

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PD 05-019 (THEATRE DRIVE SS PARTNERS, LLC - PANKEY)

DATE: FEBRUARY 13, 2007

Needs: To consider an application filed by Pults & Associates on behalf of Theatre Drive Partners requesting to construct a new 14,000 square foot, two-story retail/office building.

- Facts:
1. The site is located at 1446 Spring Street (see attached Vicinity Map).
 2. The approximate 8,750 square foot site has a General Plan Land Use designation of Commercial Service (CS). The Zoning designation is C1-PD (General Commercial within the Planned Development Overlay). The site is within the Downtown Parking Area.
 3. This project was originally scheduled for the Planning Commission meeting on March 14, 2006, but was requested to be tabled by Mr. Pankey until the City had amended the Parking Ordinance in relation to downtown parking and in lieu-fees.
 4. 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 commercial buildings within the downtown parking area to 1 space per 400 square feet of gross floor area.
 5. As a result of the amended parking ordinance, this project would be required to provide 36 parking spaces (14,395sf/400). Mr. Pankey is requesting to pay in-lieu parking fees for the 36 parking spaces. A condition of approval has been added to the project that would require the payment of \$108,000 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.)
 6. The project was reviewed by the Development Review Committee at their meeting on February 6, 2006, where the Committee recommended that the Planning Commission approve the project.
 7. This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis and

Conclusion: The proposed new office/retail 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 retail and professional office, infill development in the downtown area.

Additionally, the quality architecture proposed would be consistent with the goals and policies of the Economic Strategy, General Plan and Downtown Design Guidelines.

Policy

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

Fiscal

Impact: Retail/ Office Professional type uses in the downtown help generate new investment in the downtown by providing retail and 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:

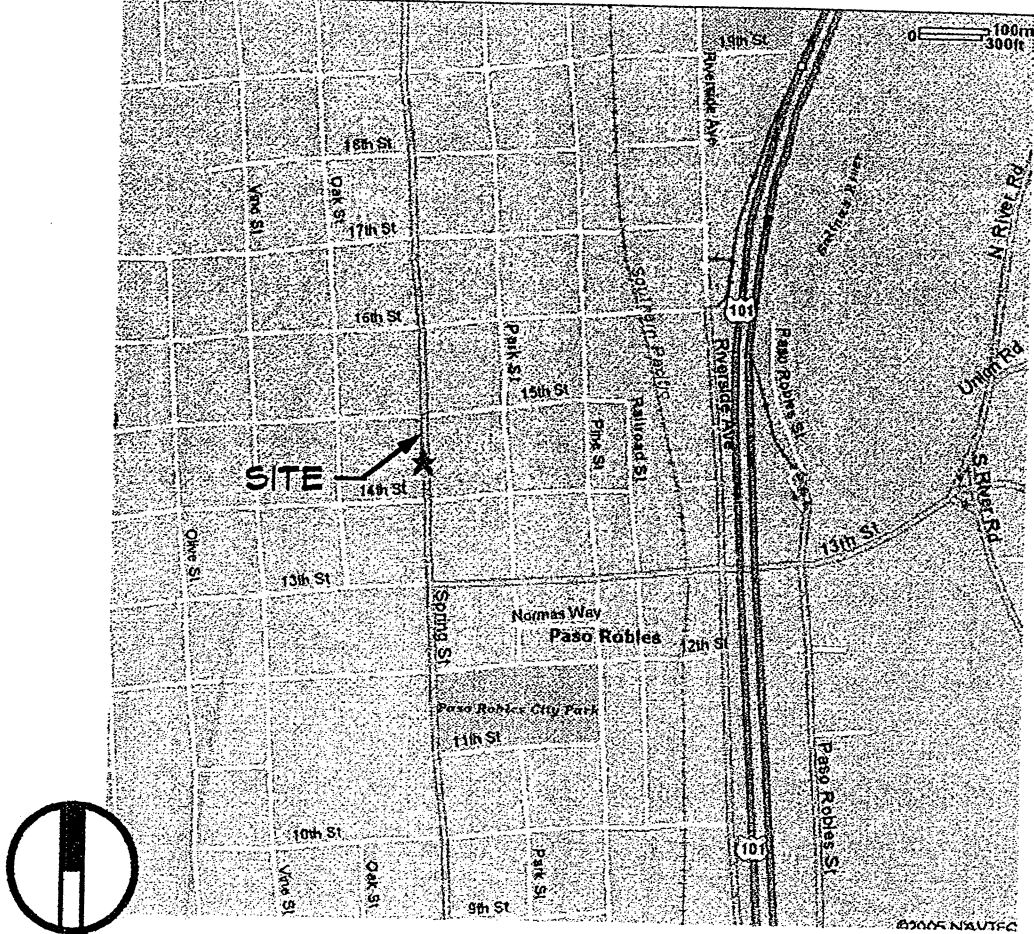
- a. Adopt a Resolution adopting PD 05-019, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

Attachments:

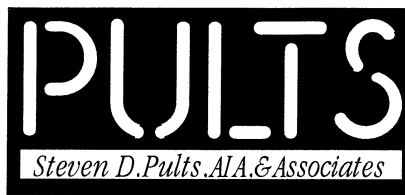
1. Vicinity Map
2. Applicant's Project Description
3. City Engineer's Memo
4. Draft Resolution approving PD 05-019
5. Newspaper and Mail Notice Affidavits

darren\PD\ PankeyPCReport

VICINITY MAP



Vicinity Map
PD 05-019
(Pankey)



Paso Robles

NOV 09 2008

Planning Division

Project Description for KC Spring Street

The proposed 2-story building totals 14,395 square feet in area. The site is a vacant corner lot at 15th Street and Spring Street in downtown Paso Robles next to the old Theater. The site is flat without existing vegetation or buildings on it. The surrounding development is mixed and is made-up of single story, 2 story and 3 story buildings.

We are not asking for any special zoning or land-use considerations with our application. The proposed uses in this building are retail/commercial, and office.

The exterior of the building will be clad with a 2-color brick veneer to break up the surface mass and accentuate the lines of the façade. The building accents and storefront windows and doors will be copper colored aluminum. The end result is a building that has strong historical qualities, and refined architectural features that will compliment the downtown area

The proposed building will be constructed as a "shell building", so we do not have information about the specific tenants that will occupy the building at this time.

The required parking for this project is 36 spaces. The current parking in-lieu fee is at \$3,000/space so the applicant will pay \$108,000 at time of building permit issuance.

If you have any questions please contact me.

Kim Hatch
Pults and Associates, LLP

Architecture, Planning & Graphics
3450 Broad Street - Suite 106
San Luis Obispo, CA 93401
(805) 541-5604
Fax (805) 541-4371

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 05-019
(PANKEY OFFICE BUILDING)
APN: 009-037-012

WHEREAS, Planned Development 05-019 has been filed by Pults & Associates on behalf of Theatre Drive SS Partners LLC – Kimo Pankey, to construct a new 14,395 square foot two-story retail/office building; and

WHEREAS, the project is located at 1446 Spring Street, the southeast corner of Spring Street and 15th Street; and

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

WHEREAS, the site is also located in the Mixed-Use Overlay district; and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); 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 05-019 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.
 - B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
 - 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 05-019, 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	Title Sheet
B	Site Plan
C	Floor Plans
D	Floor Plans
E	Elevations
F	Sections
G	Roof Plan
H	Perspectives
I	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 05-019, allows for development and operation of the 14,395 square foot building consisting of retail/office uses (See Project Summary on Project Title Sheet – Exhibit A).
3. This project approval shall expire on February 13, 2009 unless a time extension request is filed with the Community Development Department prior to expiration.
4. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
5. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 36 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
6. The applicant shall submit a sign program that shall be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
7. 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.
8. All roof mounted equipment shall be fully screened.

ENGINEERING SITE SPECIFIC CONDITIONS:

9. Prior to occupancy, the applicant shall construct street improvements on Spring Street and Park Street in accordance with plans approved by the City Engineer.
10. Prior to occupancy, the applicant shall improve the alley along the east side of the project from 15th Street to the southerly project boundary. Alley improvements shall be constructed in accordance with City Standard A-17. The alley approach at 15th Street shall be constructed per City Standard B-6.
11. 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:

12. Provide fire sprinkler systems for residential, commercial, and industrial buildings.
13. Upgrade existing fire hydrants to the specifications determined by the City Engineer.
14. 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.
15. 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.
16. 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.
17. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.
18. Each tract shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
19. 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

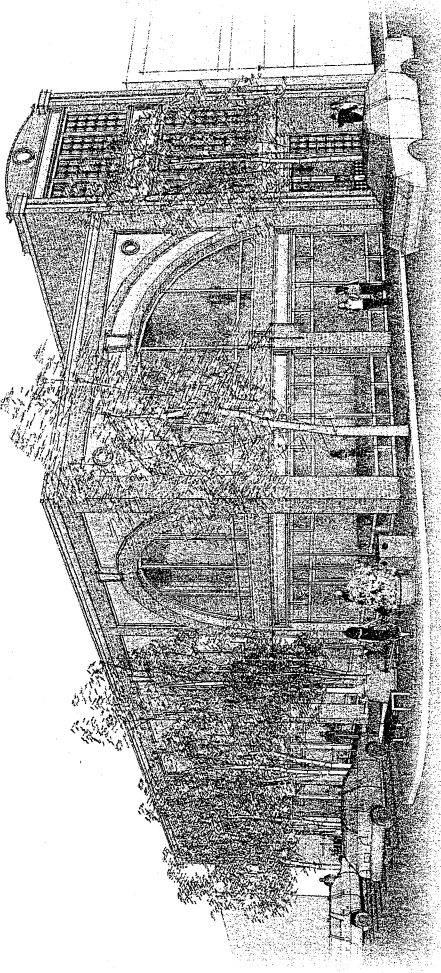
h:darren/PD/PankeyOfficePDRes

Architects, Planning & Graphics
3150 Inwood Street, Suite 106
San Luis Obispo, California 93401
(805) 551-4371 Fax
These drawings are instruments of service and
are the property of Steven D. Pults, A.I.A.,
& Associates. They are to be used only for the
project and site for which they were prepared.
Any other use without the written permission of
Steven D. Pults, A.I.A., is prohibited.

Project:

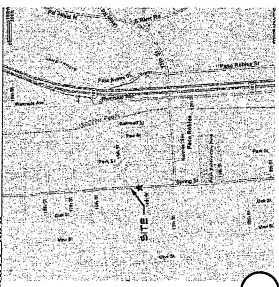
KC
SPRING STREET

1446 SPRING STREET
PASO ROBLES
CA 93602



KC SPRING STREET

VICINITY MAP



ARCHITECT
STEVEN D. PULTS, A.I.A. & ASSOCIATES
3150 INWOOD STREET, SUITE 106
SAN LUIS OBISPO, CA 93401
(805) 551-4371

GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing site any work.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities: 2007 CBC, CAC and CFC, 2004 CEC, City of Paso Robles, including the 2005 Public Works, Engineering Department, and the Fire Code and Ordinance Act (Title 11).
- The building described on the following pages is equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by the Fire Department. The system shall be installed in accordance with the State Fire Marshal, NFPA, and California regulations. Sprinkler system shall be installed in accordance with the Fire Department. Provide the Fire Department with a key for lock box.

PROJECT SUMMARY

LEGAL: 1446 SPRING STREET
ZONING: G-2, PD, MIXED-USE OVERLAY
APN: 009 332 014
PARCEL: 0150 SF
BUILDING: 6,615 SF
FIRST FLOOR: 1,500 SF
SECOND FLOOR: 14,515 SF
TOTAL: 16,015 SF
PARKING: 1 SPACE / 400 SF OF BLDG
1 SPACE / 100 SF OF BLDG
SPACES REQUIRED - 56 SPACES
CONST TYPE: V-N, SPRINKLERED
MAX HEIGHT: 50'-0" ALLOWED
45'-0" PROPOSED
OCCUPANCY: M - RETAIL
B - OFFICE
A3 - RESTAURANT

SHEET INDEX

- T - 1 TITLE SHEET
ARCHITECTURAL
A - 1 FLOOR PLANS
A - 2 ELEVATIONS
A - 3 SECTION
A - 4 ROOM PLAN
A - 5 PERSPECTIVES

TOTAL 7 SHEETS



Date: NOV 06
Revised:

Job No: 0655

Sheet: T - 1
of

Exhibit A
Title Sheet
PD 05-019
1446 Spring Street
(Pankey)

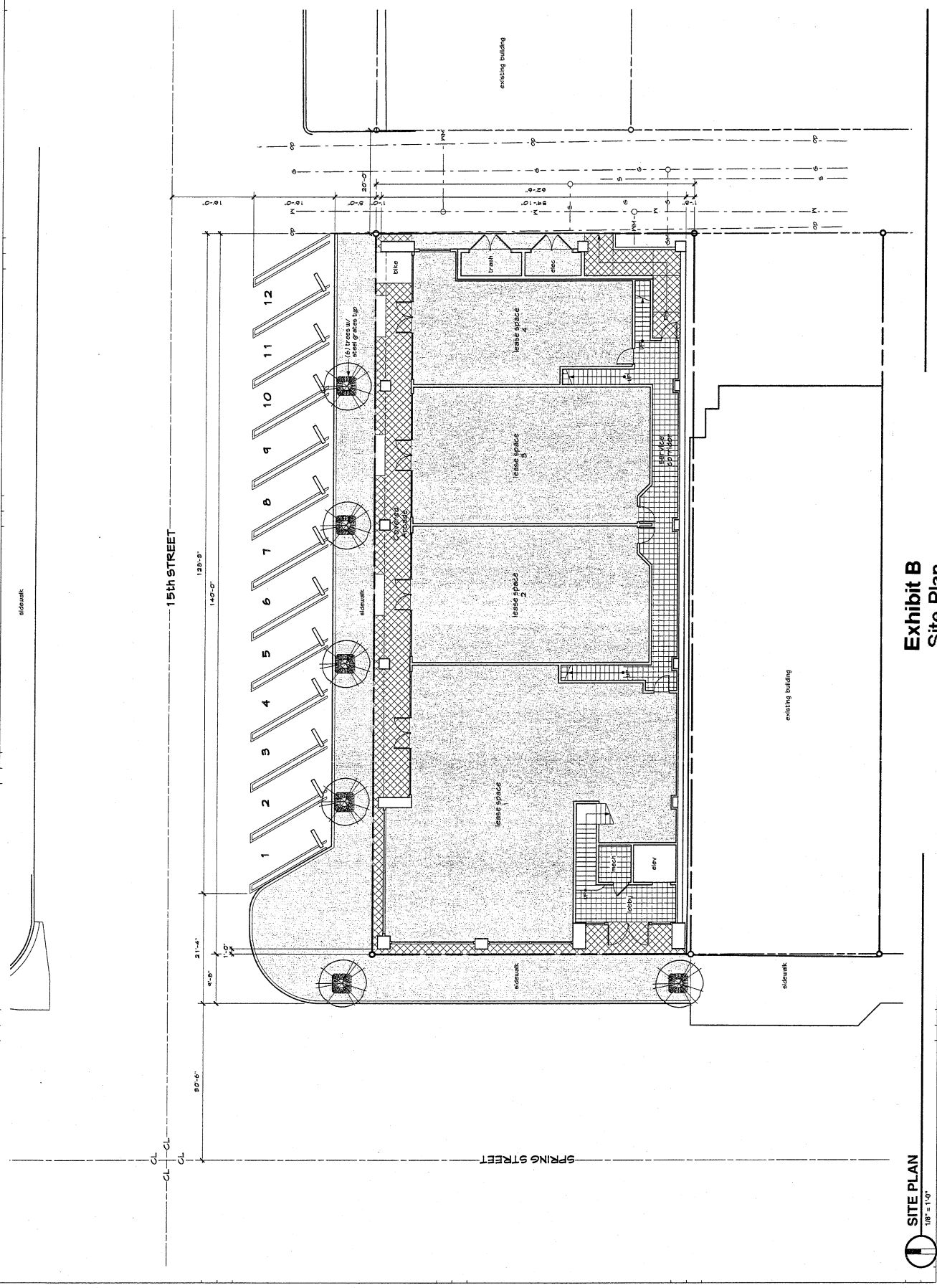


Exhibit B
 Site Plan
 PD 05-019
 1446 Spring Street
 (Pankey)

Architecture, Planning & Compliance
 17500 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90048 Phone: 310.206.1900
 Fax: 310.206.1901
 805.541.5004 ext. 2001
 805.541.4271 Fax
 www.pullts.com
 All drawings and other information are the property of Steven D. Pulls, A.I.A. and shall not be used, reproduced, copied, or otherwise disseminated without the prior written consent of Steven D. Pulls, A.I.A.

Project: **KC
 SPRING STREET**

1446 SPRING STREET
 PASO ROBLES
 CA 93446

Client:
**THEATER DRIVE
 PARTNERS, LLC**

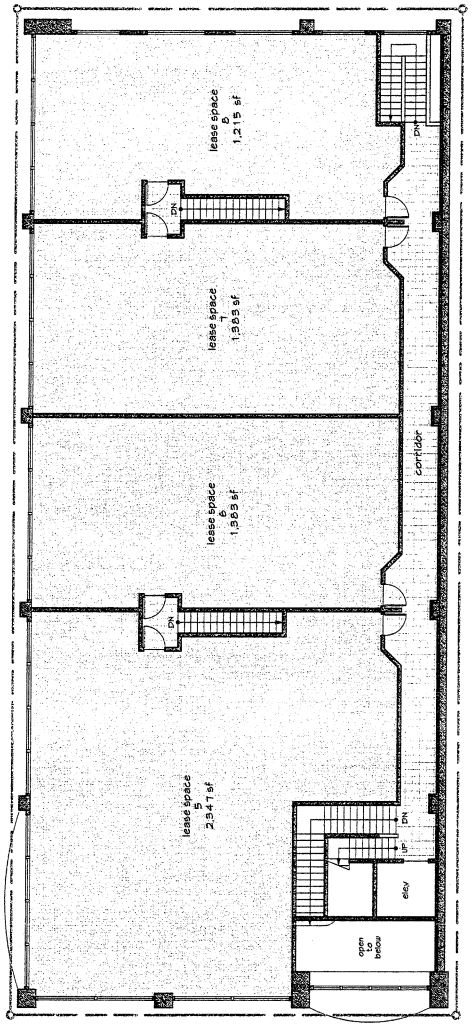
2288 SUNSET DR.
 SUITE 200
 LOS GATOS
 CA 95020
 (905) 225-1212

Sheet Contents:
FLOOR PLANS

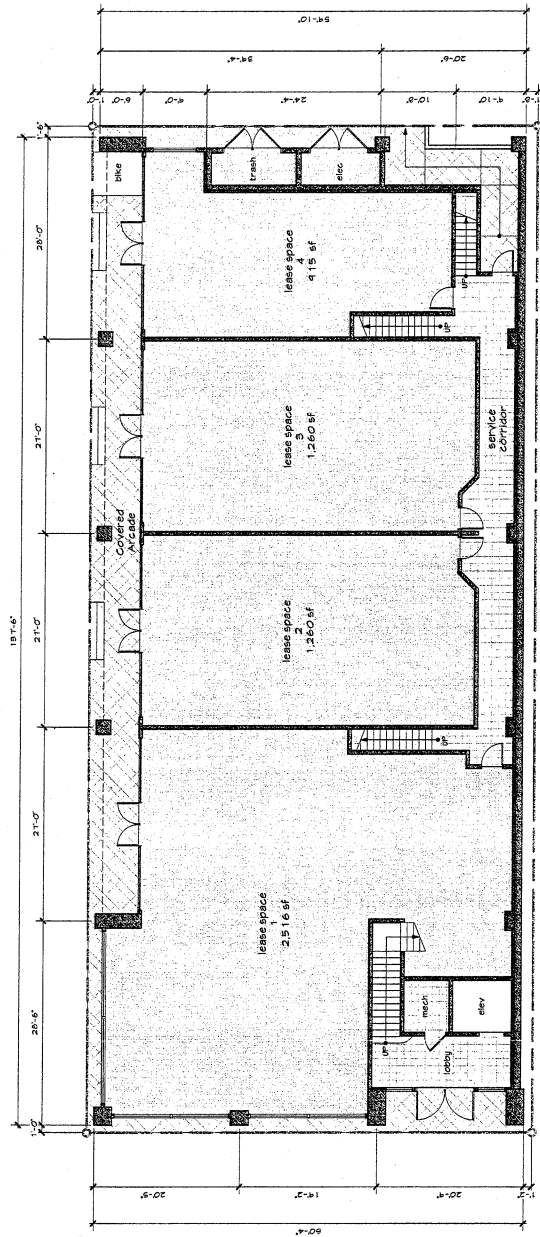


Date: NOV 06
 Revised:

Job No: 0585
 Sheet: **A - 1** of 1



SECOND FLOOR



FIRST FLOOR

FLOOR PLANS
 1/8" = 1'-0"

**Exhibit C
 Floor Plans
 PD 05-019
 1446 Spring Street
 (Pankey)**

Publications, Planning & Graphics
 3750 Broad Street, Suite 100
 San Francisco, CA 94134
 (415) 541-5004 (fax) (415) 541-5101
 (415) 541-4371 (cell)

Professional seal of Steven D. Pults, AIA, is hereby placed on this drawing in accordance with the provisions of the State of California Professional Architect Act. The seal number is 12345. The seal shall not be used in violation of the provisions of the State of California Professional Architect Act.

Project: Theater

KC
 SPRING STREET

1446 SPRING STREET
 PASADENA, CA 92363
 CA 92346

Client:

THEATER DRIVE
 SELF STORAGE
 PARTNERS, LLC

2280 SUNSET DR.
 LOS ANGELES
 CA 90028
 (818) 525-1212

Sheet Contents:

ELEVATIONS



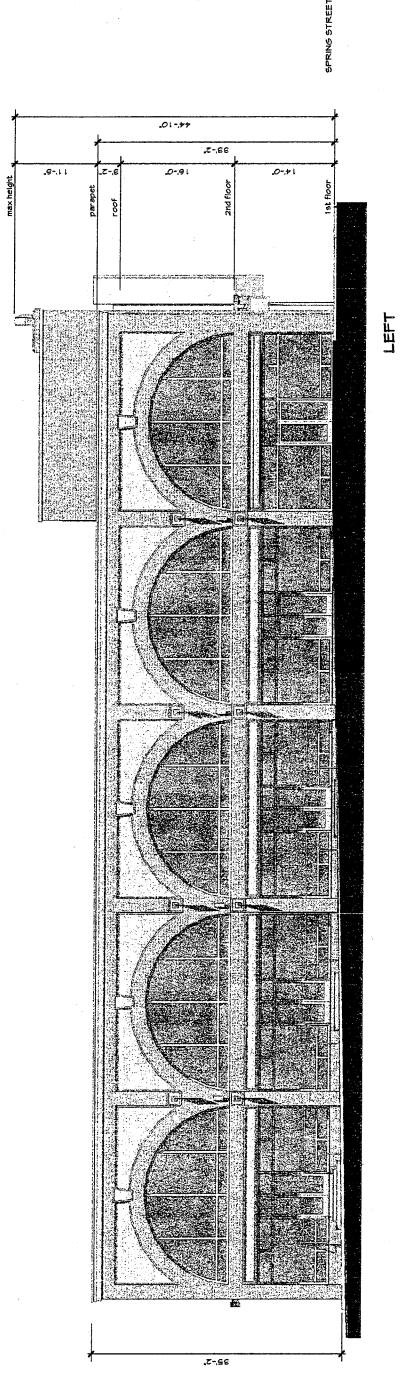
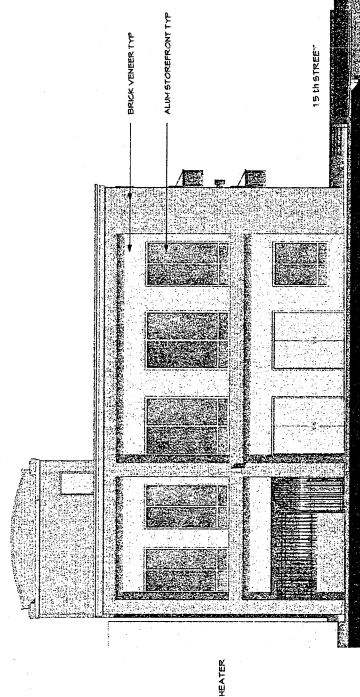
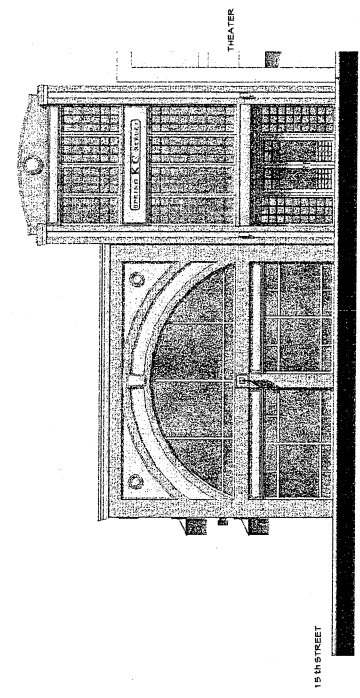
Date: NOV-06

Revised:

Job No: 0585

Sheet:

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 of 8



ELEVATIONS
 1/8" = 1'-0"

Exhibit D
 Elevations
 PD 05-019
 1446 Spring Street
 (Pankey)

KC
 SPRING STREET

1446 SPRING STREET
 PASO ROBLES
 CA 94646

Client:

THEATER DRIVE
 SELF-STORAGE
 PARTNERS, LLC

2280 SUNSET DR
 SUITE A2
 CA 94602
 (916) 525-1212

Sheet Contents:

SECTIONS



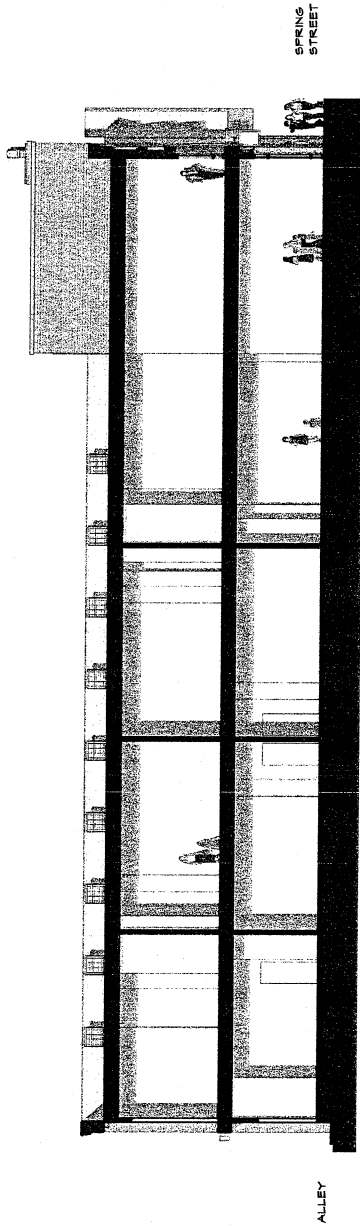
Date: NOV 06

Revised:

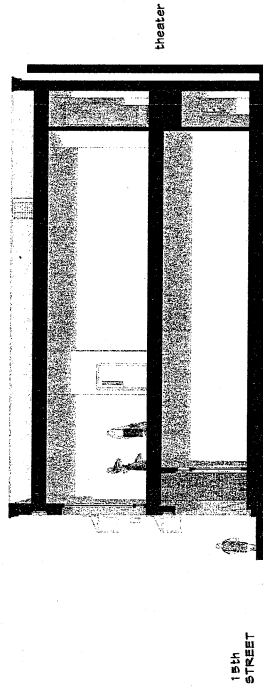
Job No: 0885

Sheet:

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 of



SECTION A



SECTION B

SECTIONS
 1/8" = 1'-0"

Exhibit E
 Sections
 PD 05-019
 1446 Spring Street
 (Pankey)

1446 SPRING STREET
 SAN JOSE, CA 95146

Client:

**THEATER DRIVE
 SELF-STORAGE
 PARTNERS, LLC**

2280 SUNSET DR.
 FOLSOM, CA 95630
 (916) 525-1212

Sheet Contents:

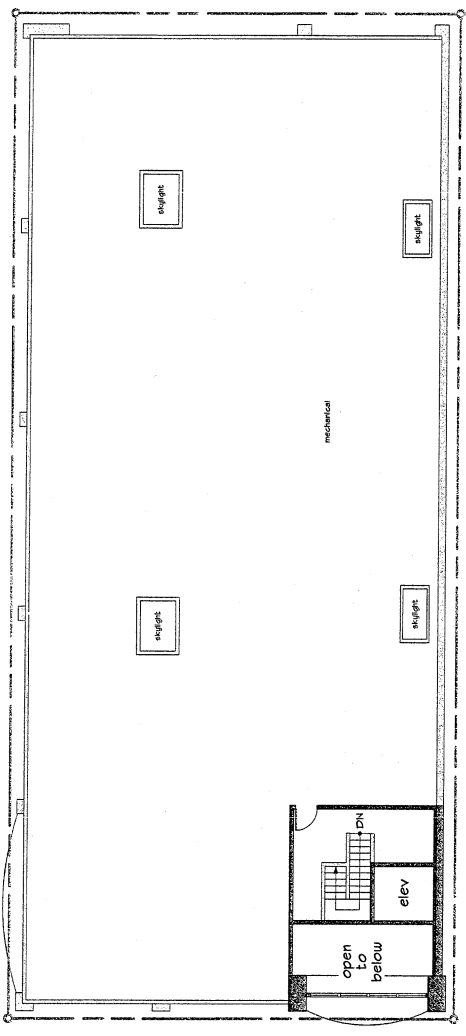
ROOF PLAN



Date: NOV 06
 Revised:

Job No: 0565
 Sheet:

A - 4
 of



ROOF PLAN
 1/8" = 1'-0"

**Exhibit F
 Roof Plan
 PD 05-019
 1446 Spring Street
 (Pankey)**

Please drawings are instruments of service and are not to be used for any other purpose without the express written permission of Steven D. Pults, A.L.A.

**KC
 SPRING STREET**

**1446 SPRING STREET
 PASO ROBLES
 CA 93346**

**THEATER DRIVE
 SELF-STORAGE
 PARTNERS, LLC**

**2280 SUNSET DR.
 SUITE 202
 SAN ANTONIO
 CA 93902
 (805) 826-1212**

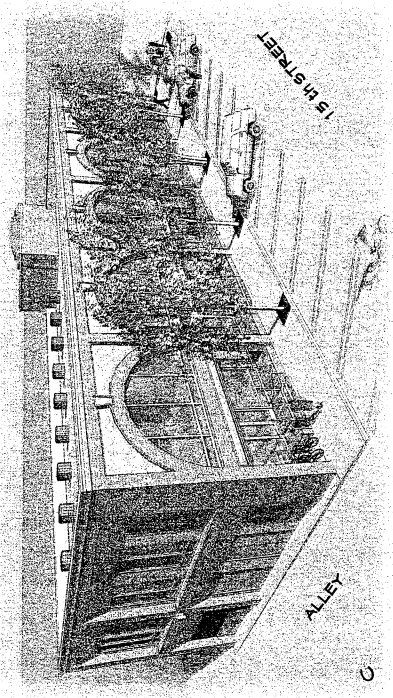
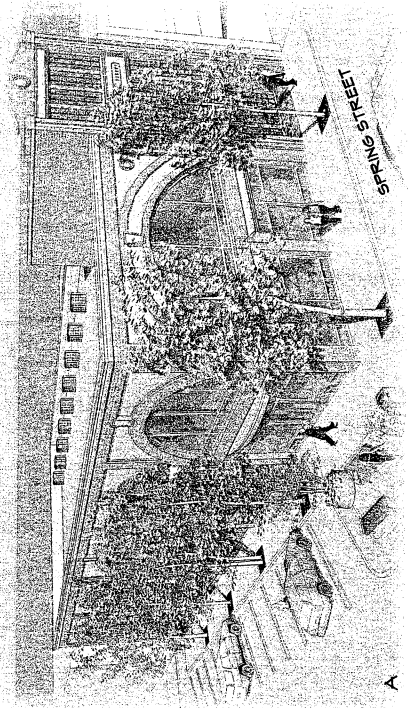
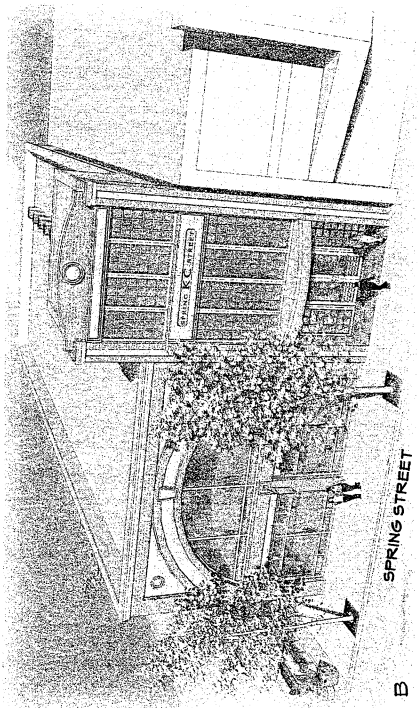
Sheet Contents:
PERSPECTIVES



Date: NOV 06
Revised:

Job No.: 0685
Sheet:

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PERSPECTIVES
 NO SCALE

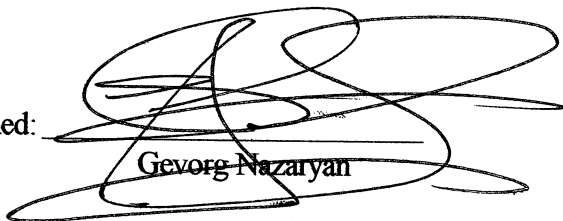
**Exhibit G
 Perspectives
 PD 05-019
 1446 Spring Street
 (Pankey)**

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 05-019 A proposal to construct 14,000 square foot, two-story building for commercial/office development.. (Applicant: Pults & Associates on behalf of the Theatre Drive SS Partners, LLC – Kimo Pankey) APN: 008-322-014, on this 30th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Gevorg Nazaryan

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

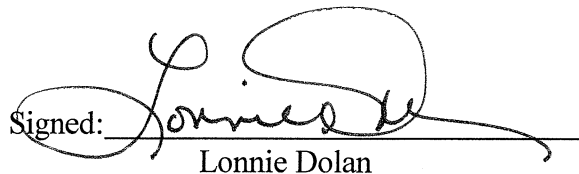
Newspaper: Tribune

Date of Publication: January 31, 2007

Meeting Date: February 13, 2007
(Planning Commission)

Project: Planned Development 05-019
(Theatre Drive SS Partners)

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 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 05-019: Development Plan application, filed by Pults & Associates on behalf of Theatre Drive SS Partners, LLC, to construct an approximate 14,000 square foot two-story retail/office building at 1446 Spring 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 6530274