

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNED DEVELOPMENT 06-009/TTM 2889, 745 PARK STREET
APPLICANT – CHRIS MADSON**

DATE: MARCH 27, 2007

Needs: For the Planning Commission to consider a request for a Planned Development and Tentative Tract Condominium Map to construct a mixed-use commercial and residential project.

Facts:

1. The project site is located at 745 Park Street (on the southwest corner of 8th and Park Streets).
2. The applicant proposes to construct a 3-story, mixed-use building with a total of 10,686 s.f. which includes 2,600 s.f. for a restaurant on the ground floor (plus 600 s.f. of outdoor dining area), 1,280 s.f. of office space on the 2nd and 3rd floors, and six 2-story, residential townhouse condominiums on the 2nd floor.
3. A total of 20 parking spaces are required for the proposed project. Sixteen parking spaces are proposed to be provided on-site in a parking garage accessed from 8th Street. The applicant is requesting approval of a Joint Use shared parking reduction of four parking spaces. The project is located within the downtown parking area.
4. An existing older home located on the property would need to be demolished accommodate the proposed project. An historic evaluation was prepared by an architectural historian on the existing home, and it has been determined to not be historically significant.
5. There is an existing 72 inch oak tree located on the adjacent property to the south along 8th Street. The Critical Root Zone (CRZ) of the oak tree extends onto the applicants property. An arborist report was prepared by A&T Arborists, which includes an evaluation of the tree and recommendations for tree protection measures.
6. The property is zoned C2-PD/M-U (Highway Commercial-Planned Development with a Mixed Use Overlay), and designated CC/M-U (Community Commercial/Mixed Use Overlay) in the General Plan.
7. The maximum building height permitted in the Zoning Ordinance for the C2 zone is 50 feet. The project is proposed to be 35.6'. The project complies with the private and common open space requirements for the residences, and includes private balconies and a common plaza area on the 2nd floor.
8. The Development Review Committee (DRC) reviewed this project on October 23, 2006. The DRC supported the proposed project but had a few concerns regarding some of the proposed materials and architectural details, and requested the applicant include a few minor modifications and provide

more information on materials. The DRC reviewed this project again on December 19, 2006. The DRC recommended approval of the project, although there were still some concerns with the large expanse of flat wall on the rear alley elevation regarding the potential for graffiti on the wall.

9. In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt (Class 32) Infill Projects, from the environmental review process.

Analysis and

Conclusions: The proposed project is an urban infill development, consistent with the goals of the General Plan for the downtown area. It includes a balanced mix of uses designed with an efficient, creative site plan. As noted above, the southeast area of the site is constrained by the CRZ of the existing large oak tree to the south of the site. While the CRZ of the oak tree has been disturbed over the last 80 to 90 years with the location of the house and parking area, the applicant proposes to keep the new building footprint out of the dripline, and proposes to install grasscrete and pavers in a majority of the CRZ. This area under the tree canopy is proposed to be left open, and only used for occasional outdoor gatherings and special events of the restaurant.

The first floor restaurant entrance is proposed along Park Street, which will encourage pedestrian activity and liveliness on the street. Street level windows are proposed along the Park and 8th Street building elevations. The covered parking garage is proposed to be accessed from 8th Street. Individual storage spaces are included in the garage for the residences.

The residences are located and accessed from the 2nd floor. An elevator is proposed for second story access, as well as two staircases. The 2-story office is also proposed on the 2nd story of the building, as well as landscape planters and deck courtyard. Five of the six proposed residences are proposed to be 2-story townhouses, and range between approximately 1,250 to 1,300 s.f. in area. The sixth unit is proposed to be a single story, one bedroom, handicapped accessible unit.

The building architecture style incorporates "Prairie" design elements with a low-pitched roof form, wide overhangs, vertical oriented windows, neutral stucco and earthy color tones and materials. The exterior elevations also include use of brick siding for the wainscoting, above the garage entrance, and in the pillar motifs along the alley elevation.

There is a mix of existing land uses in the near vicinity, including single- and multi-family residences, a motel and commercial development. Frontage and alley improvements will be required to be constructed with this project. The City Engineer has recommended the applicant continue angled parking and a corner bulb-out consistent with the downtown streetscape.

As noted above, the applicant is requesting a Joint Use shared parking approval from the Planning Commission for four parking spaces. The office area of the project would require three parking spaces and would be a daytime use. The

restaurant would require seven spaces. It is not determined at this time if the restaurant would be open at night. The residences require 10 parking spaces in the evening. If the restaurant were to be open in the evening, the total evening parking requirements would be 17 parking spaces. If the Commission did approve the Joint Use parking requirement the applicant would need to pay for one in-lieu parking space since only 16 spaces are provided, and in the worse case parking scenario, 17 would be required. If a Joint Use parking requirement was not approved, the applicant would have the option of paying parking in-lieu fees to mitigate the four parking spaces needed (which is the difference between 20 spaces required, and 16 spaces provided).

Since the existing older residence on the property is included in the City's historic district inventory catalog, the applicant will need to obtain City Council approval prior to demolition of the structure. The determination in the architectural historic evaluation indicates that the existing structure is not architecturally or historically significant. See Attachment 5, Historic Evaluation.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Mixed-Use Design Guidelines, 2006 Paso Robles Economic Strategy and CEQA.

Fiscal

Impact: The applicant will need to participate in the City's Community Facilities District (CFD) to offset the project related impacts from costs associated with the residential use components of this project.

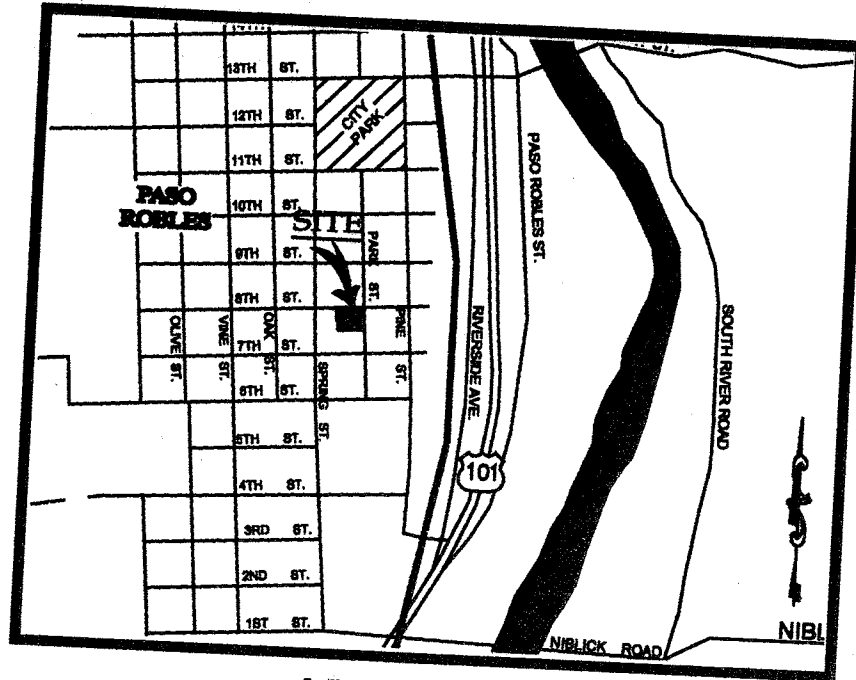
Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution approving Planned Development 06-009 and Tentative Tract Map 2889.
- b. Amend, modify, or reject the above-listed action.

Staff Report Prepared By: Susan DeCarli

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Memorandum from City Engineer
5. Historic Evaluation
6. Resolution to Approve PD 06-009 and TTM 2889
7. Newspaper and Mail Notice Affidavits

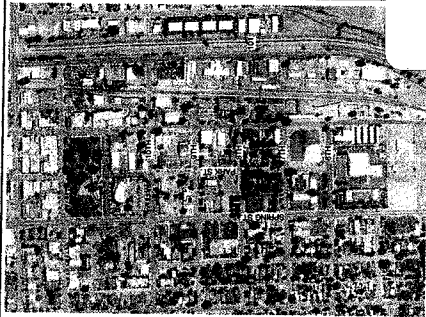


VICINITY MAP
NOT TO SCALE

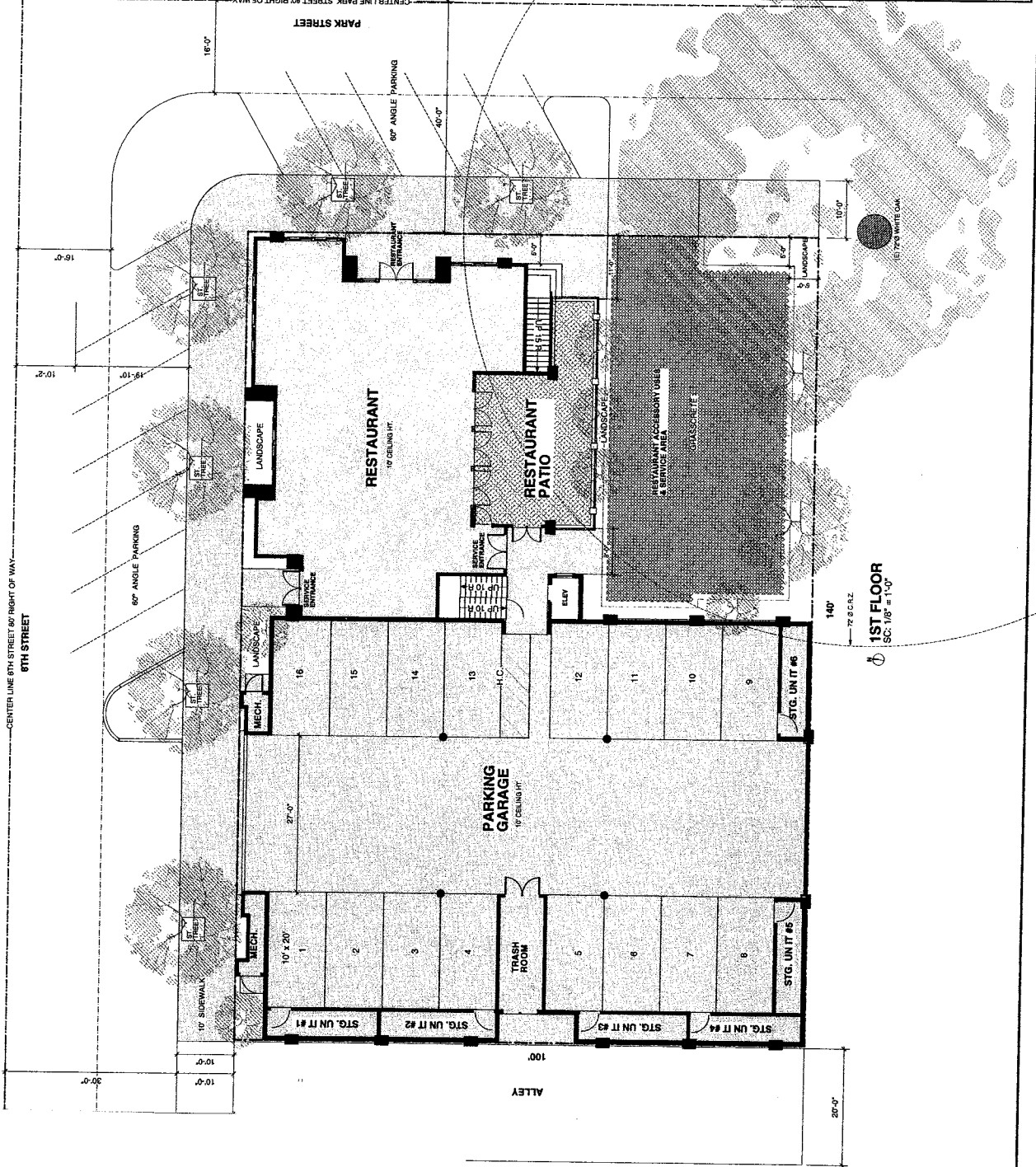
Attachment 2 Site Plan

OWNER: CHRIS MADSON 1750 S. 222 MILWAUKEE, WI 53224	DRIVER: JIM DUMMIT ENTERPRISES 3100 JOHNSON AVE. SAN LUIS OBISPO, CA 94901 P.O. BOX 222 P.O. BOX 222 (P.A.N.) 941 9274 jdm11@earthlink.net
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U	LANDSCAPE PLAN
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PROJECT INFORMATION:
 SITE ADDRESS: 745 PARK STREET
 PARO, CA 94924
 GENERAL PLAN: 11,000 SF COMMUNITY COMMERCIAL (CC)
 ZONING DESIGNATION: CC2 PDI
 EXISTING USE: 2 STORY SINGLE FAMILY RESIDENCE
 PROPOSED USES:
 1) 1,200 SF OFFICE CONDO
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PROJECT:
 MIXED-USE
 COMMERCIAL - RESIDENTIAL
745 PARK STREET
 PASO ROBLES, CA

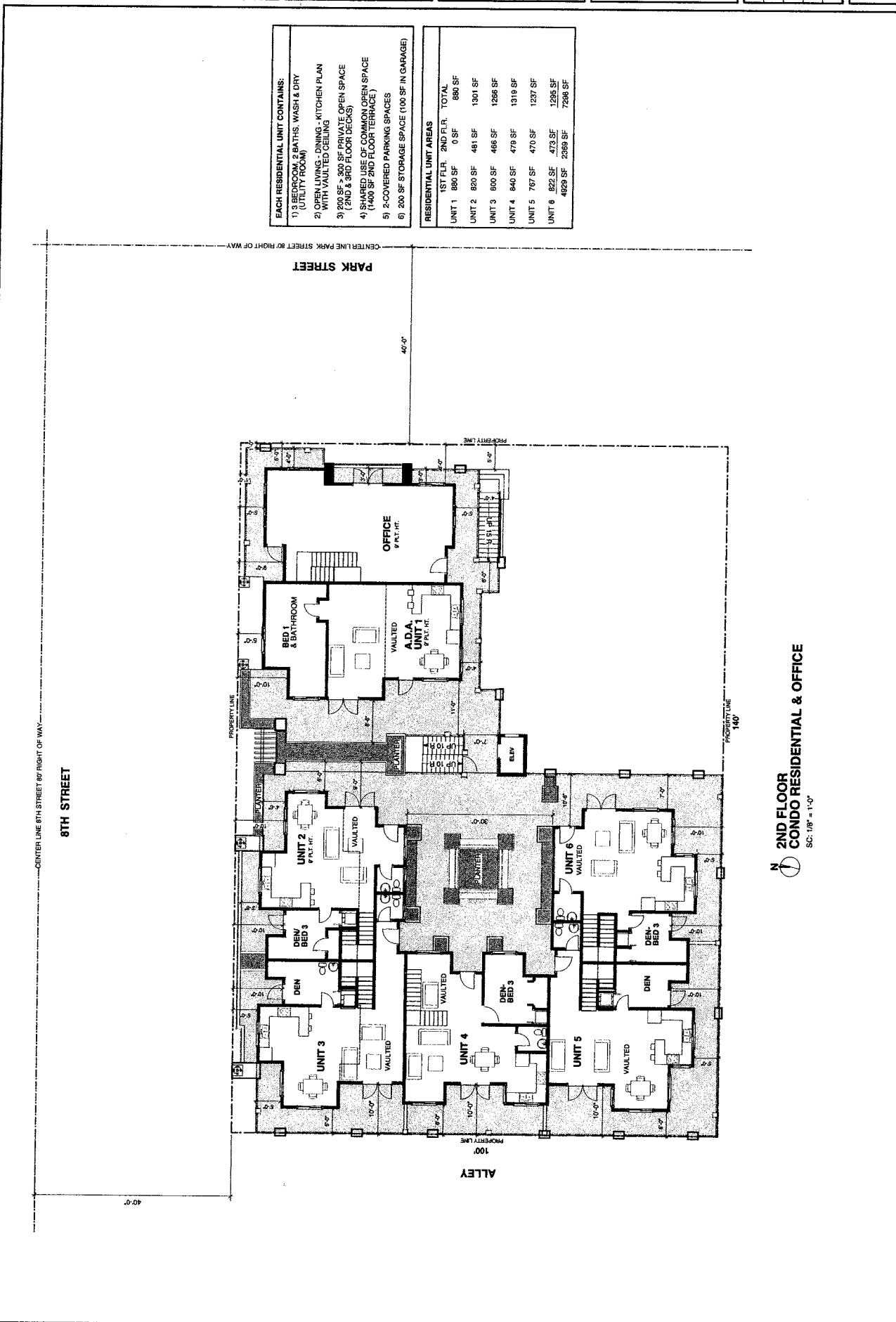
SHEET TITLE:
2ND FLOOR
CONDO RESIDENTIAL
& OFFICE

ISSUE NO:
 745 Park & Spirit
 DATE: wwh
 APPROVED:

SHEET
A2
 OF 5 SHEETS

- EACH RESIDENTIAL UNIT CONTAINS:**
- 1) 3 BEDROOM, 2 BATHS, WASH & DRY (UTILITY ROOM)
 - 2) OPEN LIVING - DINING - KITCHEN PLAN WITH VAULTED CEILING
 - 3) 200 SF + 300 SF PRIVATE OPEN SPACE (2ND & 3RD FLOOR DECKS)
 - 4) SHARED USE OF COMMON OPEN SPACE (1400 SF 2ND FLOOR TERRACE)
 - 5) 2-COVERED PARKING SPACES
 - 6) 200 SF STORAGE SPACE (100 SF IN GARAGE)

RESIDENTIAL UNIT AREAS		
UNIT	1ST FLR	2ND FLR, TOTAL
UNIT 1	880 SF	0 SF
UNIT 2	820 SF	481 SF
UNIT 3	800 SF	466 SF
UNIT 4	840 SF	478 SF
UNIT 5	767 SF	470 SF
UNIT 6	822 SF	473 SF
	4623 SF	2369 SF
		7992 SF



N
2ND FLOOR
CONDO RESIDENTIAL & OFFICE
 SC: 1/8" = 1'-0"

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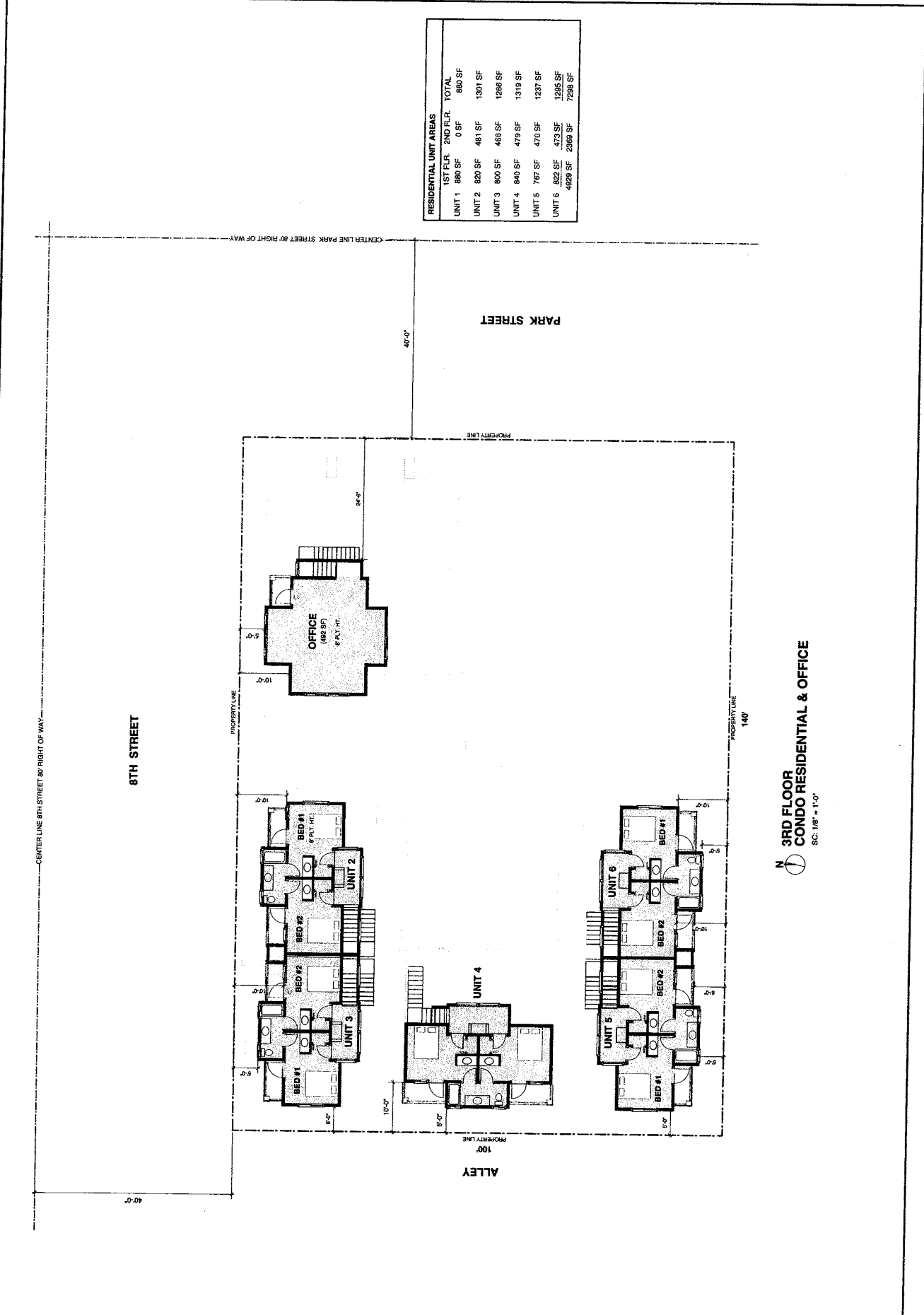
OWNER:
CHRIS MADSON
 10189 PARK ST
 ATASCADERO, CA 93422

PROJECT:
 MIXED-USE
 COMMERCIAL - RESIDENTIAL
745 PARK STREET
 PASO ROBLES, CA

SHEET TITLE:
**3RD FLOOR
 CONDO RESIDENTIAL
 & OFFICE**

JOB NO.:
 17-00004-33001
 DATE: 5/20/18
 APPROVED:

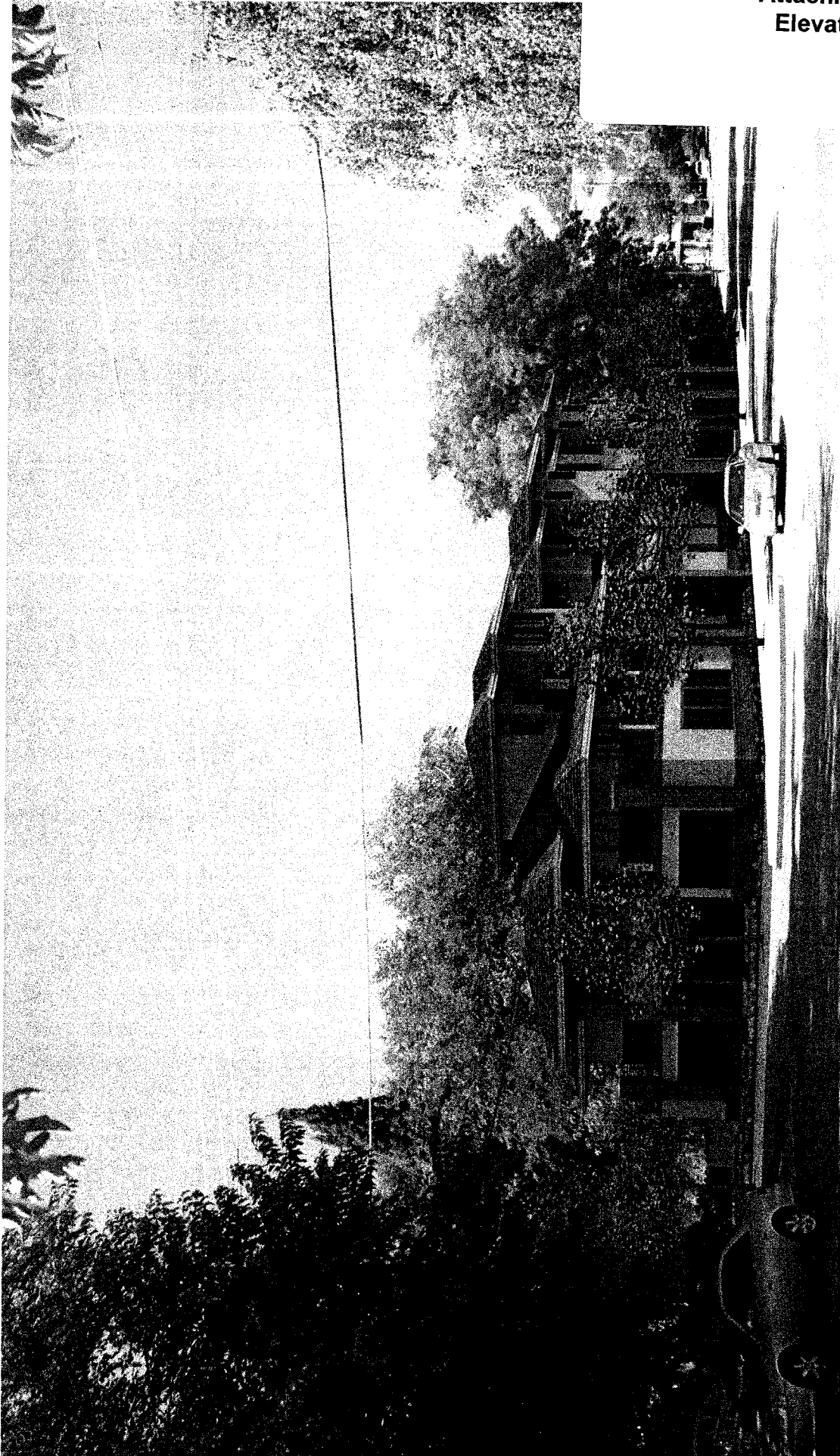
SHEET
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 OF 5 SHEETS



RESIDENTIAL UNIT AREAS			
UNIT	1ST FLR.	2ND FLR.	TOTAL
UNIT 1	880 SF	0 SF	880 SF
UNIT 2	820 SF	481 SF	1301 SF
UNIT 3	800 SF	466 SF	1266 SF
UNIT 4	840 SF	479 SF	1319 SF
UNIT 5	767 SF	470 SF	1237 SF
UNIT 6	822 SF	473 SF	1295 SF
	4828 SF	2369 SF	7197 SF

**3RD FLOOR
 CONDO RESIDENTIAL & OFFICE**
 SC: 1/8" = 1'-0"

**Attachment 3
Elevations**



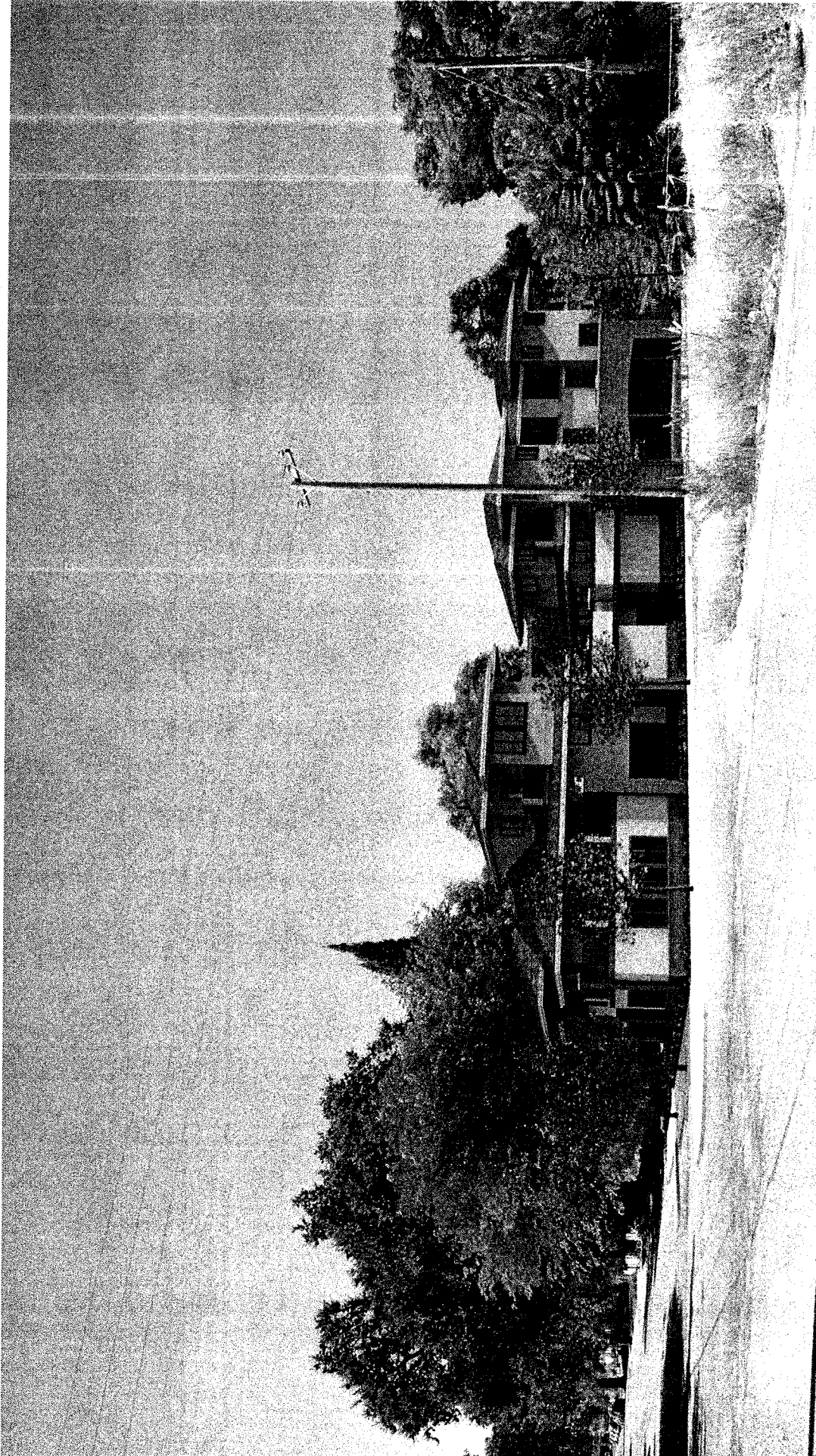
**VIEW OF THE PROPOSED DEVELOPMENT,
LOOKING AT THE SOUTHWEST CORNER OF PARK & 8TH STREET**

745 PARK STREET

PASO ROBLES, CA.

JIM DUMMIT ENTERPRISES

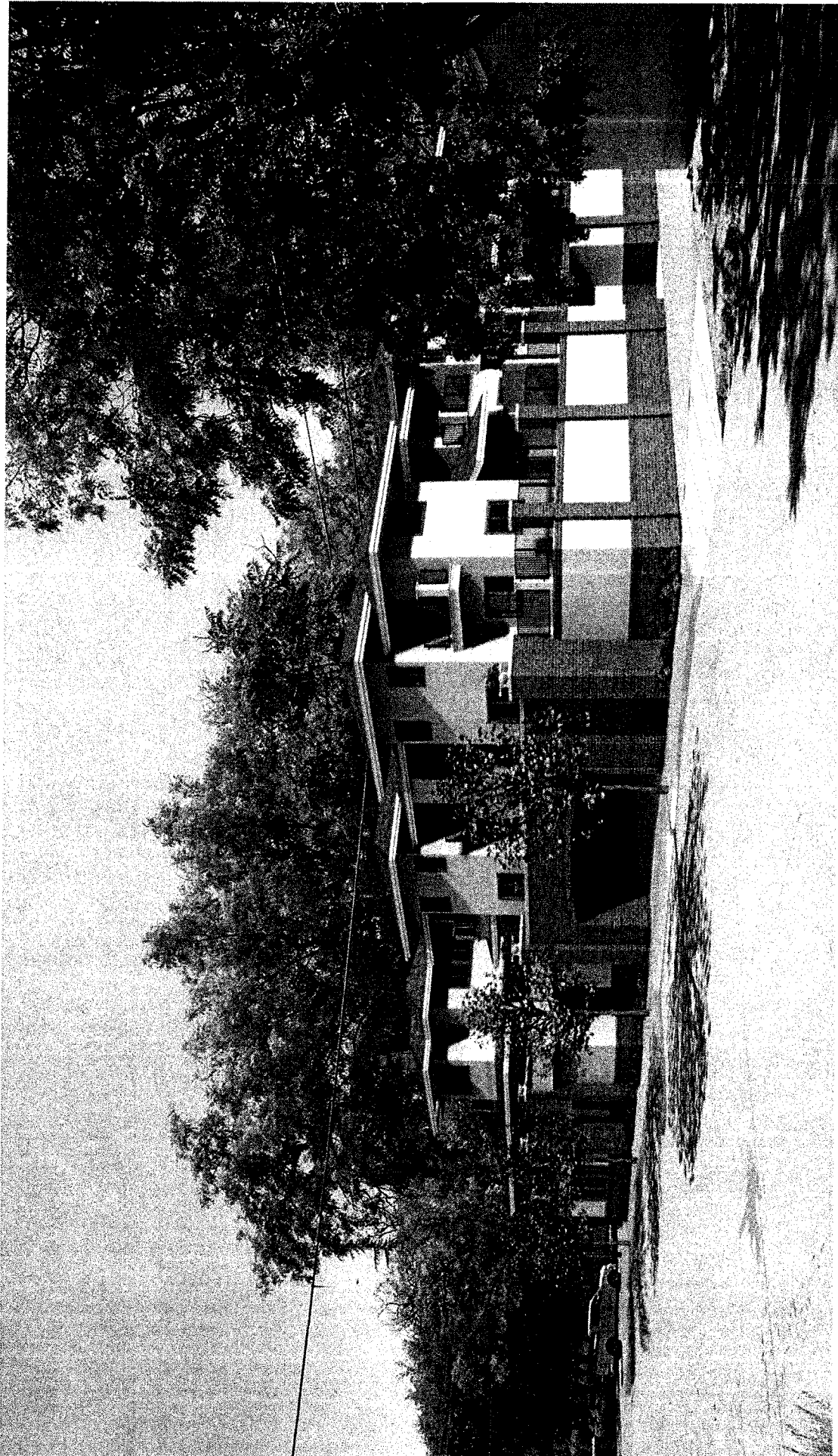
DEC. . 2006



VIEW FROM PARK ST. OF THE PROPOSED DEVELOPMENT,
LOOKING AT THE SOUTHWEST CORNER OF PARK & 8TH STREET

745 PARK STREET
PASO ROBLES, CA.

JIM DUMMIT ENTERPRISES
DEC. . 2006



VIEW FROM 8TH ST. OF THE PROPOSED DEVELOPMENT,
LOOKING AT THE PROJECT NORTHWEST CORNER (ALLEY)

745 PARK STREET

PASO ROBLES, CA.

JIM DUMMIT ENTERPRISES

DEC. . 2006

MEMORANDUM

TO: Susan DeCarli
FROM: John Falkenstien
SUBJECT: PD 06-009, Madson
745 Park Street
DATE: November 28, 2006

The subject property fronts on 8th and Park Streets. Both 8th and Park Streets are classified as local streets in the Circulation Element of the General Plan. Right of way is available to accommodate angle parking on both streets.

There is a 4-inch water main in Park Street. This line will not be adequate to provide fire protection to the project. In order to meet commercial fire hydrant spacing requirements, an additional hydrant is needed at the corner of 8th and Park Streets. The demand for fire sprinklers must also be met.

There is an existing 10-inch water main in Spring Street and a 12-inch main in Pine Street. To serve the new fire hydrant and the fire line for the building, a new 8-inch water main must be extended to Park Street from either Spring Street or Pine Street.

Sewer is available from an 8-inch main in the alley and an 8-inch main in Park Street. In the City sewer master plan the Park Street main will eventually be upgraded to a larger main. Therefore, it would be ideal to serve the project from the sewer line in the alley.

Overhead utility lines are adjacent to the project on both Park Street and the alley. These lines will need to be relocated underground. A street light will be needed on Park Street.

This project will impact downstream drainage facilities. The implementation of low impact development facilities is needed to the extent possible.

Recommended Site Specific Conditions

1. Prior to occupancy, the applicant shall construct curb, gutter, sidewalk and paving on 8th and Park Streets in accordance with plans approved by the City Engineer.
2. Prior to occupancy, the applicant shall install a new fire hydrant at the intersection of 8th and Park Streets. The applicant shall extend an 8-inch water main from either Pine Street or Spring Street as needed to provide a source for a fire line connection and for the new fire hydrant.
3. Prior to occupancy, the applicant shall relocate all overhead utilities adjacent to the project on Park Street and the alley, underground. A new street light shall be placed on Park Street.
4. Low impact drainage devices shall be incorporated into the project design to the extent feasible.

HISTORIC STRUCTURES
ASSESSMENT OF A
THREE STORY HOUSE,
AT 745 PARK STREET,
PASO ROBLES, CALIFORNIA
[APN 009-201-005]

Prepared for:

Chris Madson.
P.O. Box 2465
Atascadero, CA 93422

Prepared by:

Betsy Bertrando &
Todd Hannahs
Cultural Resource Management Services
829 Paso Robles Street
Paso Robles, California 93446

CRMS



CULTURAL RESOURCE MANAGEMENT SERVICES

February 16, 2007

CRMS Project No. 42=615

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CHAPTER 1: INTRODUCTION

Cultural Resource Management Services (CRMS) was contacted in November of 2006 by Chris Madson of Atascadero and contracted to conduct a historic structures assessment of a third of an acre parcel in the town of Paso Robles, San Luis Obispo County, California. The property is currently in use as a single family residence with a modest yard composed of minimal landscaping. The proposed development consists of six residential condominiums, office space, a restaurant and 22 parking spaces. This will involve the complete removal of the existing structure on the property as well as disturbance of much if not all of the ground surface (see Figure 1). Consequently an assessment of the cultural resources represented by the built environment present on the property was required.

The project area consists of a .33 acre parcel located at 745 Park Street in Paso Robles, California. The property is a rectangular parcel bordered on the east edge by Park Street, on the north by Eighth Street, on the west by a narrow alley way and on the south by an adjacent residential lot (see Figures 2 & 3). The property is level and is only a few inches above the adjacent streets. The immediate neighborhood is predominately residential with commercial properties close by on all sides.

This investigation consisted of two primary activities: a visual inspection of the property and archival research to determine the history of the property and its inhabitants. The site visits involved the taking of measurements as well as photographs and measured drawings where appropriate.

The archival research involved both oral interviews and research of written and graphic resources. Among those interviewed were Martin Kuehl, Dolly Bader, and Bud and Marie Requa.

Printed materials used in the preparation of this report are from the following sources.

- Fidelity National Title Company - Chain of Title - January 30, 2007
- Paso Robles City Hall - January 23, 2007
- Paso Robles Historical Society, interviews with staff - January 26, 2007
- Paso Robles Pioneer Museum, interviews with staff - January 26, 2007
- Private archive of Bertrando & Bertrando Research Consultants for a search of historical literature, maps and unpublished manuscripts.
- San Luis Obispo County Clerk/Recorders Office - January 31, 2007
- San Luis Obispo County Historical Society Museum - January 23, 2007

The results of this investigation are presented below along with a brief description of the and historical context so that the results of this study can be placed within the larger context.

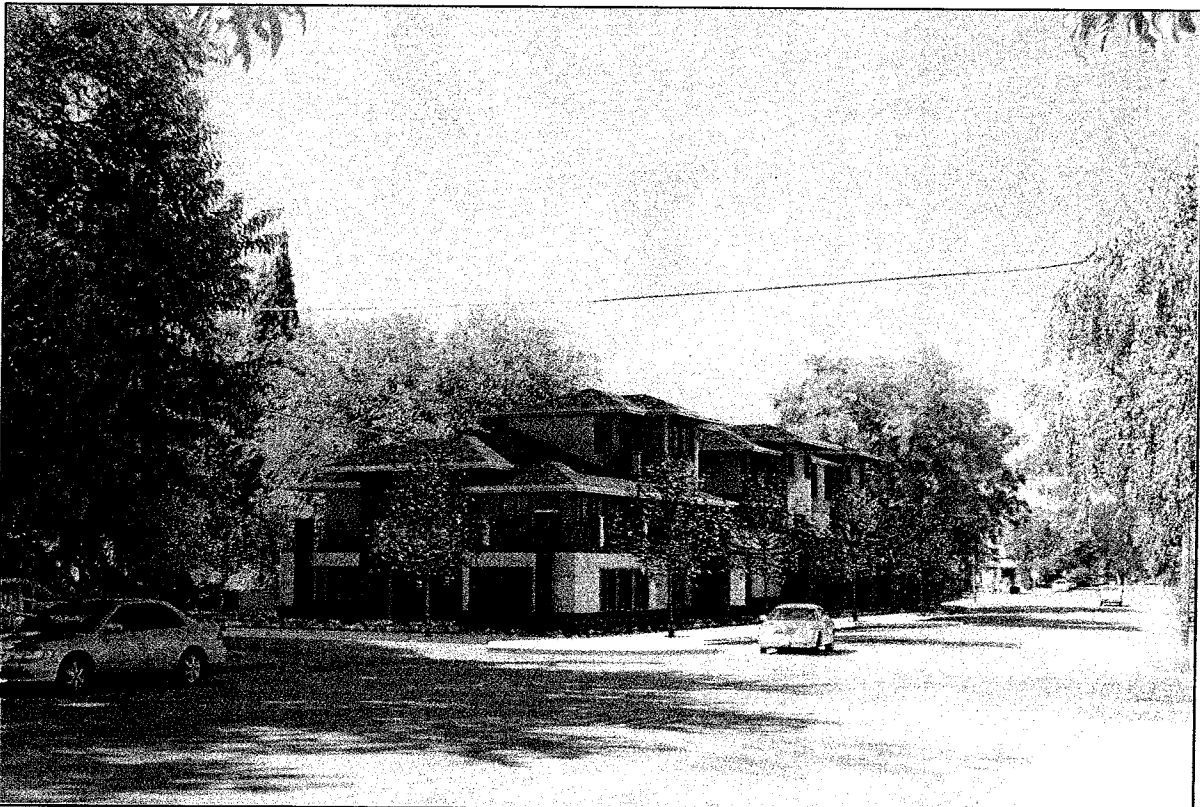


Figure 1: Conceptual Rendering of Proposed Development (Jim Dummit Enterprises)

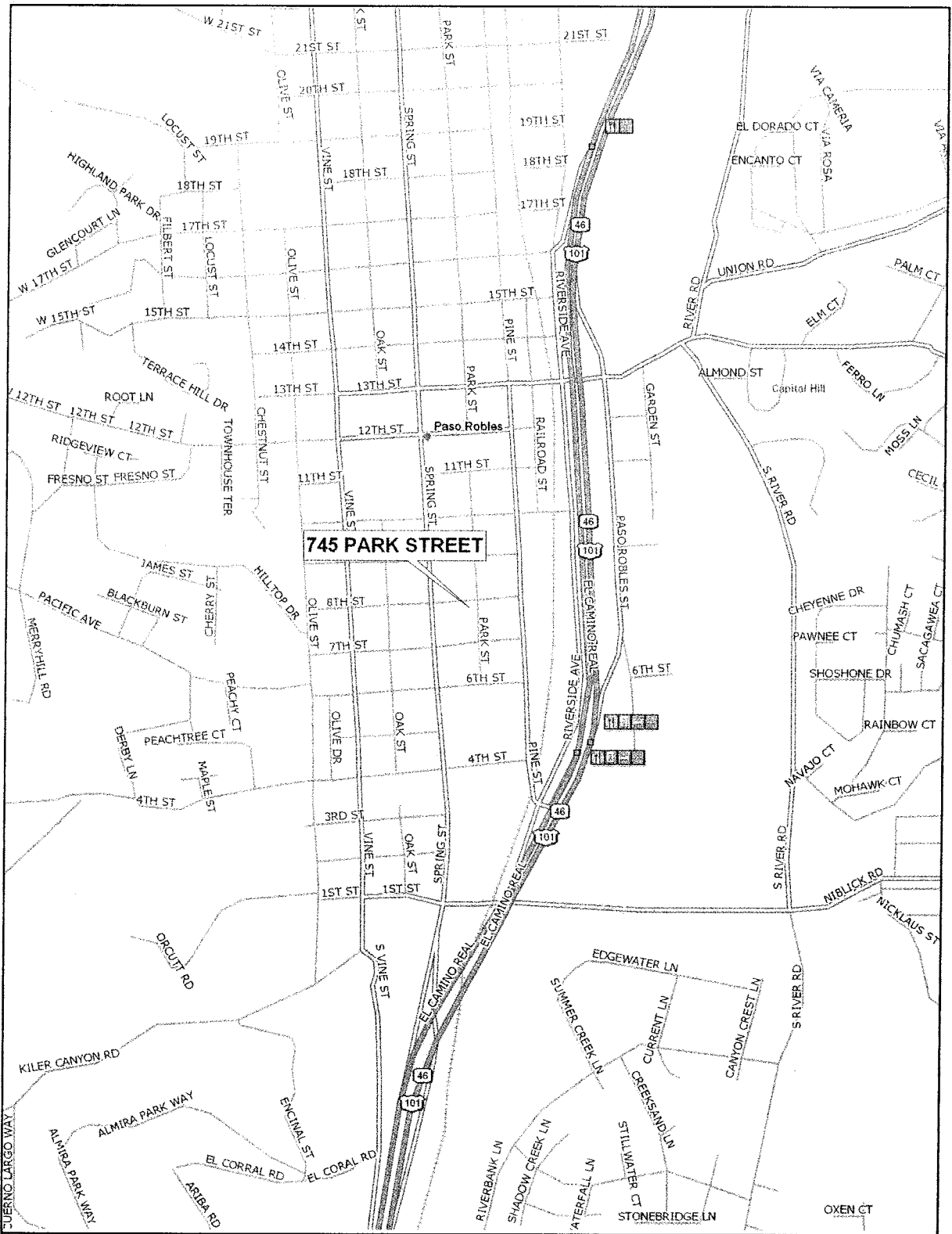


Figure 2: Location Map of Project Area

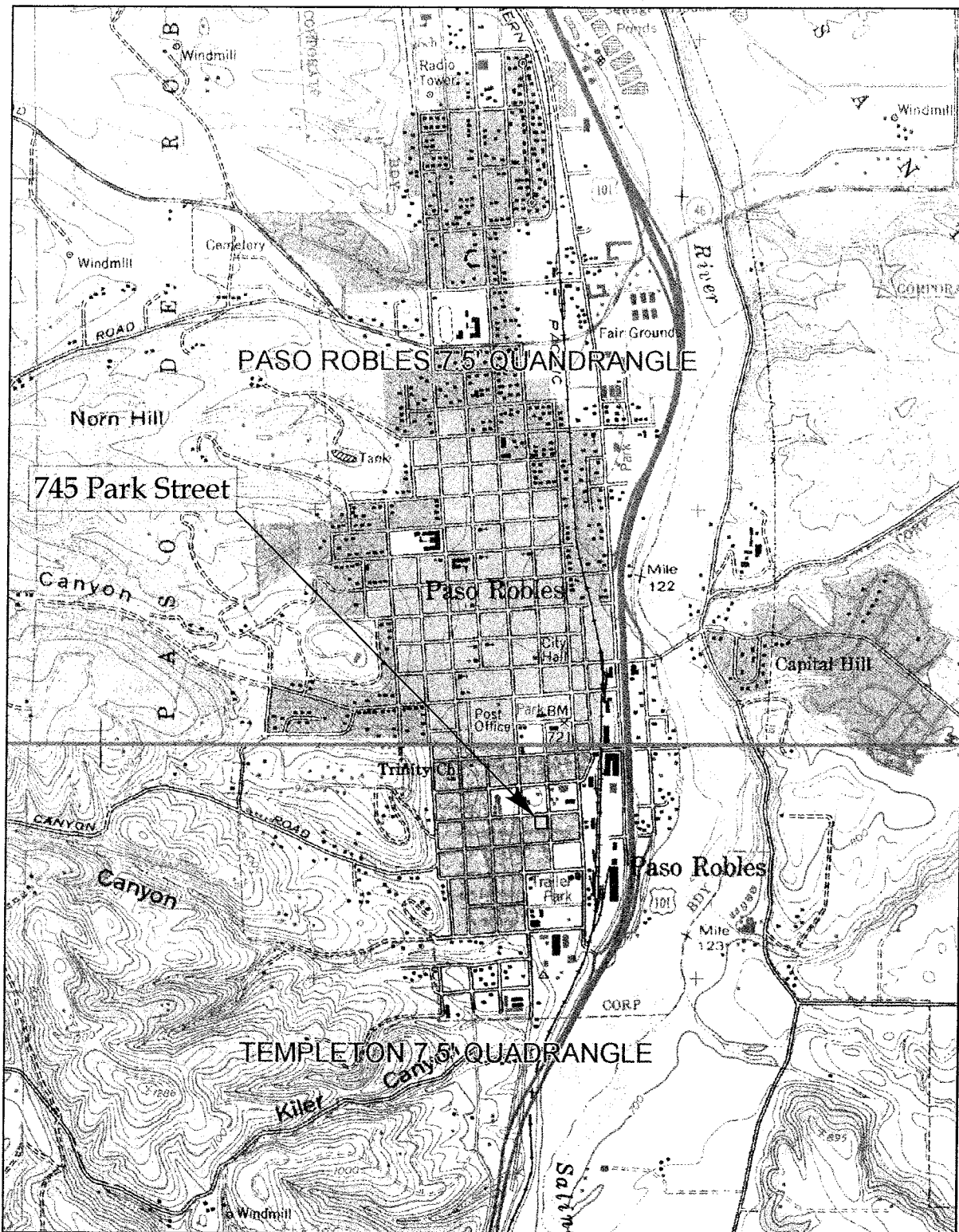


Figure 3: USGS Map Templeton and Paso Robles 7.5 Quadrangles

CHAPTER 2: HISTORICAL CONTEXT

HISTORIC OVERVIEW OF EL PASO DE ROBLES

The City of Paso Robles grew out of land that was originally part of a Mexican Grant awarded to Pedro Narvaez in 1842. The patent for the 25,993.18 acres of land was finally recognized by the United States Government in 1866 (Perez 1996). The patentee was Petronillo Rios. By then the Paso de Robles Land Grant had been previously purchased by Daniel and James Blackburn and Lazare Godchaux in 1857 (Angel 1979). Out of the six leagues of land, Daniel Blackburn became the owner of the league of land west of the Salinas River which became the parcel on which the City of Paso Robles developed.

Originally known as Hot Springs, for the many hot mineral springs in the area, the name was changed in 1867 to reflect the name of the Land Grant. One half interest in El Paso de Robles was purchased by Drury James in 1868 and a small settlement around the mineral baths began to form (Peterson 2006). Drury James and Daniel Blackburn married the Dunn sisters, Cecelia and Louisa, in an 1866 double wedding held in San Luis Obispo. Both Drury James and Daniel Blackburn settled in Paso Robles with their families and James Blackburn, who remained single, remained on the ranch north of Paso Robles.

The town was laid out in 1887 with two full blocks in the center for a park. Incorporated in 1889, the first president of the Board of Trustees for Paso Robles was Drury James. Plans were soon put forth to build a new Hotel El Paso de Robles, the grandest ever built in San Luis Obispo County. Eventually, the Hotel El Paso de Robles opened in 1891 to service the train that had arrived in 1886. Although the hotel claimed to be fire proof it burned to the ground in 1940 (Ohles 1997). The introduction of rail service also brought people in from San Francisco as prospective buyers of the town that was subdivided by the Blackburn Brothers and James in 1887.

By this time James Blackburn had died and Daniel's wife Cecelia Blackburn was trustee for his estate. Lawsuits were filed by the ten children of Daniel Blackburn for portions of his estate. The wrangling and the lawyers ate up the much of the inheritance and eventually Mrs. Daniel Blackburn relocated to the Bay area.

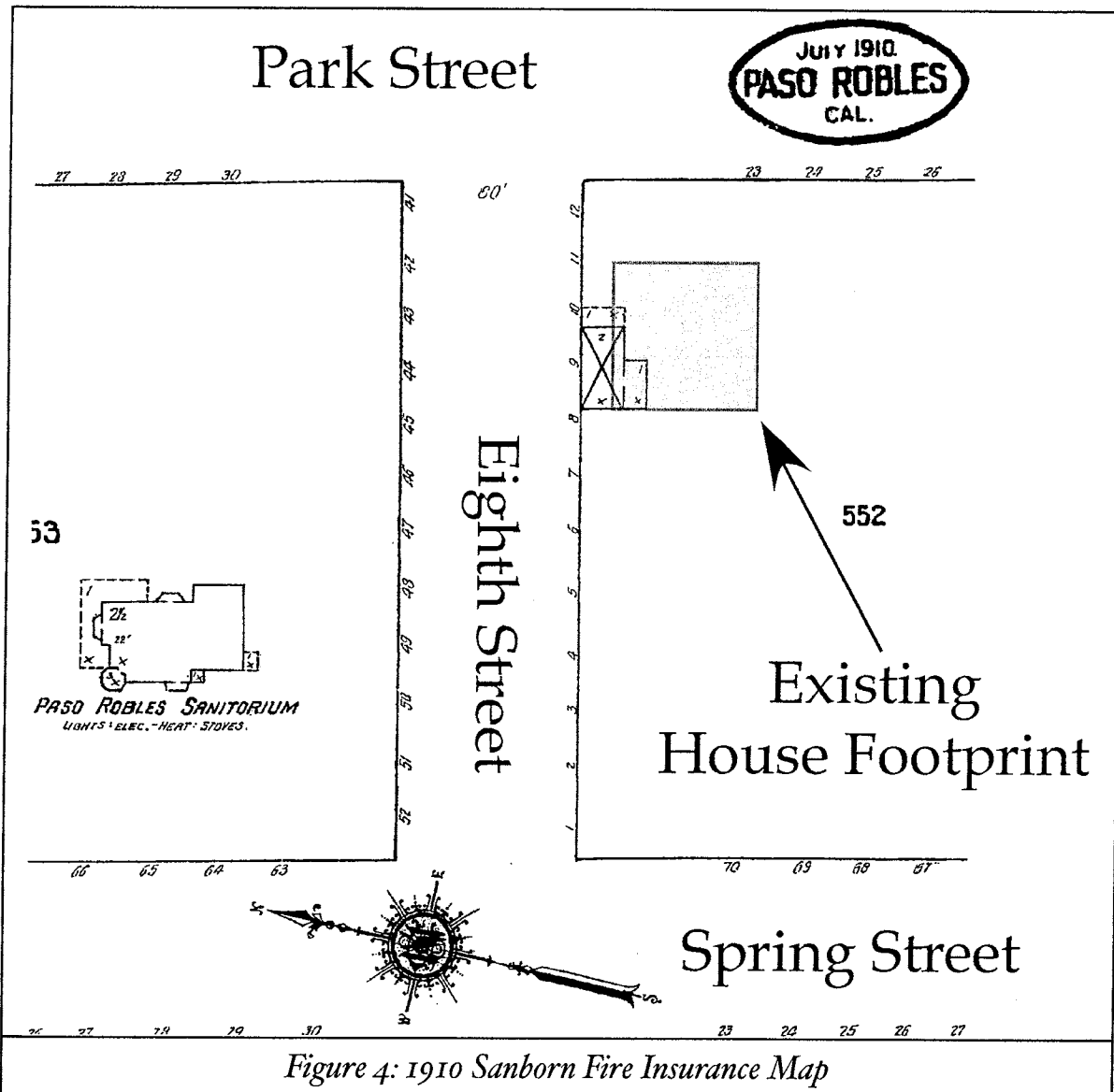
As mentioned above, with the coming of the Southern Pacific Railroad in 1886, a town plan for Paso Robles, on the western side of the Salinas River, was commissioned and was completed by 1887. Throughout the later part of the nineteenth and the first half of the twentieth century, the economy of the Paso Robles region was largely agricultural. Cattle ranches, dairies, almond and other fruit orchards, and large tracts devoted to dry land grain production comprised the rural landscape.

Paso Robles continued to developed into a hub serving the surrounding farm and ranch community. Growth took another spurt in 1940 with the construction of the main cantonment area of Camp Roberts that brought 8500 workers into the area (Albert 2005). Agriculture has continued to be the mainstay of the region up to the present, with increasing emphasis on viticulture and wine-making. The proliferation of wineries in the last 10-15 years has lead to tourism once again becoming a major component of the local economy.

HISTORY OF 745 PARK STREET, BLOCK 114, LOT 8

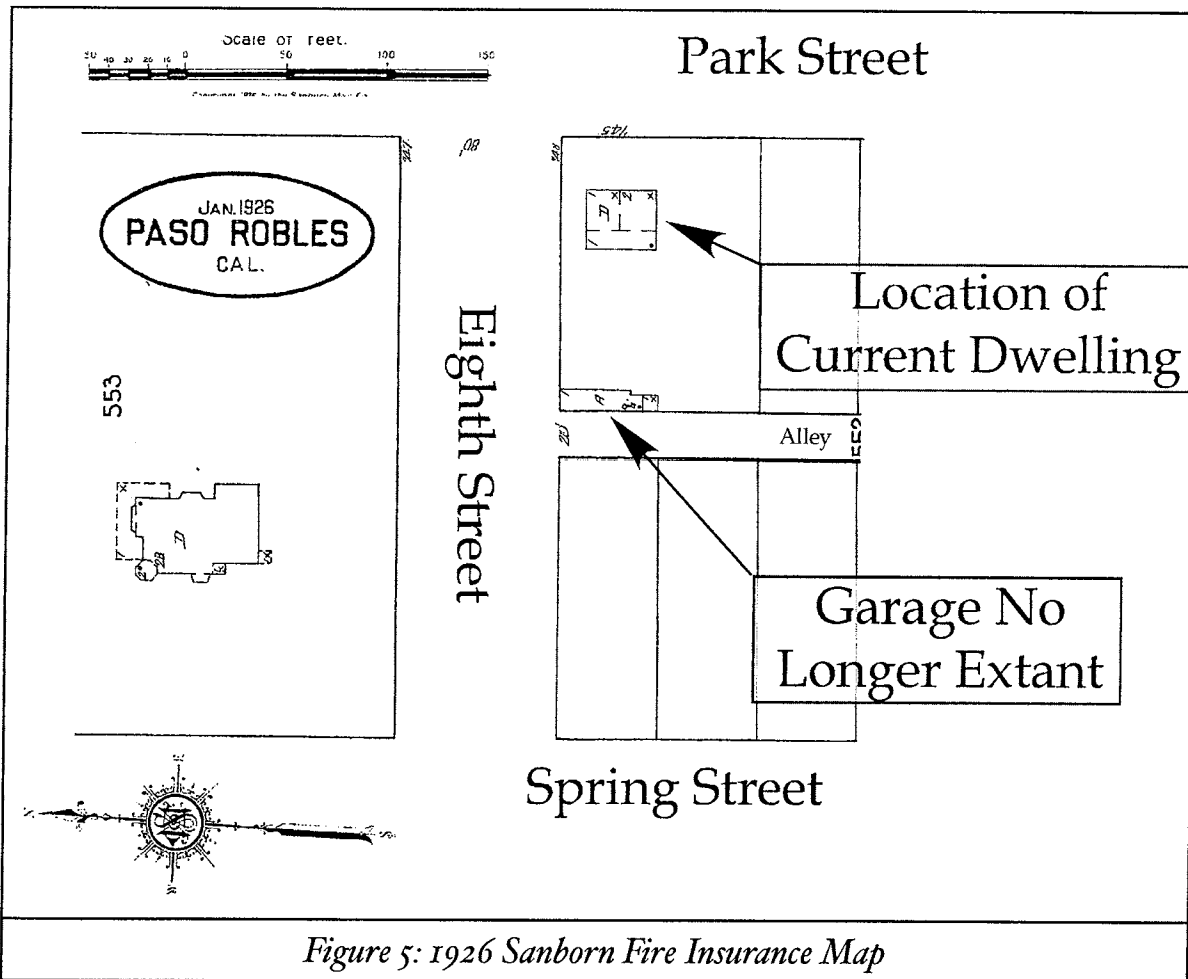
The early dates for the Chain of Title for Park Street included names of Paso Robles families we can be fairly confident did not live on the property. The owners in 1888 were the Blackburn Brothers and Drury James. James sold off his portion the same year to James and Daniel and J. H. Blackburn. At the time of these transactions, all of Block 114 was included in the sale.

The residence located at 745 Park Street was inventoried as an historic resource by the City of Paso Robles in 1981. There are several statements on the inventory that do not correspond with the information obtained while conducting researching for this report. The inventory gave an estimated date of 1890 for the construction of the house. It also suggested that its first use was as a winery up until approximately 1920, "when it was converted to a home." The house has a 10 foot by 13 foot dirt floor cellar, not unusual for the period. No information was uncovered while researching this property that connected the residence to a winery. However, a Building Record on file at the City of Paso Robles does give a construction date of 1915 for the two story single family home. The only structure depicted on the 1910 Paso Robles Sanborn Map was a small stable along the side of 8th Street (see Figure 4).



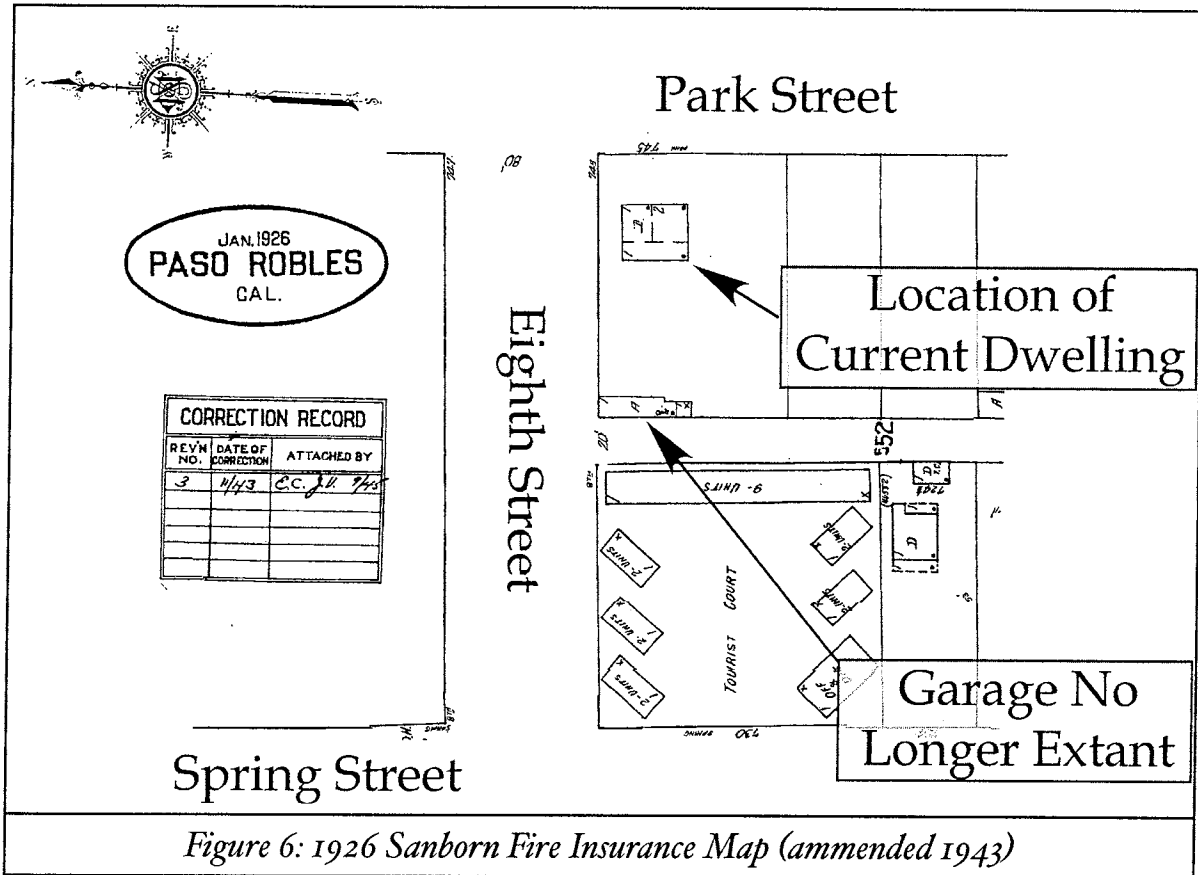
Daniel Blackburn's widow, Cecilia deeded Lots 1 to 8 to Dr. Glass in 1910 (Deeds - Book 85, page 199). The first occurrence of Lot 8 as a parcel sold separately also took place in 1910 when W. and R. A. Kitchen deeded the property to William C. (Billy) Henderson. Henderson had the first blacksmith shop in Paso Robles at the southeast corner of Pine and 13th Streets and also started the first rental car and taxi service in Paso Robles (Dellard 1989). Very early in the 1900s, he built the Pioneer Garage. He later moved the garage to the corner of Spring and 13th Streets in 1912 (Morrison and Haydon 1917).

In the 1926 Paso Robles Sanborn Map, the stable by the side of 8th Street is gone and a garage is along the alley that runs between 7th and 8th Streets. A house appears on this map for the first time. The house and garage remain unchanged on the 1943 Paso Robles Sanborn Map (see Figures 5 & 6). Charles Waldron purchased a portion of Lot 8 in 1915 until it was sold to Caleb Lammon in 1921. If indeed the Building Record is correct with the construction date of 1915, then we may assume that Waldron was the person responsible for the construction of the house.



The city inventory goes on to state that up until 1935 it was used as a maternity home. The information seems to have been taken from the owners of the property at the time of the 1981 survey, Glenn A. and M. F. Anderson. It is possible memories may have confused it with the sanitarium operated by Dr. Glass that was one block away. In the process of interviewing two former residents of the block, as well as the docents at

the Pioneer Museum and the Paso Robles Historical Society, no one could recall either a winery or a maternity home being at that location. It is true that these uses for the property would have occurred prior to the informants living memory. All agreed that a maternity home was located on the north side of Paso Robles at one time.



The inventory continues with the information that it was purchased by the Lammons in 1935 and was their retirement residence and that later during WW II, they rented rooms to servicemen until it was sold in 1948. The Chain of Title showed that Caleb W. Lammon purchased part of Lot 8 in 1921 from Charles Waldron (Book 5 of Official Records, page 73). During the early 1930s, Caleb W. and Glendora Lammon were living on the property. Coombes and Lammon (Caleb) had a cigar store at 1326 Spring Street. By 1938, Caleb Lammon was retired. The following year, Glendora Lammon deeded the property to La Violette Moss (Deed #6839). Glendora may have remained in the house until 1948 but it had been purchased by La Violette and Alonzo who ran the B & M (A. M. Bland and A. D. Moss) Delivery Service at 944 Salinas in 1939.

The Building Record on file at the Paso Robles City Hall shows the structure appraised in 1946 and gave La Violette Moss, as the owner at the 745 Park Street address. In the record, the residence has a second floor and basement with a garage and storeroom on the property. The 1981 inventory states that the Moss's owned the home from 1948 to 1950. Again it disagrees with the Chain of Title for the property. Alonzo Moss sold the property in 1948 to Robert A. Vasquez (Deed #13291) for \$2600. Vasquez sold the property to Ernest Brimhall in 1951. Brimhall was a meat cutter in the area. Until it was purchased in 1977 from Brimhall by Glenn Anderson (Deed # 15805), it may have been a rental property. In 1979, Glenn Anderson filed a building permit for a remodel that included a 20 ft by 22 ft addition to the residence.

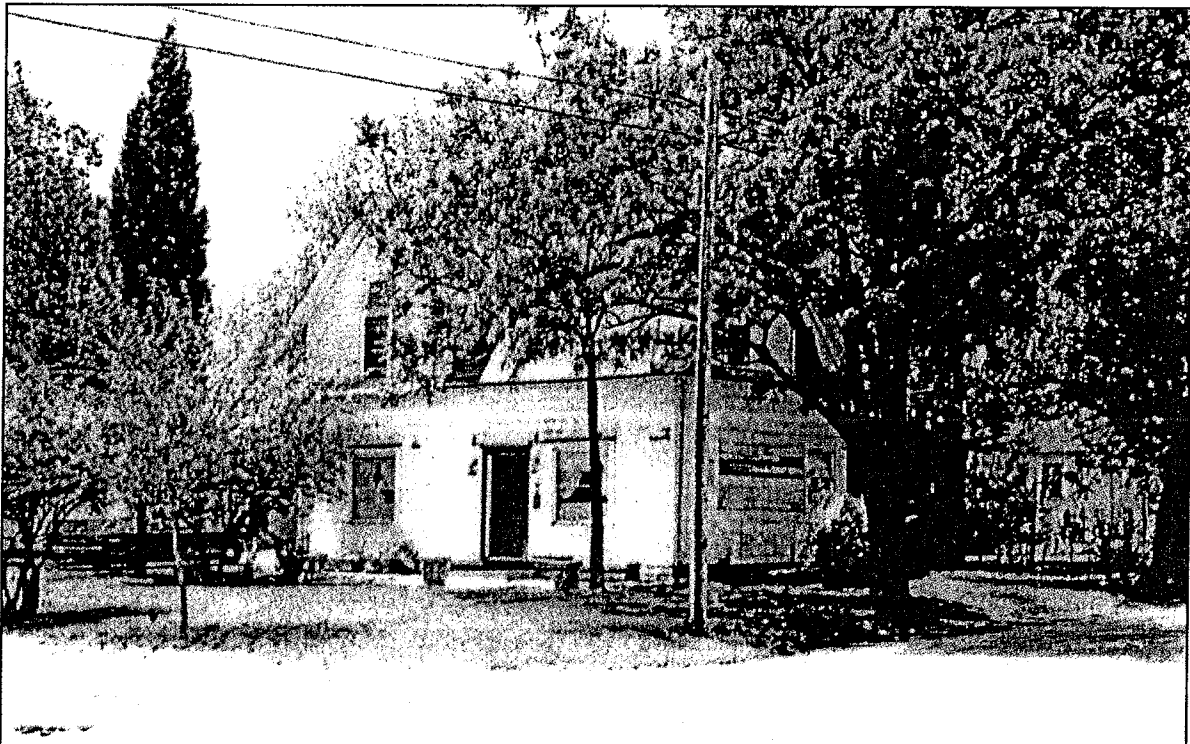
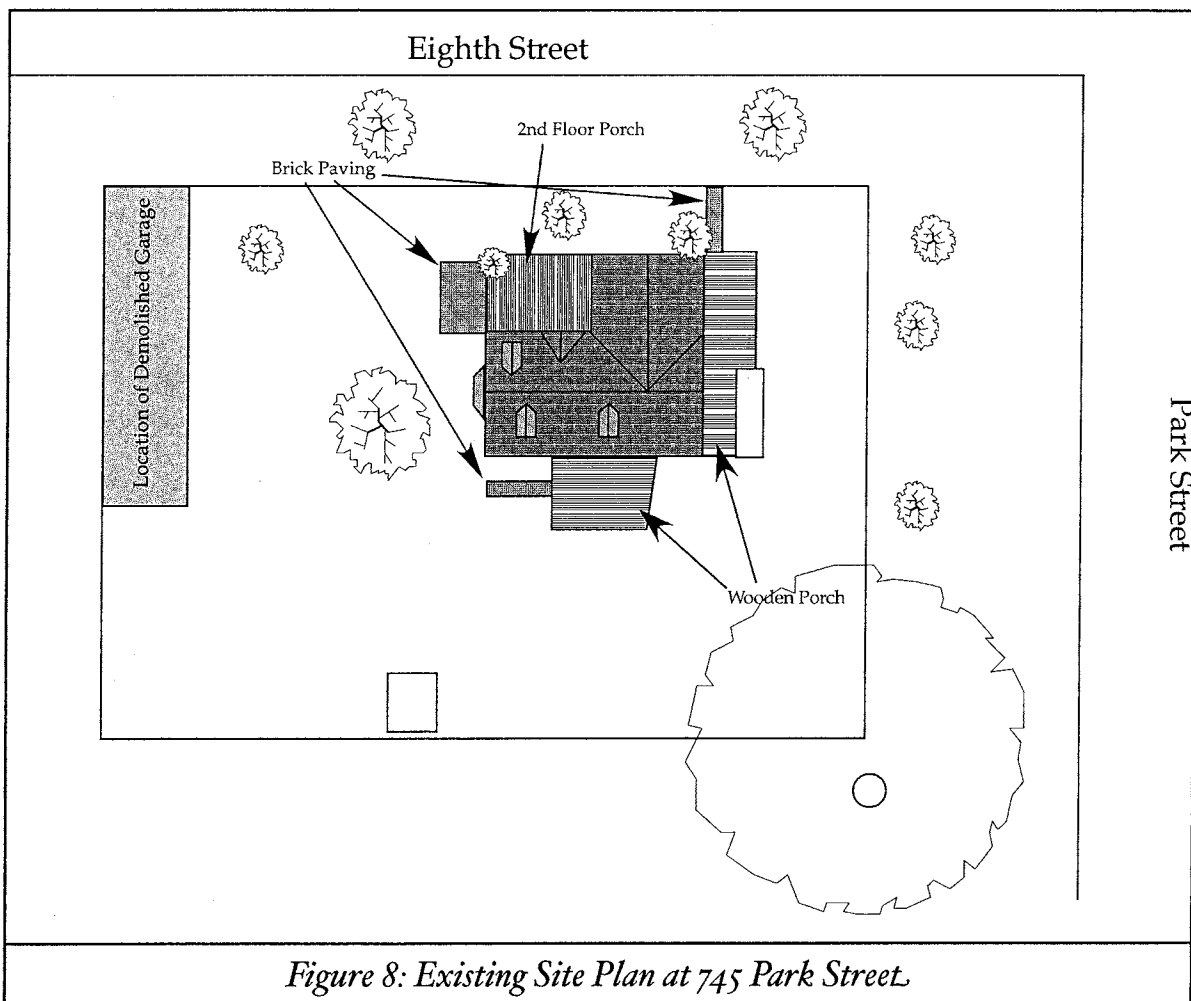


Figure 7: 1946 Assessor's Photograph

CHAPTER 3: DESCRIPTION AND RESULTS OF THE FIELD SURVEY

FIELD INVESTIGATIONS

An intensive field investigation was conducted on January 18, 2007. This effort consisted of a visual investigation of the exterior and interior of the existing structure as well as an inspection of the ground surface. Where appropriate, photographs and measurements were taken.



The house currently at 745 Park Street is not the first structure on this lot (see Figure 4). The earlier building appears to have been a shingle roofed stable

approximately 20 feet by 35 feet with the long axis parallel and immediately adjacent to Eighth Street. By 1926, probably in 1915, the stable had been removed and a 36 foot by 30 foot two story cross gable ended domicile occupied the property (see Figures 5, 6 & 9). This Structure was composed of a primary area of 20 by 36 feet with a shed roofed addition along the length of the west facade. The upstairs was a T-form with gable ends on the west and east facades on the southern half of the house and a single gable end on the north facade.

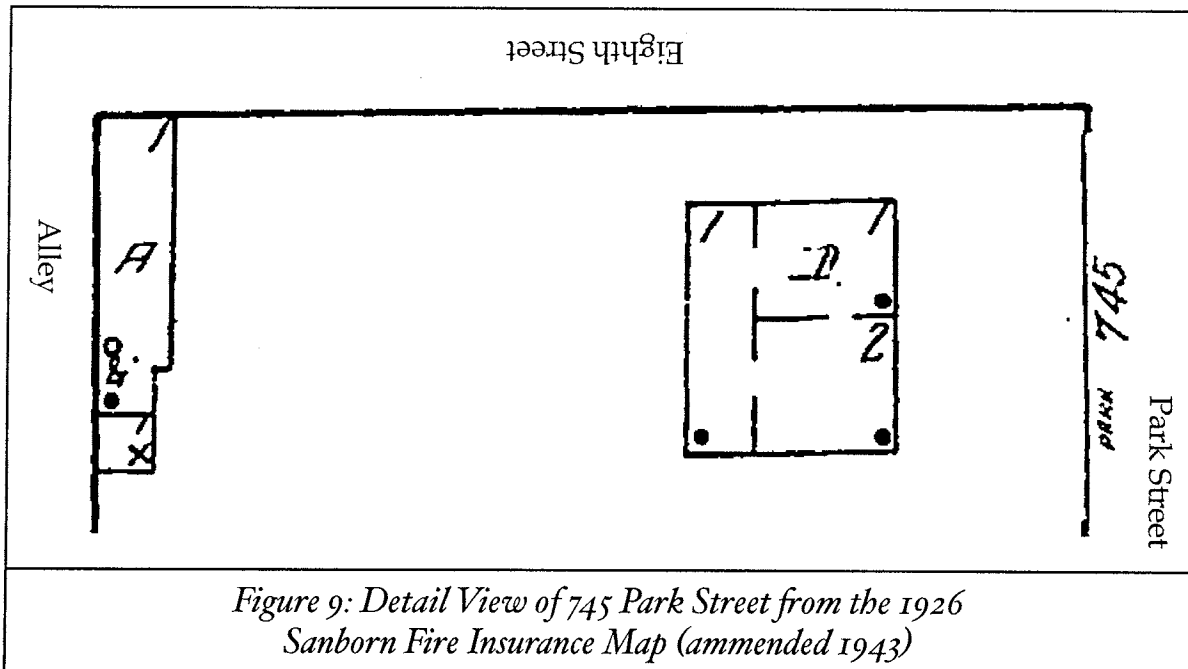


Figure 9: Detail View of 745 Park Street from the 1926 Sanborn Fire Insurance Map (amended 1943)

There was also a long rectangular covered garage along the western edge of the property. This garage was still extant up to 1943 but was not mentioned in the property assessors record of 1946 and was probably removed during that three year period. A close inspection of the area where it once stood revealed no vestiges of the garage visible on the surface.

This basic roof form of the dwelling has been retained throughout the various additions and modifications over the years. In 1979 the then owner, Glen Anderson, filed for a remodeling permit. It is from this period that the most significant alterations of the structure date. The west facade was pushed out ten feet on the southern two-thirds and six feet on the northern third. A third floor living space was added. A bay window was added to the western facade on the second floor and two dormers on the south facade and one on the north facade (see Figures 12, 14 & 17).

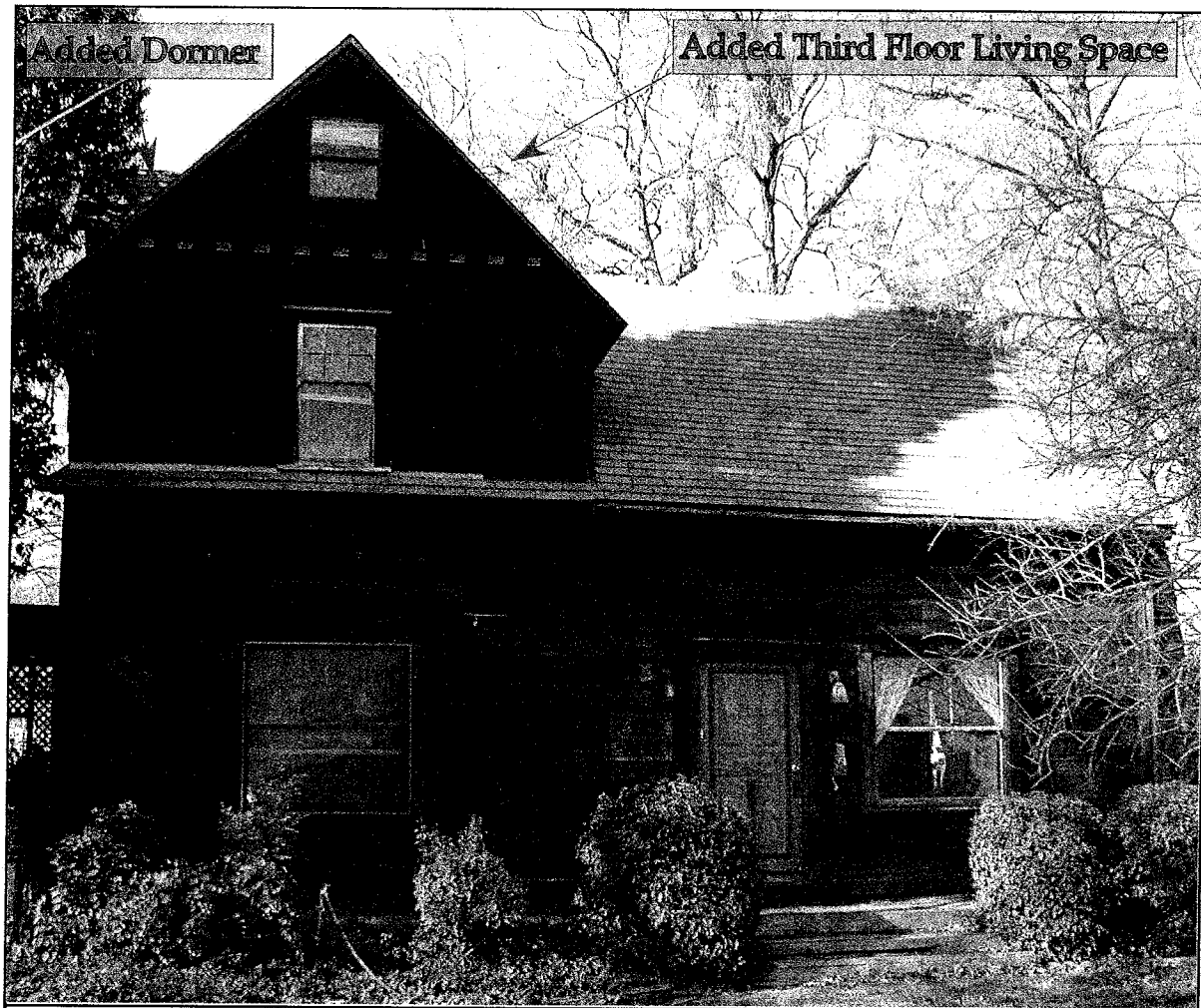


Figure 10: Existing East Facade (2007)

It appears from the 1946 photograph (see Figure 7) that the house, including the Gable ends, was sheathed in horizontal drop lap clapboards. Currently the second floor of the house is covered in wood shingles except at the westernmost end where it is covered in vertical sheathing. The original sheathing is still visible only on the first floor of the original portion of the house (see Figure 11).

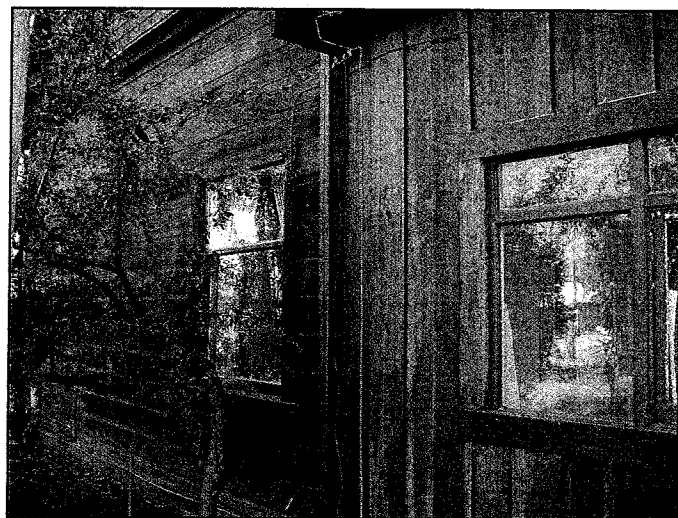


Figure 11: Detail Of Sheathing Styles

A porch was built above the north west corner of the first floor and a door giving access to it was installed on the second floor (see Figure 13). The entire western portion of the house has been completely altered. The original shed roofed addition on this side has been extended ten feet to the west and raised with the addition of a second and third Floor (see Figures 12 & 14).

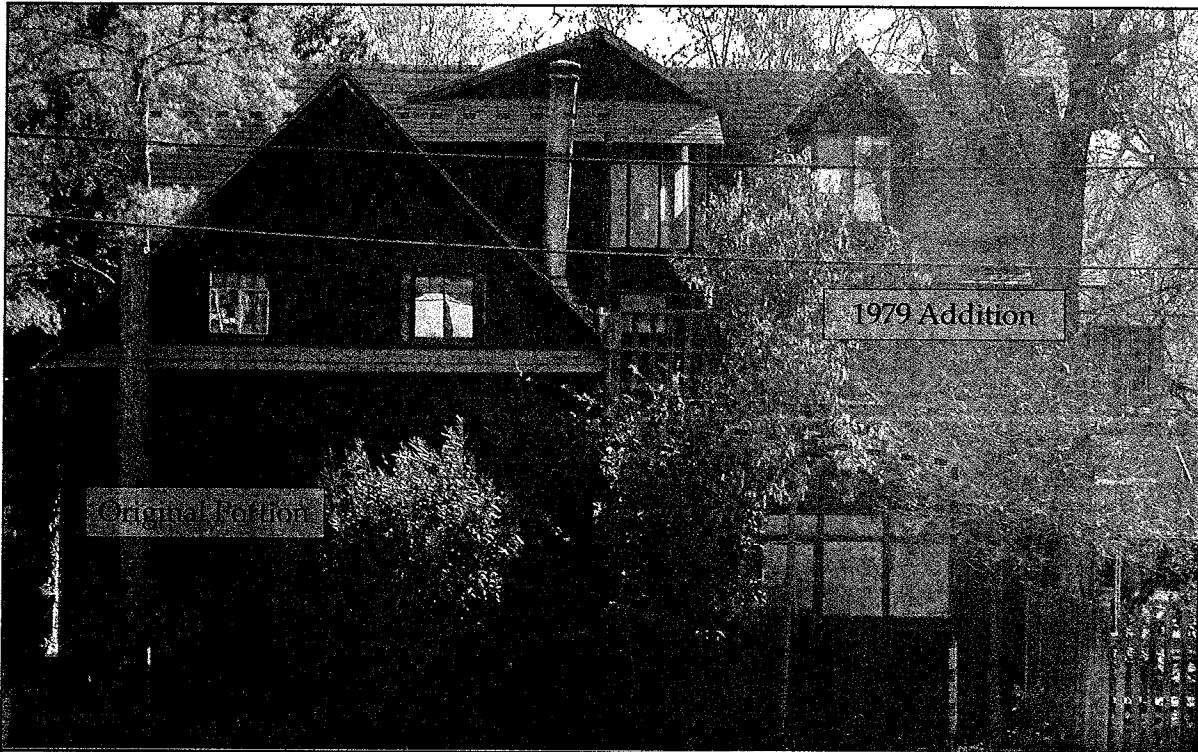


Figure 12: Existing North Facade (2007)

In the Northwest Corner a porch was constructed above the shed roofed portion below. The first floor was Pushed out only six feet here and the roof was not well thought out. Consequently there has been significant water damage to this portion of the house. The exposed rafters of what had once been a shed roofed glassed in porch are still visible on the interior (see Figure 13)

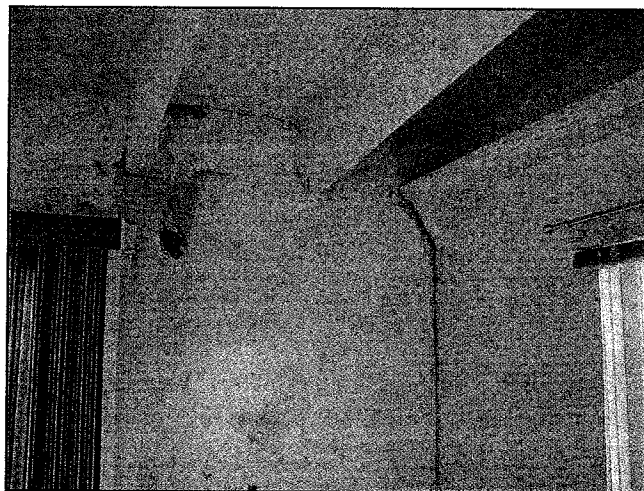


Figure 13: Exposed Rafters & Water Damage

The interior has been remodeled multiple times. In the up stairs attic the interior sheathing has been sawn through and covered over with drywall as part of the remodeling of the second floor (see Figure 15). There are a few vestiges of the earlier knob-and tube wiring left in the attic (see Figure 16), but

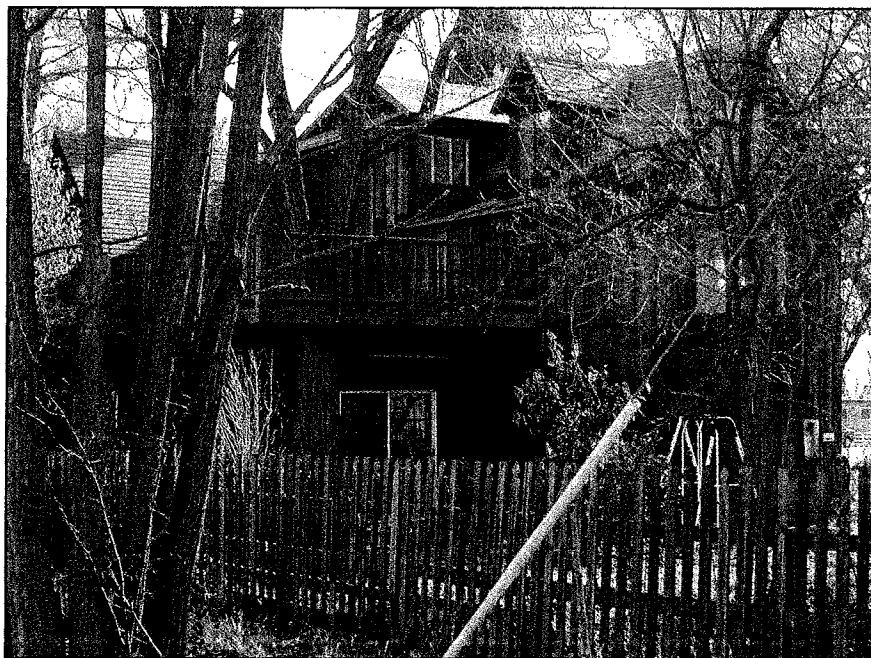


Figure 14: Existing West Facade (2007)

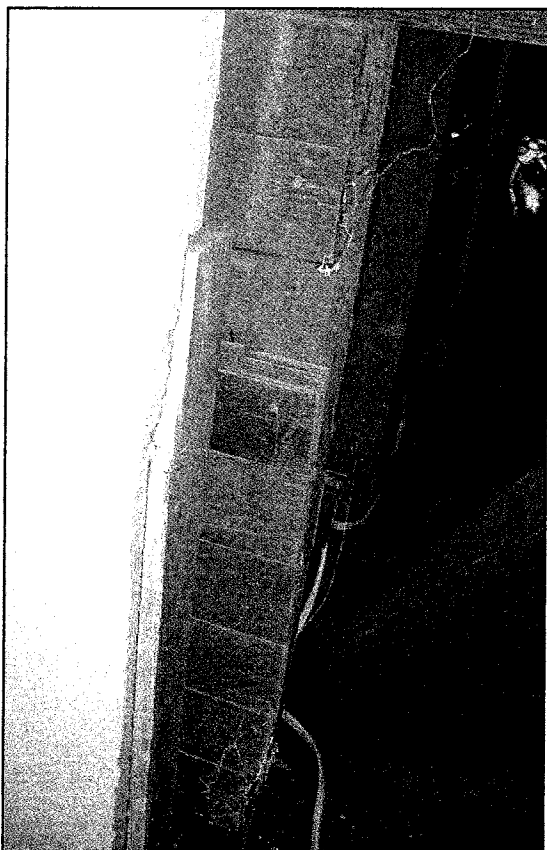
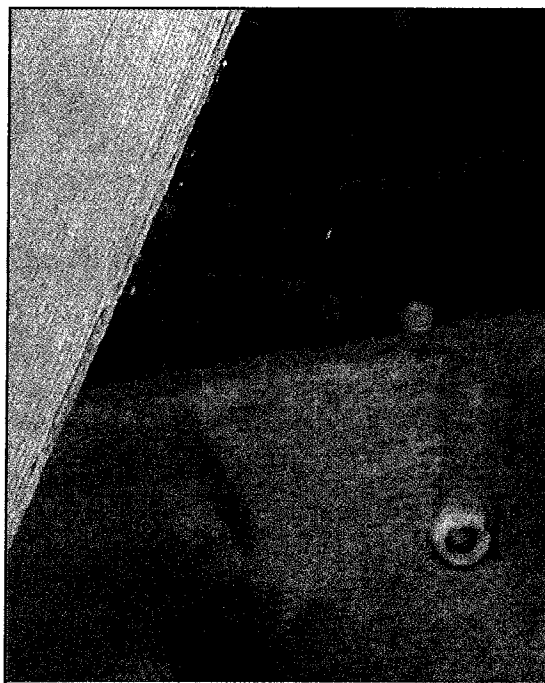


Figure 15: Original Interior Sheathing

the plumbing and electricity have all been upgraded in the last few decades.



*Figure 16: Remnant Of Knob-and-
Tube Wiring*

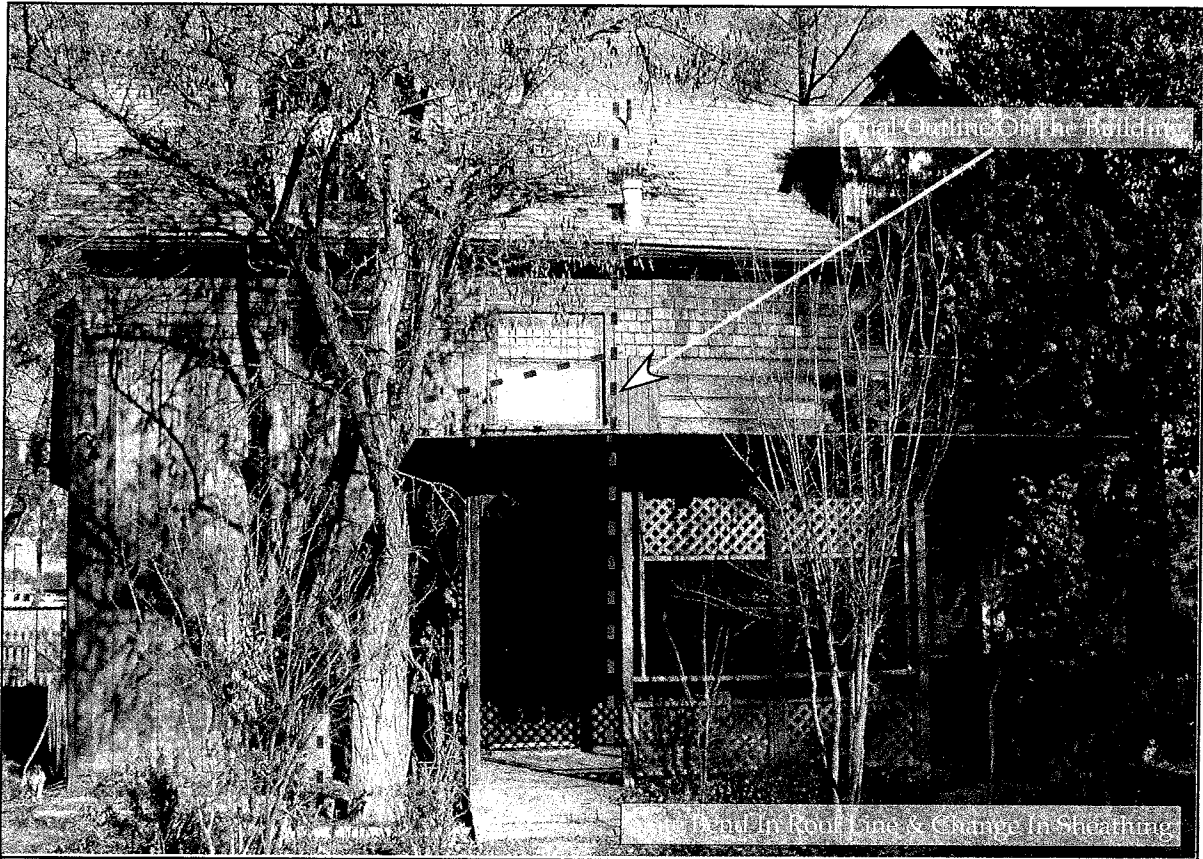
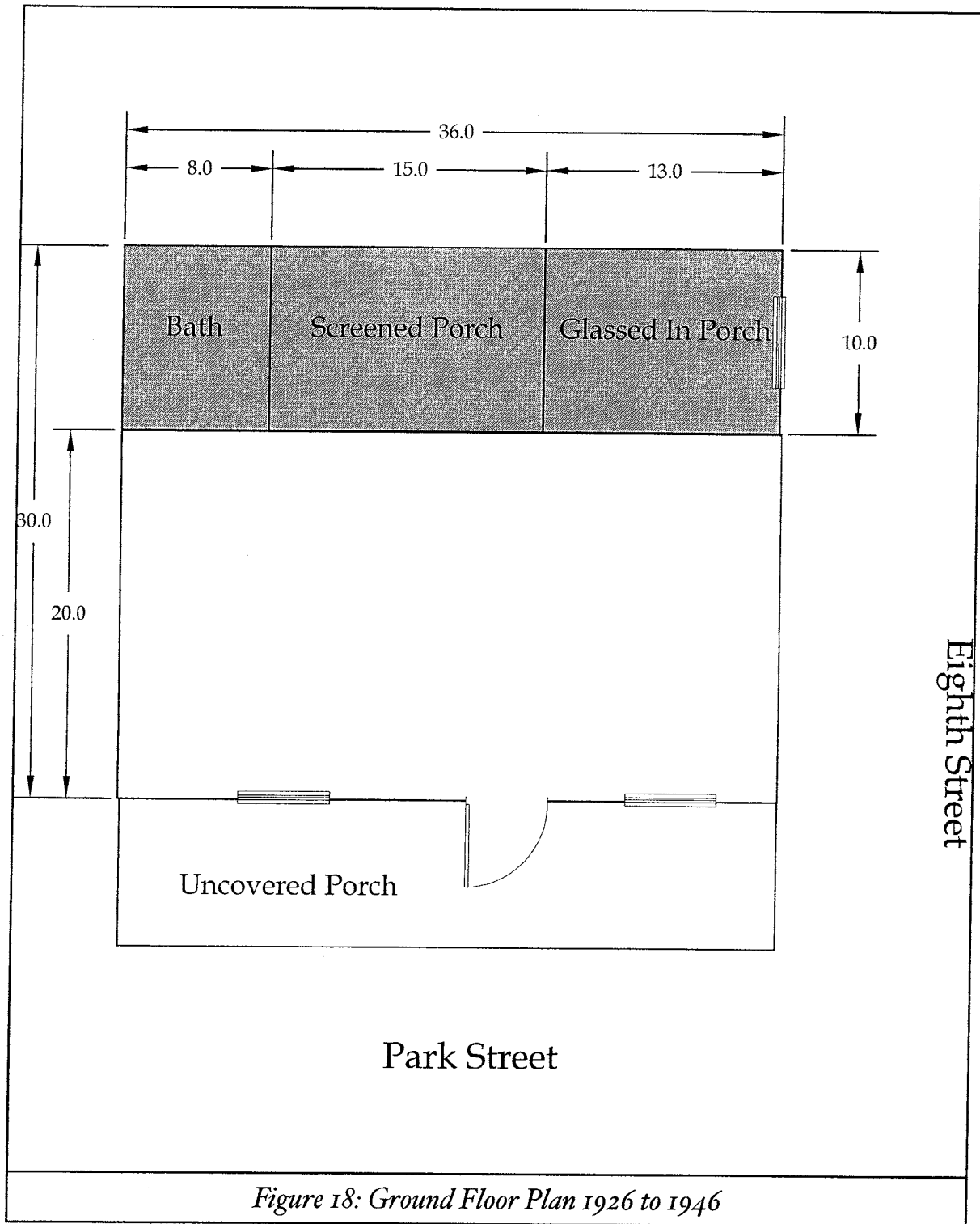
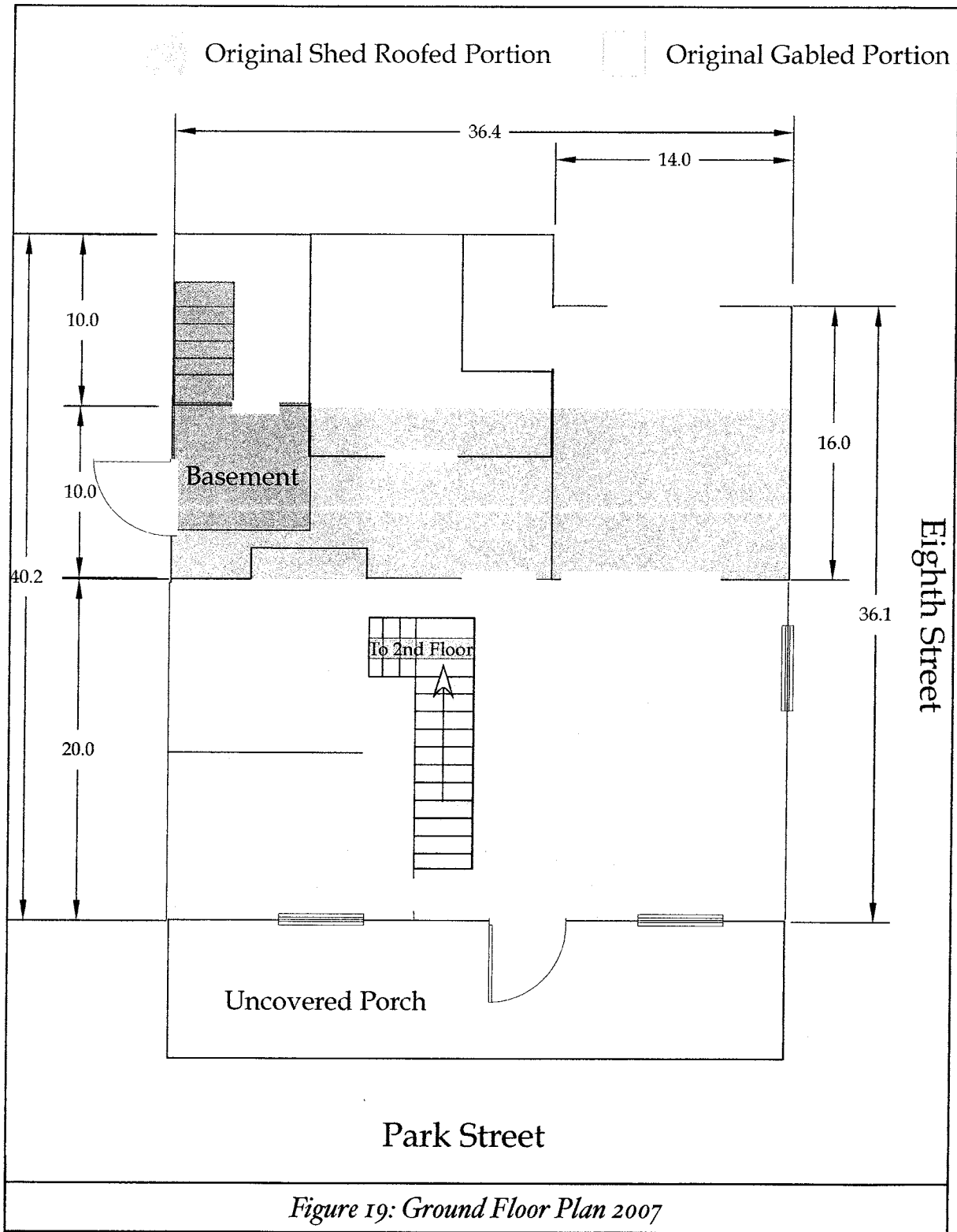


Figure 17: Existing South Facade (2007)

The interior has been so heavily remodeled that it is difficult to establish if any of it dates prior to the 1970s. The basic 20 by 36 foot massing is still the core of the building and the stairway is still in the same location. But the kitchen has been heavily modified and a fireplace has been removed from the north side of the living room. Walls have been moved and extended. The original double hung drop sash windows are still in place on the first and second floors on the east and north facades. Elsewhere they have been removed or replaced.

While the underlying form of the original building is discernible underneath all of the various modifications that have occurred, the fact remains that the historical integrity of the building is significantly degraded.





CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

The residence at 745 Park Street in Paso Robles has undergone significant modification over the years. There are still elements of the original farm house dating from the 1920s. These elements are most evident in the east facade facing Park Street. Unfortunately, there is little behind the facade that retains historical or architectural integrity from the period prior to 1979. When assessing the historical significance of a structure the secretary of the interiors standards provide the most commonly accepted framework for addressing this question.

The Secretary of the Interior's guidelines for the evaluation list four criteria to be considered when assessing cultural resources:

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

The main house and garage does not meet criteria A, B and C of the Secretary of the Interior's criteria for significance. This project did not address archaeological concerns and consequently the potential of this property to be eligible under criterion D can not be addressed within the scope of this report.

The California Environmental Quality Act (CEQA) uses the same basic criteria as well, and the significance of the property at 5735 Rosario Avenue has also been assessed with regard to California Environmental Quality Act (CEQA), Appendix K, and revised effective February 1999 (Public Resources Code §5024.1, Title 14 CCR, Section 4852). Specifically, a resource is eligible for listing in the California Register of Historical Resources (CRHP)(Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a) (1) if it meets one of the following four criteria:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possess high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources that meet one or more of these criteria are defined as historical resources under CEQA.

This property fails to meet criteria A, B and C for significance as defined by CEQA

Currently, the owners of 745 Park Street propose to demolish the entire structure and build a significantly larger building and parking area. The resulting earth moving activities have the potential to disturb subsurface historic remains, such as vestiges of the pre 1910 stable, the garage, trash pits or a privy. Any of which could potentially meet criterion D. Consequently, it is recommended that when the extent of earth moving is finalized a method of mitigating the potential impact to subsurface cultural resources be addressed

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Maps

1887 City of El Paso de Robles and Adjoining Subdivisions, Property of Blackburn Bros & James. Subdivided by F. P. McCray.

1892 Paso Robles - Sanborn Perris Map Company - no coverage

1903 Paso Robles - Sanborn Map Company - no coverage

1910 Paso Robles - Sanborn Map Company - small barn along 8th Street within property line

1926 Paso Robles - Sanborn Map Company - 1story house in on property and a narrow structure in rear along the alley (garage?)

1943 Paso Robles - Sanborn Map Company - unchanged from 1926

Interviewed

Paso Robles Historical Society Staff

and

Dolly Bader, Martin Kuehl, Bud and Marie Requa and the Fidelity National Title Company January 30, 2007

745 Park Street - Block 114, Lot 8- Paso Robles

1888 Drury James to DD & JH Blackburn (1-6-88) Bk 2 pg 139, Lots 1 to 8 (N

1888 Jms Blackburn to D & JH Blackburn et al (8-16-88) Bk 1 pg 497, Lots 1-8

1910 Frederick & Cecelia Blackburn etal to JH Glass- Deed- (7-21-10) Bk 85, pg 199, Lots 1-8

Citizens Bank of Paso Robles

Sold off 5 & 6 - Citizens Bank to Thomas H Ryan-Deed- (7-21-10) Bk 107, pg 19 Lots 5 &6

1910 W & RA Kitchen to Wm Henderson-Deed- (7-21-10) Bk 112, pg 174, Lot 8

1915 City Bank of Paso Robles to WH Kitchen-Deed-(12-30-15) Bk 117(?107),pg480 Lots3&8

1915 WH Kitchen to Wm Henderson-Deed-(4-25-15) Bk 118 pg 467, Lot 8

1915 taken from Jms H Glass et al by Sheriff (4-25-15) Bk 104, pg 72, Lots 1 to 8

RESOLUTION NO.

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 06-009 AND TENTATIVE TRACT MAP 2889
FOR PROPERTY LOCATED AT 745 PARK STREET, APN 009-201-005
APPLICANT – CHRIS MADSON**

WHEREAS, PD 06-009 and TTM 2889 has been filed by Chris Madson; and

WHEREAS, PD 06-009 and TTM 2889 is an application to develop a mixed-use project with up to 10,686 s.f., and includes 2,600 s.f. restaurant, 1,280 s.f. office, and 6 residences; and

WHEREAS, the project is consistent with the General Plan land use designation Community Commercial / Mixed Use Overlay (CC/M-U) and the Zoning district which is Highway Commercial-Planned Development / Mixed Use Overlay (C2-PD/M-U); and

WHEREAS, the proposed project is consistent with and supports implementation of the *2006 Paso Robles Economic Strategy* since it proposes an efficient use of land and infrastructure, and is proposed as a mixed use, compact, pedestrian oriented development near transit facilities; and

WHEREAS, the Planning Commission has determined that it would be appropriate to apply Zoning Ordinance, Section 21.22.130, Joint Use Parking, to allow shared use of four parking spaces between daytime and evening land uses; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 27, 2007 on this project to accept public testimony on the Planned Development application PD 06-009 and TTM 2889; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, this project is Categorical Exempt (Class 32/Infill) from environmental review; 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 design and intensity/density of the proposed Planned Development is consistent C2-PD/MU zoning district and the adopted codes, policies, standards and plans of the City, specifically the Zoning Ordinance and General Plan; and
2. The proposed project complies with the criteria for a Joint Use Parking reduction for up to four parking spaces, to allow shared use of parking spaces between daytime and evening land uses; and
3. 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 since the project will improve the existing quality of development on the site and neighborhood; and

4. The proposed development plan accommodates the aesthetic quality of the City as a whole, since the proposal provides for a well designed building with high quality materials, and complies with the Mixed Use and Downtown Design Guidelines; and
5. 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
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
7. The proposed development plan contributes to the orderly development of the City as a whole.
8. The proposed tentative tract map is consistent with the adopted General Plan for the City of El Paso de Robles; and
9. The site is physically suitable for the type of development proposed; and
10. The site is physically suitable for the proposed density of development; and
11. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat; and
12. The land division proposed is not likely to cause serious public health problems; and
13. The design of the land division will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
14. The fulfillment of the requirements listed in the Conditions below are a necessary prerequisite to the orderly development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 06-009 and Tentative Tract Map 2889, 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
C	Exterior Elevations

- 3. This PD 06-009 and TTM 2889 is an application to develop a mixed-use project with up to 10,686 s.f., and includes 2,600 s.f. restaurant, 1,280 s.f. office, and 6 residences as permitted in the Zoning Ordinance on the project site.
- 5. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
- 6. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of PD 06-009 and TPM 2889 shall expire on March 27, 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.
- 7. 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.
- 8. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
- 9. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 10. 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.
- 11. 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).
- 12. Prior to occupancy, the applicant shall relocate overhead utility lines adjacent to the property underground (with the exception of 70kv transmission lines).
- 13. Prior to grading permit, the applicant shall provide plans for the treatment of storm water leaving the site.
- 14. The applicant shall provide 16 on-site parking spaces to be used jointly by all occupants (residences and commercial spaces) of the project site.
- 15. 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. 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.**

OPERATIONAL PHASE MITIGATION:

The APCD staff considered the operational impact of this commercial development by running the URBEMIS 2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will not likely be more than the APCD's CEQA Tier I significance threshold value of 10 lbs/day for nitrogen oxides (NOx), Reactive Organic Gases (ROG) and Particulate Matter (PM10). However, the following measures are recommended for this project.

Standard Mitigation Measures (Include all standard mitigation measures below)

- Provide on-site bicycle parking. One bicycle parking space for every 10 car parking spaces is considered appropriate.
- Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double pane windows, using efficient interior lighting, etc.).

Energy Efficiency Measures

- Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
- Install door sweeps or weather stripping if more energy efficient doors and windows are not available.

OPERATIONAL PERMIT REQUIREMENTS & MIXED USE INCOMPATIBILITY:

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational source may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District’s CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Food and beverage preparation (primarily coffee roasters);
- Dry cleaning;
- Boilers; and
- IC Engines.

As individual project move forward it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). The following uses could be problematic if residential quarters are included in the same building and could require an APCD permit.

- Nail Salons;
- Dry-cleaners;
- Coffee roasters;
- Furniture refurbishing/refinishing; and
- Any type of spray paint operation.

17. All lighting shall be shielded and downcast to reduce light and glare spillage onto adjacent properties in compliance with City codes.
18. The applicant shall submit a sign program that is in compliance with provisions in the sign ordinance and provides a unified sign design program that compliments and is coordinated with the architectural design and materials used in the buildings.
19. The outdoor area under the oak tree canopy shall be installed with grasscrete and paver blocks as shown on the site plan. This area shall not be used for vehicle parking or storage of materials.
20. All tree protection measures recommended by the project arborist in compliance with the City’s Oak Tree Protection Ordinance shall be implemented as follows:
 - a. Limit grading for the driveway area to removal of asphalt only. The project engineer should be aware of this mitigation prior to setting final building grades. Any deep grading for fill sand and concrete may damage the roots. There are two options for the driveway. The first is concrete on compacted, crushed gravel (geogrid) with curbing (through the concrete) four feet on center within the drip line. The second is porous pavers. Both these options shall be constructed on top of the existing grade. The project owner should contact the owner of the tree to discuss pruning some weight off the tree over the driveway area. Utilities shall be routed outside of the CRZ with any deviation monitored by the project arborist.

All other general oak tree protection measures recommended by the project Arborist shall apply, as follows:

- b. It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.
- c. Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.
- d. **Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

Tree Protection Zone
 No personnel, equipment,
 materials, and vehicles are
 allowed
 Do not remove or re-position
 this fence without calling:
 A & T Arborists
 434-0131

- f. **Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.
- g. **Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
- h. **Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.
- i. **Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

- j. **Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.
- k. **Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.
- l. **Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.
- m. **Construction Materials and Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
- n. **Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.
 - o. ● pre-construction fence placement inspection
 - p. ● all grading and trenching identified on the spreadsheet
 - q. ● any other encroachment the arborist feels necessary
- r. **Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.
- s. **Pruning :** Class 1 pruning has emphasis on aesthetics, removal of dead, dying, decaying weak branches and selective thinning to lesson wind resistance. Class 2 pruning is recommended where aesthetic conditions are secondary to structural integrity and tree health concerns. It shall consist of removal of dead, dying, decaying, interfering, obstructing and weak branches as well as selective thinning to lesson wind resistance. Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.
- t. **Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's

responsibility to notify the landscape contractor regarding this mitigation. For this site it is strongly recommended that drought tolerant native landscape is used with the approval of the arborist. This includes all city sidewalk/greenbelt areas.

- u. **Utility Placement:** All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over** roots larger than 3 inches in diameter.
- v. **Fertilization and Cultural Practices:** As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

21. The applicant shall obtain approval from City Council prior to demolition of the existing older home.

ENGINEERING CONDITIONS

- 22. Prior to occupancy, the applicant shall construct curb, gutter, sidewalk and paving on 8th and Park Streets in accordance with plans approved by the City Engineer.
- 23. Prior to occupancy, the applicant shall install a new fire hydrant at the intersection of 8th and Park Streets. The applicant shall extend an 8-inch water main from either Pine Street or Spring Street as needed to provide a source for a fire line connection and for the new fire hydrant.
- 24. Prior to occupancy, the applicant shall relocate all overhead utilities adjacent to the project on Park Street and the alley, underground. A new street light shall be placed on Park Street.
- 25. Low impact drainage devices shall be incorporated into the project design to the extent feasible.

EMERGENCY SERVICES CONDITIONS

- 26. Provide fire sprinkler systems for residential and commercial buildings.
- 27. Provide fire hydrant at the corner of 7th and Park Streets to meet project fire flow demands.
- 28. Provide documentation prior to the start of construction to Emergency Services showing that required fire flows can be provided to meet all project demands.

PASSED AND ADOPTED THIS 27th day of May, 2007 by the following Roll Call Vote:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioners –
ABSTAIN: Commissioners –

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION

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

PROJECT #: PD 06-020

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: MARCH 27, 2007

APPLICANT: MADSON

LOCATION: 745 PARK 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 27, 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.

(Adopted by Planning Commission Resolution 94-038)

- 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: MADSON PREPARED BY: JF
REPRESENTATIVE: _____ CHECKED BY: _____
PROJECT: PD 06-009 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:

<u>Park Street</u>	<u>Westside</u>	<u>A-12</u>
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

(Adopted by Planning Commission Resolution 94-038)

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).

(Adopted by Planning Commission Resolution 94-038)

- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding 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.

(Adopted by Planning Commission Resolution 94-038)

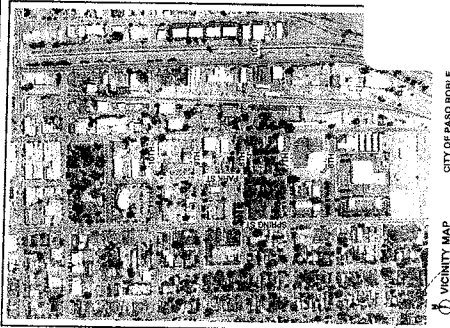
Exhibit B

OWNER: CHRIS MADSON
 17500 S. JENSEN BLVD. #200
 KANSAS CITY, MO 64124

OWNER: JIM DUMMIT ENTERPRISES
 3100 JOHNSON WAY
 SAN LUIS OBISPO, CA 93401
 805 541-9226 (FAX) 541-9374
 jrdm11@charter.net

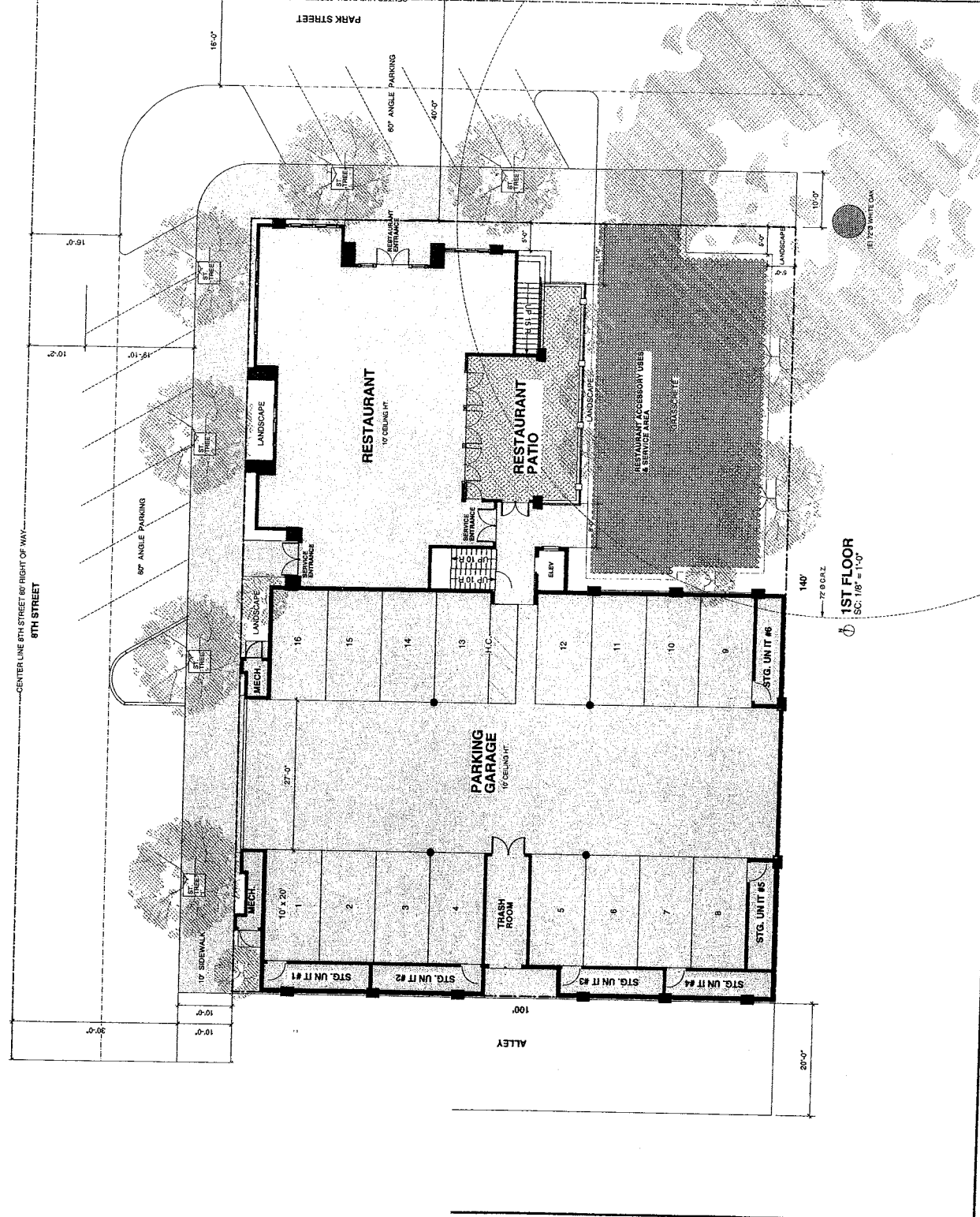
SHEET INDEX

A1	SITE PLAN
A2	1ST FLOOR RESTAURANT & PARKING GARAGE
A3	2ND FLOOR RESIDENTIAL / OFFICE
A4	3RD FLOOR RESIDENTIAL / OFFICE
A5	ELEVATIONS
L1	LANDSCAPE PLAN
C1	CONDOMINIUM



PROJECT INFORMATION:
 SITE ADDRESS: 745 PARK STREET
 PARCEL # 201-005
 GENERAL PLAN USE DESIGNATION: COMMERCIAL HIGHWAY PLANNED DEVELOPMENT
 WITH MIXED USE OVERLAY (C2)
 EXISTING USE: 2 STORY SINGLE FAMILY RESIDENCE
 PROPOSED USES:
 1) 15 RESIDENTIAL CONDO UNITS
 2) 17,380 SF OFFICE CONDO (DENSITY = 25 UNITS/AC (14000 SF = 8.43 UNITS))
 3) 2000 SF RESTAURANT (WITH 900 SF OUTSIDE PATIO)
 4) 2000 SF RESTAURANT (WITH 800 SF OUTSIDE PATIO)
 5) 1ST FLOOR 2000 SF RESTAURANT (WITH 800 SF OUTSIDE PATIO)
 6) 2ND FLOOR 6 UNIT RESIDENTIAL CONDO (788 SF OFFICE)
 7) 3RD FLOOR 6 UNIT RESIDENTIAL CONDO (BEDROOMS OFFICE CONDO 482 SF)

PARKING CALCULATION:
 I. PARKING ON SITE (TOTAL) FLOOR USE @ 13P/1000 SF OF LOT AREA (14,000 SF / 1000 SF) = 14 SPACES
 II. 1ST FLOOR RESTAURANT 2000 SF (DOWNTOWN PARKING DISTRICT) @ 1 SP/100 SF = 20 SPACES
 III. 2ND FLOOR USES:
 1. 15 RESIDENTIAL UNITS @ 2 BED @ 2 SPACES/UNIT = 30 SPACES
 2. 17,380 SF OFFICE CONDO @ 200 SF / SPACE = 86.9 SPACES
 TOTAL = 116.9 SPACES
 IV. PROPOSED ON SITE PARKING GARAGE PARKING = 18 SPACES
 V. JOINT USE PARKING (UP TO 40% = 13 RES SPACES = 13 SPACES)
 TOTAL PROPOSED PARKING = 148 SPACES



REVISIONS

JIM DUMMIT ENTERPRISES
 3100 JOHNSON AVE
 SAN LUIS OBISPO, CA 94701
 805 541-3226 (FAX) 541-3974
 jdm11@charter.net

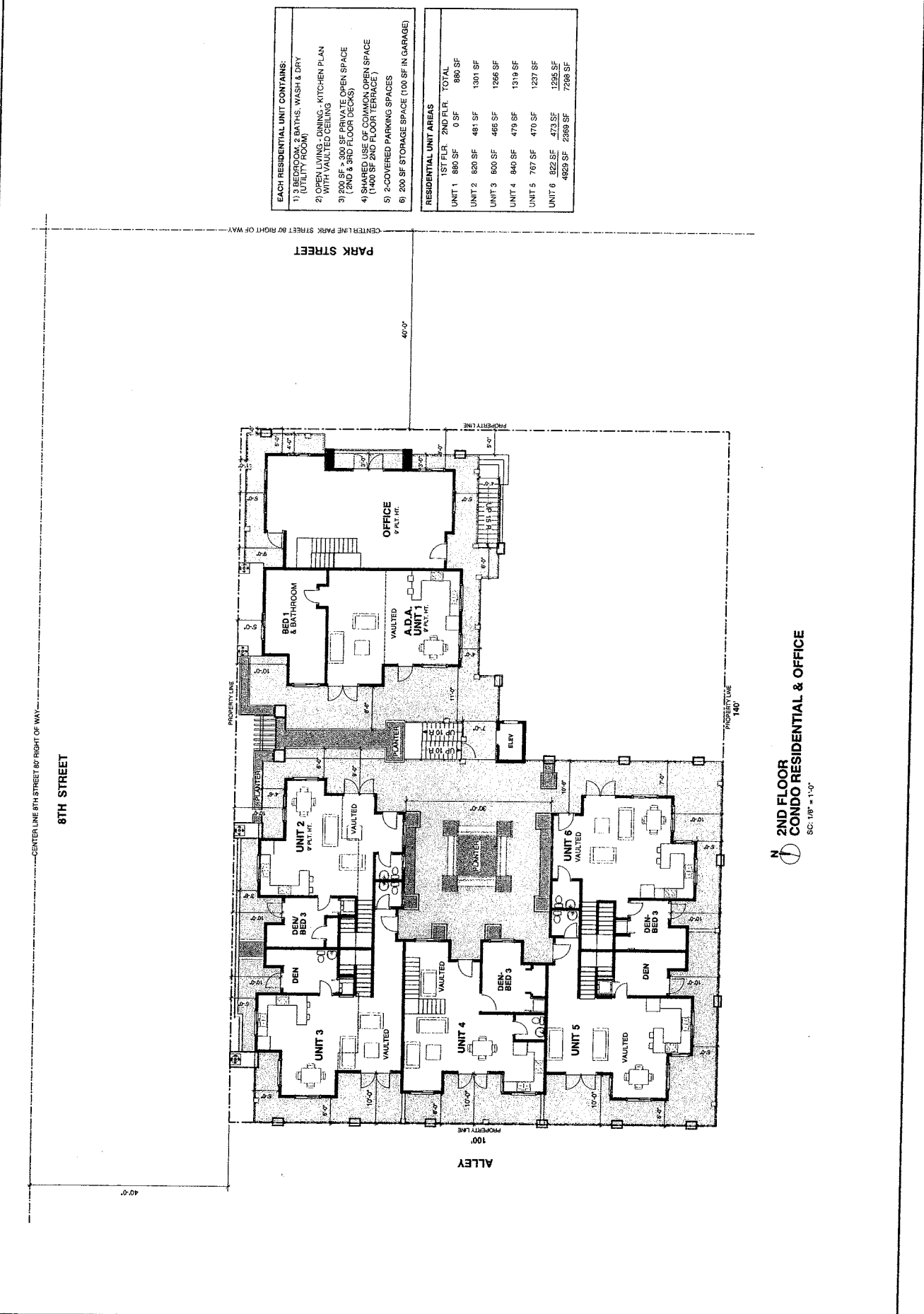
OWNER:
CHRIS MADSON
 1200 RIVER ST
 MADERO, CA 94722

PROJECT:
 MIXED-USE RESIDENTIAL
 745 PARK STREET
 PASO ROBLES, CA

SHEET TITLE:
 2ND FLOOR
 CONDO RESIDENTIAL
 & OFFICE

JOB NO.: 125-Park-4-3-2011
DATE: 10/26/11
APPROVED:

SHEET
A2
 OF 5 SHEETS



EACH RESIDENTIAL UNIT CONTAINS:
 1) 3 BEDROOM, 2 BATHS, WASH & DRY (UTILITY ROOM)
 2) OPEN LIVING - DINING - KITCHEN PLAN WITH VAULTED CEILING
 3) 200 SF - 300 SF PRIVATE OPEN SPACE (2ND & 3RD FLOOR DECKS)
 4) SHARED USE OF COMMON OPEN SPACE (1400 SF 2ND FLOOR TERRACE)
 5) 2-COVERED PARKING SPACES
 6) 200 SF STORAGE SPACE (100 SF IN GARAGE)

RESIDENTIAL UNIT AREAS	1ST FLR.	2ND FLR.	TOTAL
UNIT 1	880 SF	0 SF	880 SF
UNIT 2	820 SF	481 SF	1301 SF
UNIT 3	600 SF	466 SF	1266 SF
UNIT 4	840 SF	479 SF	1319 SF
UNIT 5	767 SF	470 SF	1237 SF
UNIT 6	822 SF	473 SF	1295 SF
	4829 SF	2369 SF	7298 SF

2ND FLOOR CONDO RESIDENTIAL & OFFICE
 SC. 1/8" = 1'-0"

REVISIONS

JIM DUMMIT ENTERPRISES
 3100 JOHNSON AVE.
 SAN LUIS OBISPO, CA 95001
 805 541-9226 (FAX) 541-9874
 jdm11@charter.net

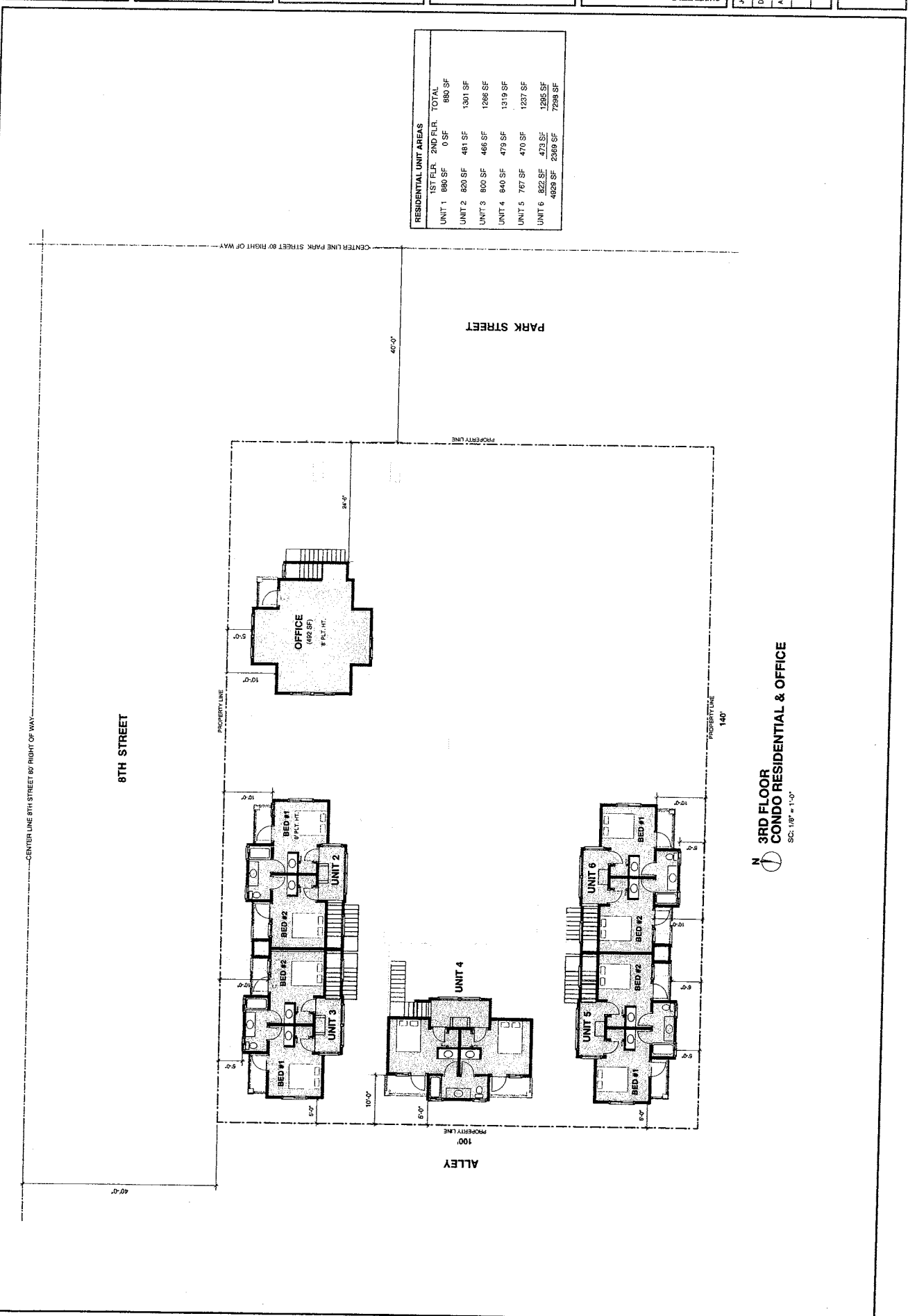
CHRIS MADSON
 OWNER
 700X 262
 MARICOPA, CA 95422

PROJECT:
 MIXED-USE
 COMMERCIAL - RESIDENTIAL
 745 PARK STREET
 PASO ROBLES, CA

SHEET TITLE:
 3RD FLOOR
 CONDO RESIDENTIAL
 & OFFICE

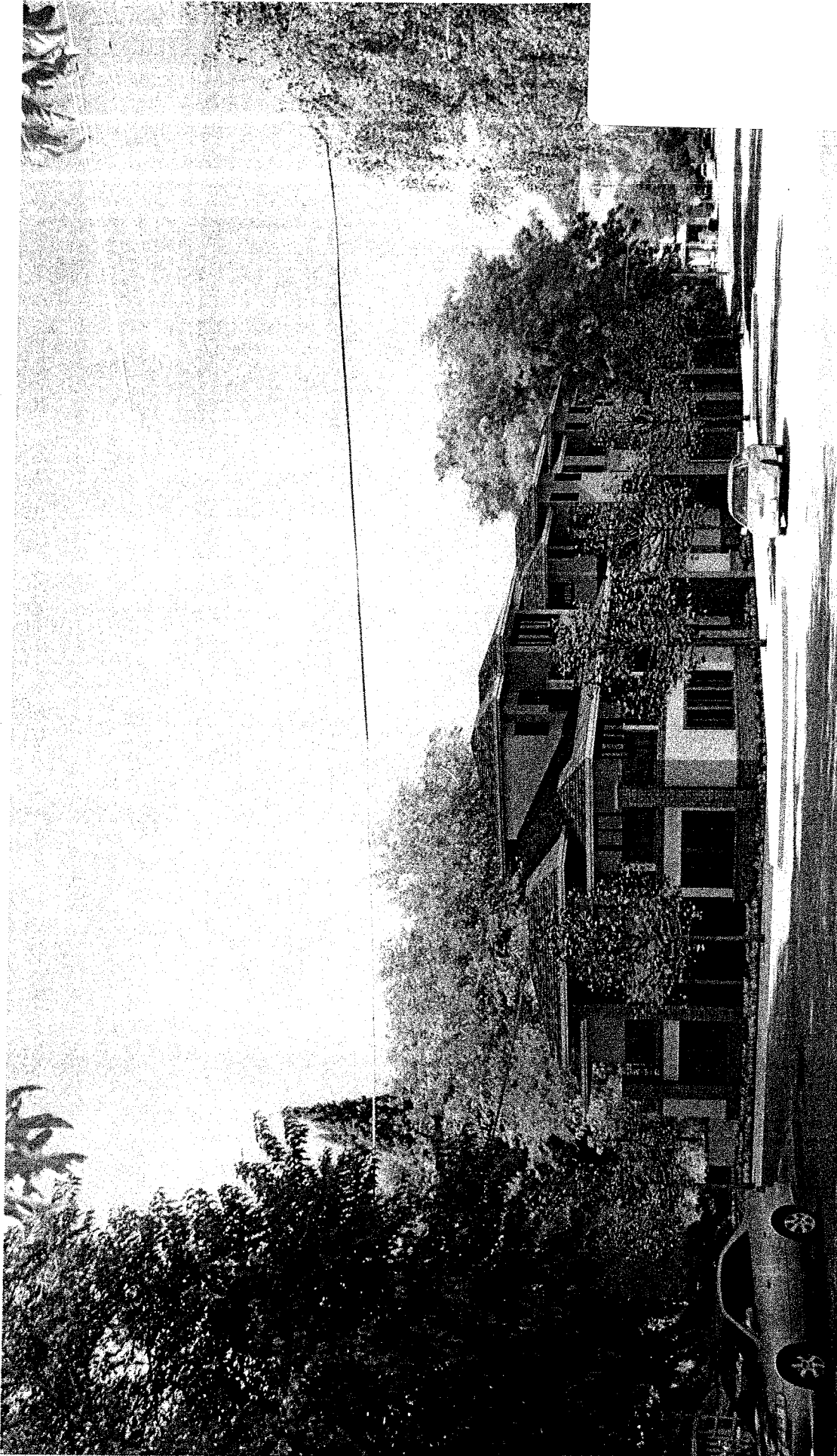
JOB NO.:	745 PARK 4.3-001
DATE:	06/06
APPROVED:	

SHEET
A3
 OF 5 SHEETS



RESIDENTIAL UNIT AREAS			
UNIT	1ST FLR.	2ND FLR.	TOTAL
UNIT 1	880 SF	0 SF	880 SF
UNIT 2	820 SF	481 SF	1301 SF
UNIT 3	800 SF	466 SF	1266 SF
UNIT 4	840 SF	479 SF	1319 SF
UNIT 5	767 SF	470 SF	1237 SF
UNIT 6	822 SF	473 SF	1295 SF
	4829 SF	2369 SF	7298 SF

**3RD FLOOR
 CONDO RESIDENTIAL & OFFICE**
 SC: 1/8" = 1'-0"



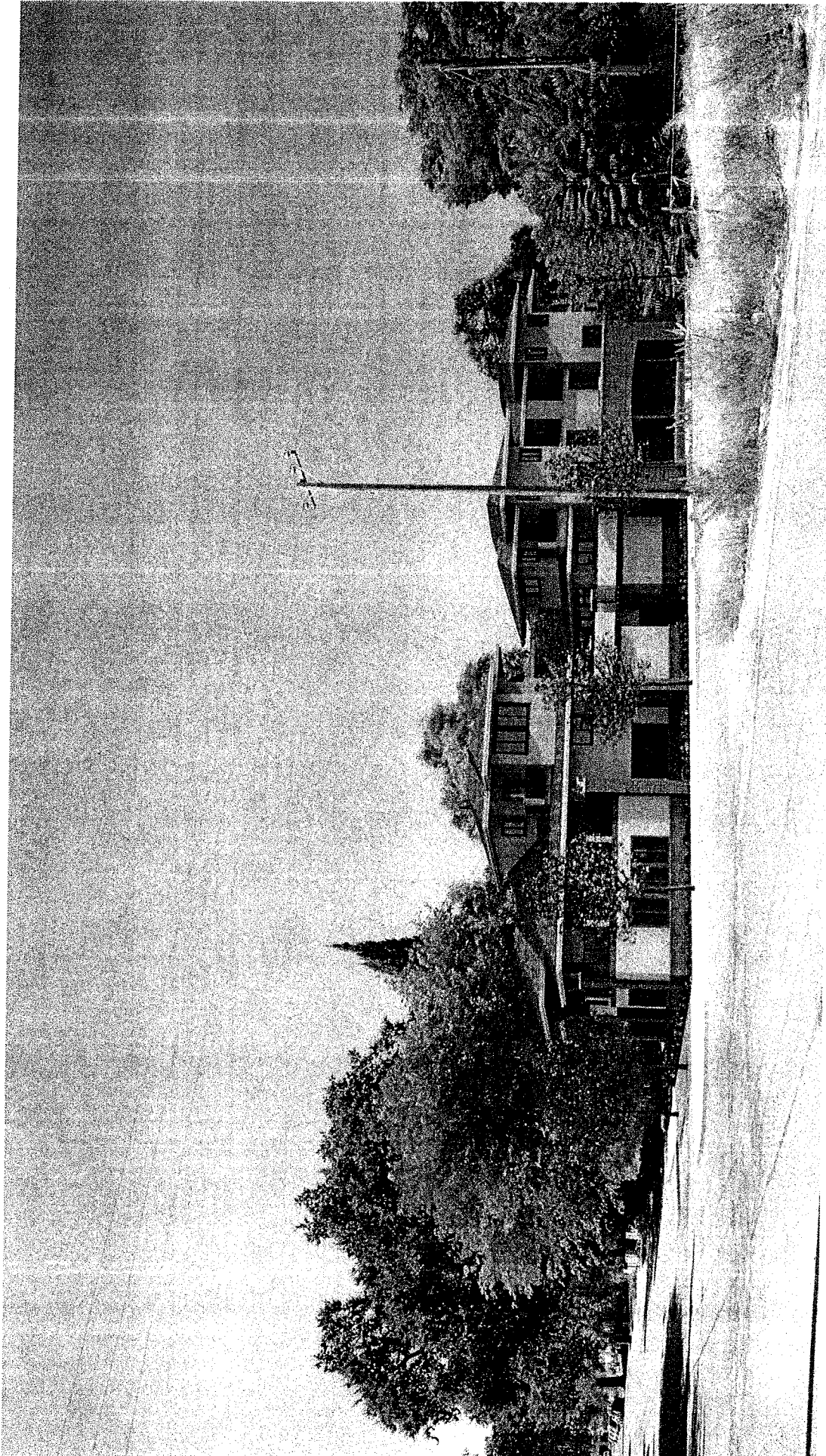
VIEW OF THE PROPOSED DEVELOPMENT,
LOOKING AT THE SOUTHWEST CORNER OF PARK & 8TH STREET

745 PARK STREET

PASO ROBLES, CA.

JIM DUMMIT ENTERPRISES

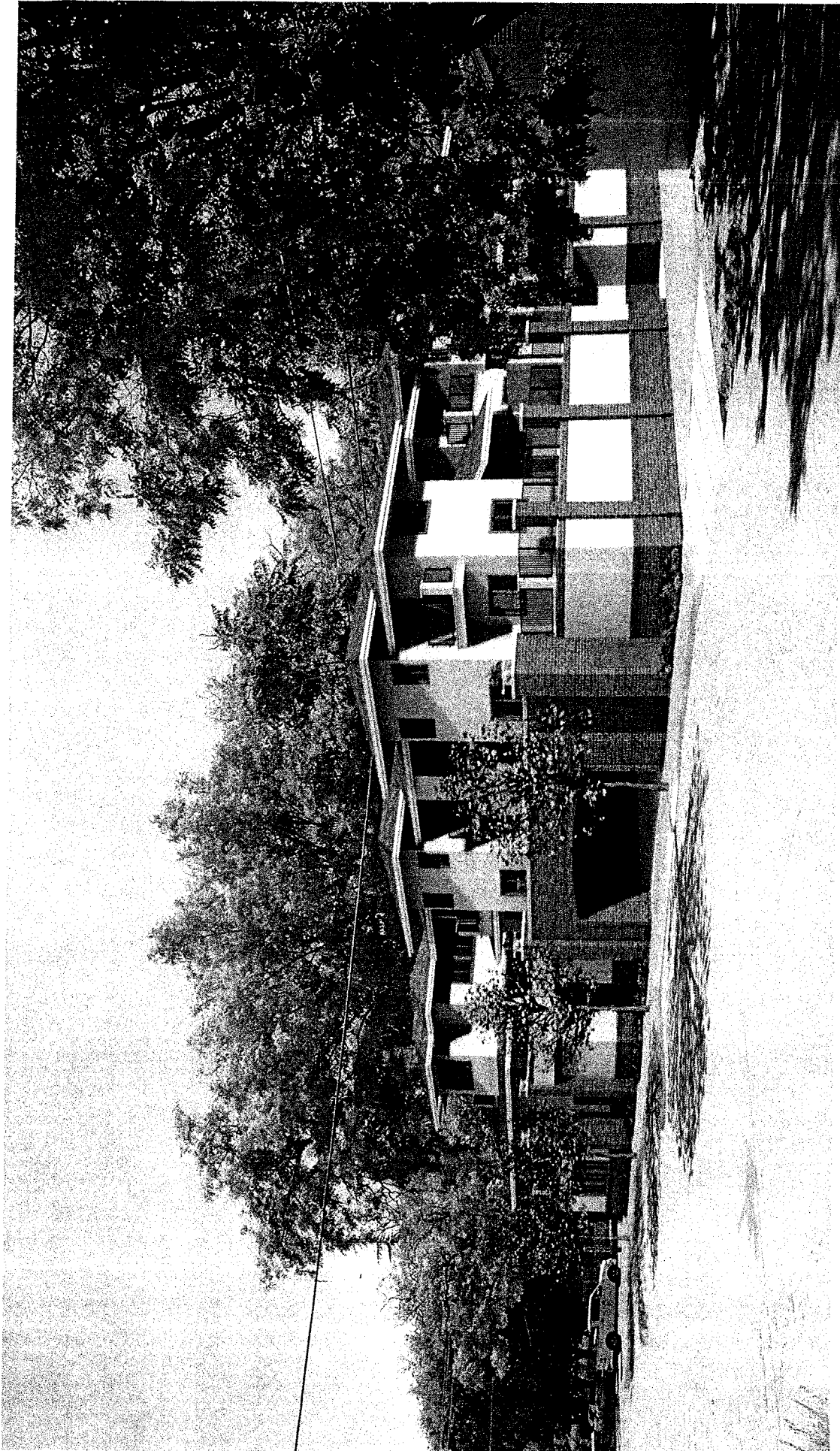
DEC. . 2006



VIEW FROM PARK ST. OF THE PROPOSED DEVELOPMENT,
LOOKING AT THE SOUTHWEST CORNER OF PARK & 8TH STREET

745 PARK STREET
PASO ROBLES, CA.

JIM DUMMIT ENTERPRISES
DEC. . 2006



VIEW FROM 8TH ST. OF THE PROPOSED DEVELOPMENT,
LOOKING AT THE PROJECT NORTHWEST CORNER (ALLEY)

745 PARK STREET

PASO ROBLES, CA.

JIM DUMMIT ENTERPRISES

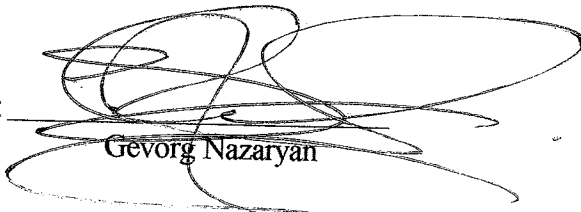
DEC. . 2006

**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 06-009 A request for a Planned Development filed by Chris Madson, to construct a 3 story mixed use project.. (Applicant: Chris Madson) APN: 009-201-005, on this 13th day of March, 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

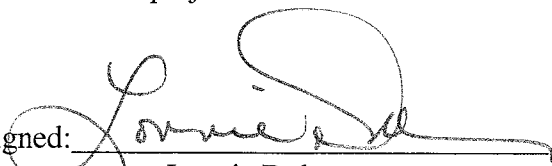
Newspaper: Tribune

Date of Publication: March 14, 2007

Meeting Date: March 27, 2007
(Planning Commission)

Project: Planned Development 06-009
(Madson - 745 Park 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

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 on Tuesday, March 27, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Planned Development 06-009: A request filed by Chris Madson to construct a 3-story, mixed-use development at 745 Park Street. The proposed project includes 6 residences, 1,280 s.f. of office space and 2,600 s.f. for a restaurant. (APN 009-201-005). The project is in the Highway Commercial-Planned Development-Mixed Use Overlay (C-2 PD-MU) Zoning District.

The proposed project and staff report 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 project 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 application 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.

Susan DeCarli, AICP
City Planner
March 14, 2007

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