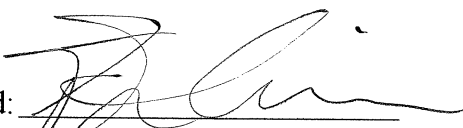
Darren Nash, Associate Planner
January 31, 2007

6529645

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Plan Development PD 06-001, a proposal to construct a second story expansion to the existing one story office building. (Applicant: Andre Lekai) on this 29th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Talin Shahbazian

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