

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 07-010 & REZONE 07-002
(COLIN & CANDY WEYRICK)

DATE: DECEMBER 11, 2007

Needs: For the Planning Commission to consider the following applications filed by Steve Puglisi Architecture on behalf of Colin & Candy Weyrick:

- Rezone the property from R3 (Residential Multi-family, 12-units per acre) to C3-MU (Commercial/Light-Industrial Mixed Use) to bring the zoning designation into conformance with the existing CS (Commercial Service) General Plan Land Use designation.
- Convert the existing 8-unit apartment complex into a mixed use development consisting of commercial, office and residential uses;

Facts:

1. The project is located at 2027, 2041 and 2049 Riverside Avenue (See attached Vicinity Map).
2. The site is zoned R3 (Multi-family Residential, 12 units per acre), and is in the Commercial Service land use category and also has Mixed Use Overlay (CS-MU).
3. According to Chapter 21.18C of the Zoning Code, projects located within the Mixed Use overlay district are required to apply for a development plan (PD).
4. PD 07-010 proposes a mixed use project that would include the following uses:
 - a. 1,000sf of Commercial;
 - b. 3,460sf of Office;
 - c. 3, 2-bedroom apartment units;
5. This project would be developed over three existing parcels (Parcels 1, 2 and 3 of Block 221, see Attachment 1, Vicinity Map). The existing apartment complex has historically operated on Parcels 2 and 3. This project is proposing to include Parcel 1, where the existing house would be removed to provide for the parking necessary for the project. Parcel 1 would be merged into Parcel 2, Parcels 2 and 3 would remain. A reciprocal parking and access easement will be required to be recorded over Parcels 2

and 3 to insure that the parking and access areas are provided to each parcel.

6. The applicant's are requesting that the Planning Commission allow joint-use (shared) parking between the residential apartments and the commercial/office for four parking spaces, in accordance with Section 21.22.130 of the Zoning Ordinance.
7. This rezone project is Exempt from environmental review per Section 15061(b)(3), the "general rule" or "common sense" exemption of the State's Guidelines to Implement the California Environmental Quality Act (CEQA). Staff has made the determination that there would not be an environmental impact, since the rezone application is necessary in order to bring the zoning into conformance with the existing CS land use designation. Potential Environmental impacts associated with the change in land use from residential to commercial would have been evaluated by the General Plan EIR that originally authorized the land use change. The mixed use development would be exempt pursuant to "Class 32" exemption (in-fill development).
8. Since the house proposed to be demolished is not listed in any historic or cultural resource list including the City's Historic Inventory, and since architecturally it does not appear to have significant architectural features, staff has determined that the house does not have historic or architectural significance, as outlined in Section 17.16.040 of the Municipal Code.
9. The large oak tree located within the courtyard of the existing apartment complex will be preserved and will remain the central focus of the courtyard area. Since the only construction to the exterior of the building is for cosmetic and architectural enhancements, it is not anticipated that there will be any impacts to the oak tree.
10. The Development Review Committee (DRC) reviewed the project at their meeting on November 5, 2007. The Committee was generally in favor of the project but requested that the applicant provide more information on the plans related to location and screening of HVAC units and also providing storage areas for the apartment units. The plans provided to the Planning Commission have been revised to address both of these issues, as requested by the DRC.

**Analysis
and**

Conclusions: The land use designation for the properties along Riverside Avenue between 18th and 21st Streets, was changed from Multi-family residential (RMF-12) to Commercial Service (CS) as a result of the 1991 General Plan Update. At that time it was anticipated that this area of the City would transition from residential to commercial. While there have been a few properties that have developed with commercial projects since 1991, generally the area has remained multi-family residential.

With the 2003 General Plan Update, this area was included in the Mixed-Use overlay district. As mixed-use projects are proposed, it is important that the zoning be changed to C3 to be consistent with the CS land use.

This particular block along riverside, between 20th and 21 Street is still predominantly residential, however, the property to the north is an existing church, across Riverside Ave. is the Pioneer Park, and other properties in the vicinity are proposing mixed use project as well. The request to change the zoning for this property would seem compatible with the neighborhood and would be consistent with the General Plan.

The conversion of the existing apartment complex from multi-family residential to mixed-use would meet the intent of the Mixed-Use overlay zoning by providing a mix of land uses in areas appropriate for intensified, compact infill development. The project would also create areas that are lively at different times of the day, and that provide a variety of goods, services and jobs within walking distance from residences.

The request to share the parking between the residential and office uses is consistent with the Planning Commission's action for other recently approved mixed-use projects. The shared parking request would meet the intent of the Parking Ordinance since the need for the parking spaces for residential and commercial uses is generally at different times of the day.

The project would meet the intent of the General Plan Land Use Element, since it would provide mix of residential and commercial uses and provide housing, jobs, and services in close proximity to one another.

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006
Paso Robles Economic Strategy and CEQA,

**Fiscal
Impact:** None.

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

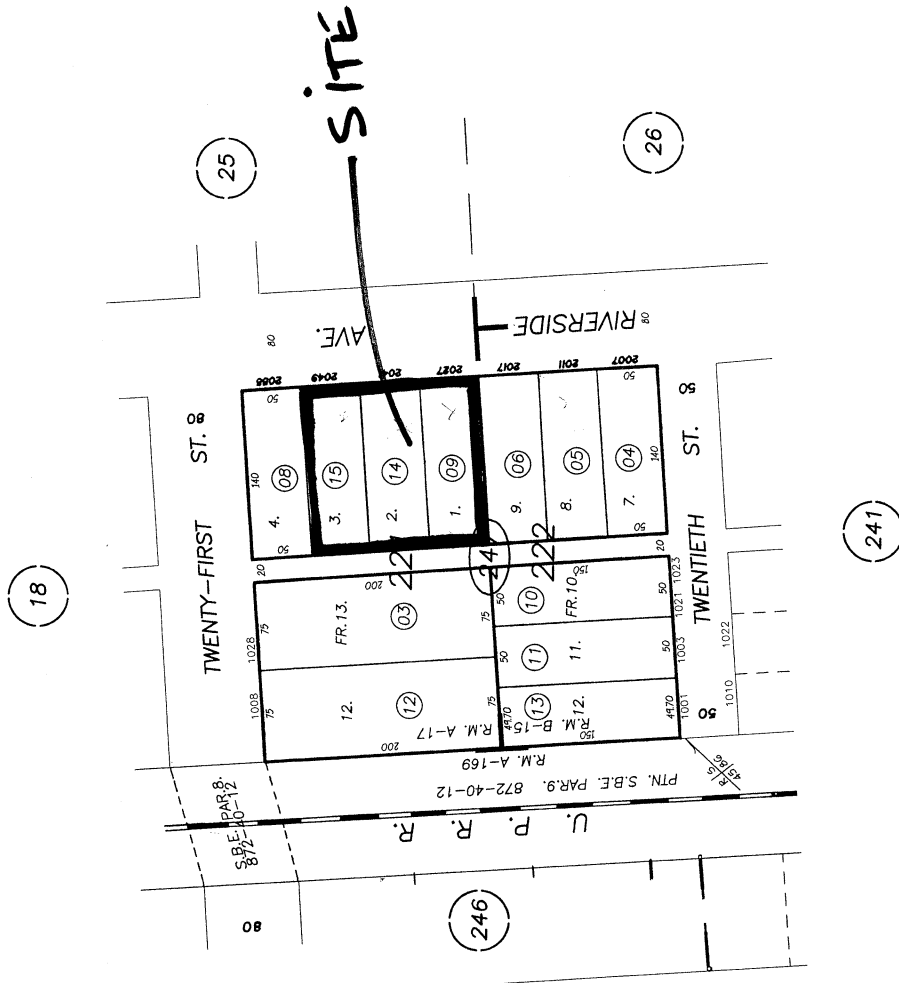
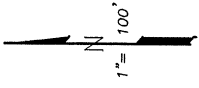
By separate motions:

- a. Recommend that the City Council adopt Ordinance approving Rezone 07-002.
- b. Adopt the attached Resolution approving Planned Development 07-010, pending City Council adoption of the Ordinance approving Rezone 07-002, subject to standard and site specific conditions of approval.
- c. Amend, modify, or reject the above-listed action.

Prepared by Darren Nash, Associate Planner

Attachments:

1. Vicinity Map
2. Proposed Site Plan
3. Proposed Architectural Elevations
4. City Engineer Memo
5. Rezone Ordinance
6. Resolution to Approve the Planned Development 07-010
7. Newspaper and Mail Notice Affidavits



CITY OF PASO ROBLES
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 008 PAGE 247

VAN R. ELLIOTT'S SUB., R.M. Bk. B, Pg. 15.
 J.J. GREGORY'S SUB. OF BLK.221, R.M. Bk. A, Pg. 17.
 CITY OF EL PASO DE ROBLES, R.M. Bk. A, Pg. 169.

Attachment 1
 Vicinity Map
 PD 07-010
 (Weyrick)

REVISIONS	
L.S.	DATE
NA	07-02-04

50' 0 100' 200'

JM
 07-02-04
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.



Steven Puglisi, AIA
ARCHITECTURE
883 Duane Street
San Francisco, CA 94102
415.774.1182
steven@puglisi.com

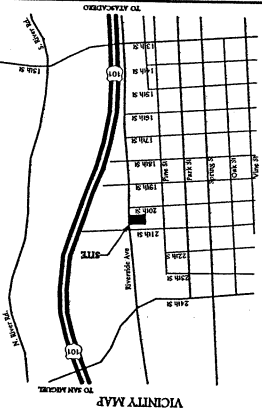
Riverside Avenue Mixed Use

for City of San Francisco
at 2027, 2041, 2049 Riverside Avenue
Paso Robles, CA



DATE:	14 November 2017
SCALE:	1" = 32' 0"
DRAWN:	MM
CHECKED:	MM
PROJECT:	
CLIENT:	

SHEET # 1
OF 5



NOTES
1. THE SHADDED AREAS INDICATE THE LOCATION OF THE PROPOSED PROJECT AND ARE NOT TO BE CONSIDERED AS PART OF THE EXISTING SITE PLAN.
2. THE SHADDED AREAS INDICATE THE LOCATION OF THE PROPOSED PROJECT AND ARE NOT TO BE CONSIDERED AS PART OF THE EXISTING SITE PLAN.
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5. THE SHADDED AREAS INDICATE THE LOCATION OF THE PROPOSED PROJECT AND ARE NOT TO BE CONSIDERED AS PART OF THE EXISTING SITE PLAN.

PROJECT DESCRIPTION

LOT 9	21,000 SF
LOT 10	21,000 SF
LOT 11	21,000 SF
LOT 12	21,000 SF
LOT 13	21,000 SF
LOT 14	21,000 SF
LOT 15	21,000 SF
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LOT 99	21,000 SF
LOT 100	21,000 SF

STATISTICS

EXISTING BUILDING	1,000 SF
NEW BUILDING	10,000 SF
TOTAL BUILDING	11,000 SF
EXISTING PARKING	100 SPACES
NEW PARKING	100 SPACES
TOTAL PARKING	200 SPACES
EXISTING LANDSCAPE	10,000 SF
NEW LANDSCAPE	10,000 SF
TOTAL LANDSCAPE	20,000 SF

PROJECT DATA

SCALE: 1" = 10'

PROPOSED SITE PLAN

LOT 9 B/MB/15

LOT 10 A/MB/169

LOT 11

LOT 12

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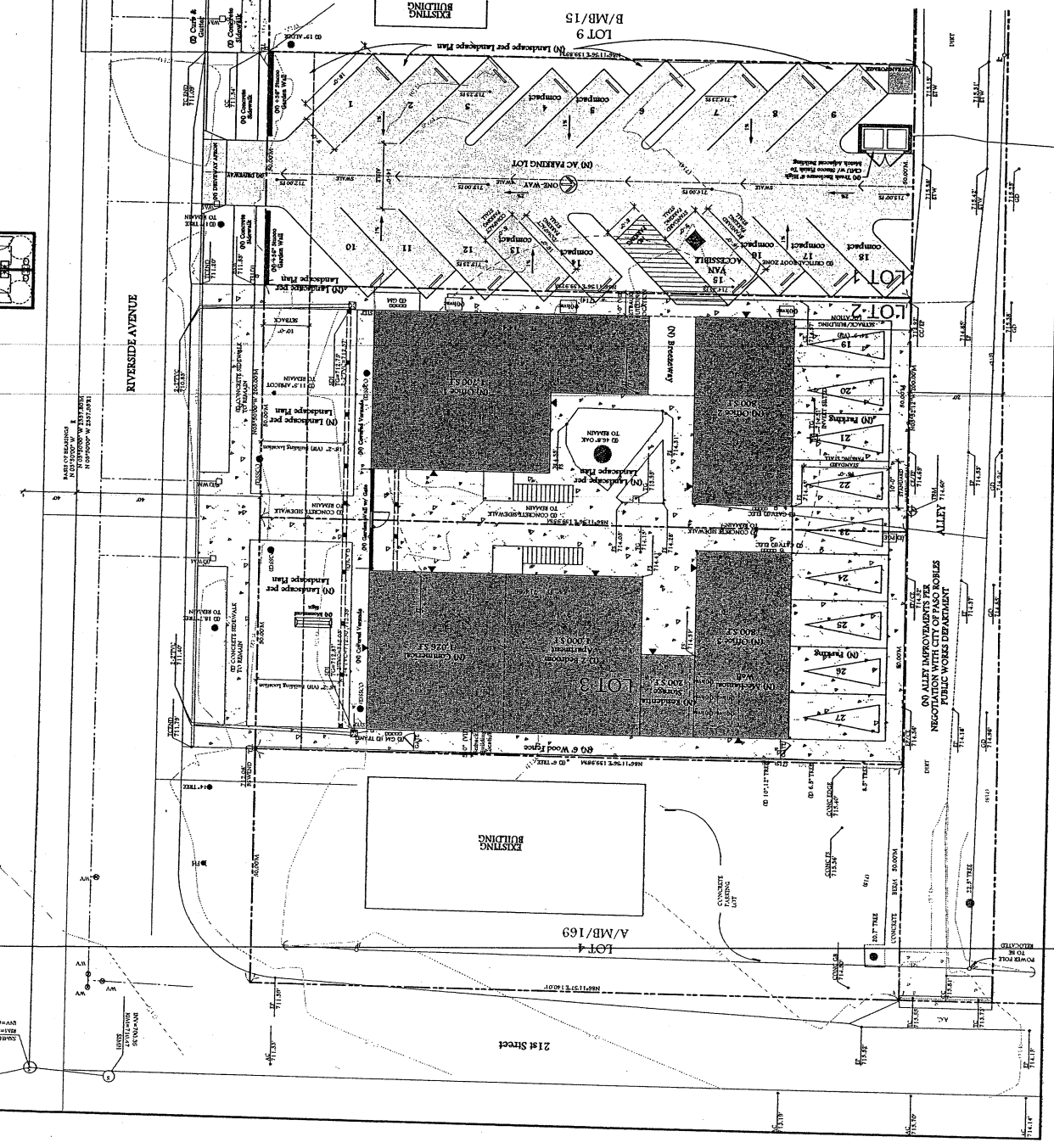
LOT 97

LOT 98

LOT 99

LOT 100

Attachment 2 Proposed Site Plan PD 07-010 (Weyrick)



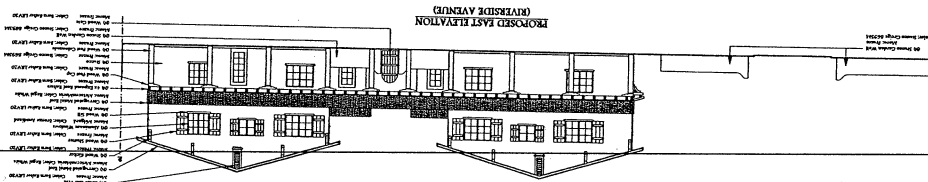
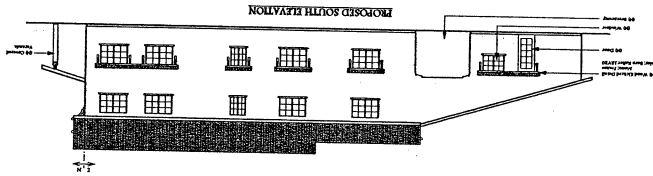
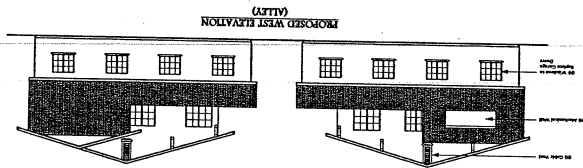
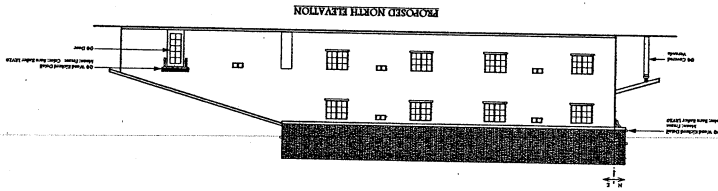
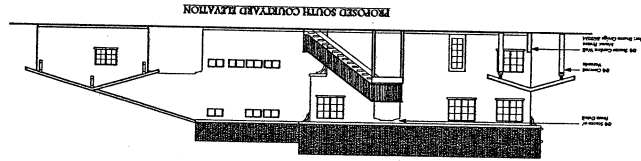
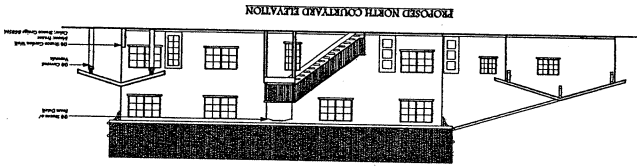
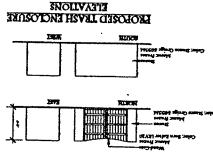
DATE	14 November 2007
SCALE	1/8" = 1'-0"
TITLE	PROPOSED ARCHITECTURAL ELEVATIONS
PROJECT	at Riverside Avenue
CLIENT	for Casha Weyrick
ARCHITECT	Steven Puglisi Architecture



Riverside Avenue Mixed Use
at Riverside Avenue
for Casha Weyrick
Pasadena, CA

Steven Puglisi, AIA
ARCHITECTURE
883 Bona Street
Pasadena, CA 91105
626.799.8888
steven@spuglisi.com

Steven Puglisi
ARCHITECTURE
AIA



Attachment 3
Proposed Arch. Elevations
PD 07-010
(Weyrick)

MEMORANDUM

TO: Darren Nash

FROM: John Falkenstien

SUBJECT: PD 07-010, Weyrick
2027 Riverside Avenue

DATE: November 30, 2007

The subject property fronts on Riverside Avenue and has alley access to 21st Street. Riverside Avenue is classified as a Collector street in the Circulation Element of the General Plan. Improvements to Riverside Avenue will be required in accordance with City Westside Standard A-12.

Improvements to the alley will be required as well. Currently, there is a utility pole in the middle of the existing alley approach. This pole will have to be relocated in conjunction with alley improvements.

There is a 10-inch water main in Riverside Avenue. Fire hydrants are available at the southwest corner of 21st Street and Riverside Avenue and at 20th Street and Riverside Avenue. Sewer is available from an 18-inch main in 21st Street.

The City is obligated under their Phase II Municipal Storm Water permit with the Regional Water Quality Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent possible. These goals are accomplished by the implementation of Low Impact Development. Low Impact Development uses certain technology-based practices to ensure that a site's post-development hydrologic functions mimic those in its pre-development state.

Recommended Site Specific Conditions

Prior to occupancy, the applicant shall construct curb, gutter and sidewalk on Riverside Avenue in accordance with City West Side Standard A-12 adjacent to the frontage of the project. All improvements shall be in accordance with plans approved by the City Engineer and parkway landscape plans approved by the Planning Division.

Prior to occupancy, the applicant shall relocate the utility pole in the existing alley approach and improve the alley, and approach, from the south boundary of the project to 21st Street in accordance with City standards A-17, B-6 and plans approved by the City Engineer.

The project design and construction shall incorporate Low Impact Development Best Management Practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.

Prior to occupancy, the applicant shall relocate all overhead utility services to the existing buildings underground.

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE
REZONING PROPERTY TO COMMERCIAL/LIGHT INDUSTRIAL MIXED-
USE (C3-MU) FOR PROPERTY LOCATED AT
(2027, 2041 & 2049 RIVERSIDE AVE.)
APN 008-247-009 & 014
APPLICANT – COLIN & CANDY WEYRICK
ZONING MAP AMENDMENT 07-002

WHEREAS, the current Zoning of property at 2027, 2041 & 2049 Riverside Ave. is R3 (Apartment); and

WHEREAS, the General Plan land use designation of this property is CS M-U (Commercial Service Mixed-Use); and

WHEREAS, the current zoning of the subject property is R3 (Residential Multi-family, 12-units per acre) which is not consistent with the General Plan Land Use designation; and

WHEREAS, this Zoning Map Amendment will provide consistency between the Zoning Map and Land Use Map in the General Plan, as shown in Exhibit A; and

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

WHEREAS, at its meeting of December 11, 2007, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on consideration of information received at its meeting of December 18, 2007, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Commission's recommendation from the Planning Commission's December 11, 2007 public meeting;

- d. Introduced said ordinance for the first reading; and

WHEREAS, on January 15, 2007, the City Council held second reading of said ordinance.
NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

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

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 5. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on December 18, 2007, and passed and adopted by the City Council of the City of El Paso de Robles on the 15th day of January, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

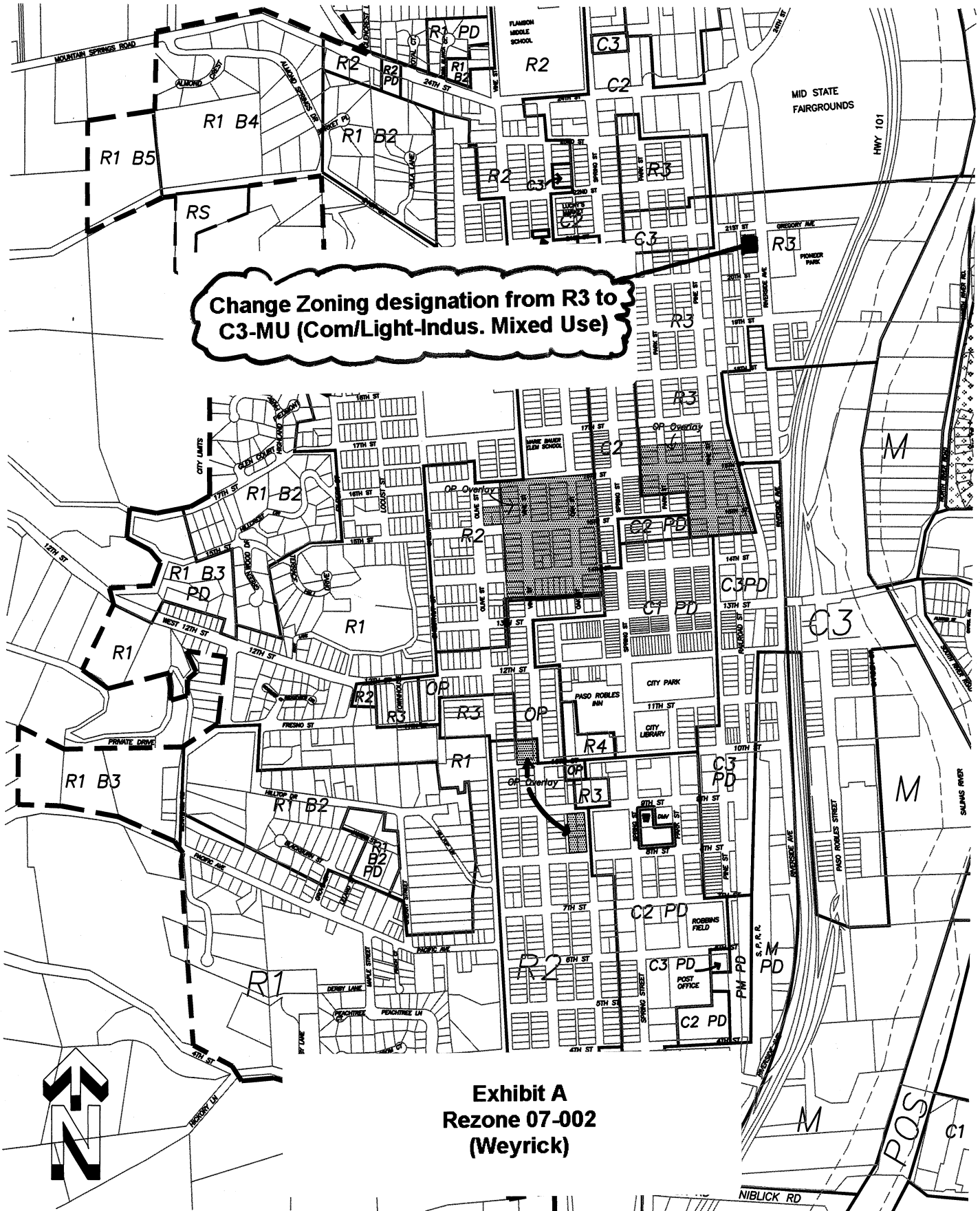
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

Zoning Map for Subarea 2



Change Zoning designation from R3 to C3-MU (Com/Light-Indus. Mixed Use)

**Exhibit A
Rezone 07-002
(Weyrick)**

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 07-010
(2027, 2041 & 2049 RIVERSIDE AVE.)
(WEYRICK)
APN: 008-247-009 & 014

WHEREAS, Planned Development 07-010 has been submitted by Steve Puglisi Architecture on behalf of Colin & Candy Weyrick, requesting to convert an existing 8-unit apartment complex into a mixed-use project; and

WHEREAS, the project site is located at 2027, 2041 & 2049 Riverside Avenue; and

WHEREAS, the General Plan land use designation of the site is Commercial Service, Mixed-Use Overlay (CS-MU), and the Zoning is R3 (Residential Multi-family, 12 units per acre); and

WHEREAS, in conjunction with PD 07-010 the applicant's have submitted Rezone 07-002, requesting to change the zoning of the site from R3 to C3-MU (Commercial/Light Industrial Mixed Use), to bring the zoning into compliance with the CS land use designation; and

WHEREAS, Section 21.18C, of the Zoning Code, Mixed Use Overlay District, requires mixed use project to go through development plan (PD) review process; and

WHEREAS, at its December 11, 2007 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 07-010 and related applications; and

WHEREAS, this application is Exempt from environmental review per Section 15061(b)(3), the "general rule" or "common sense" exemption of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.23B.050 (Findings for approval of development plans) as follows:
 - A. The design and intensity (density) of the proposed development plan is consistent with the following:
 1. The goals and policies established by the general plan, since the project would provide a mix of residential and commercial uses and provide housing, jobs, and services in close proximity to one another;

2. The policies and development standards established by any applicable specific plan;
 3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located, in the case of the Weyrick mixed-use project, the project will re-new the existing buildings both on the interior and exterior, which will result in improving this area of the City which has not had new development in many years;
 4. All other adopted codes, policies, standards, and plans of the city, including the request to have shared parking, consistent with 21.22.130 of the Zoning Code, for four spaces, since the residential and commercial uses would utilize the spaces at different times of the day;
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
 - C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
 - D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
 - E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
 - F. The proposed development plan contributes to the orderly development of the city as a whole;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 07-010, subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

PLANNING 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
B	Site Plan / Statistics
C	Floor Plans
D	Architectural Elevations
E	Existing Site Plan
F	Proposed Landscape Plan
G	Color and Materials Board (Full Size on file in the Com. Dev. Dept.)

3. This Development Plan for PD 07-010, allows for the conversion of the existing 8-unit apartment complex consisting of one 1,000 square foot commercial unit, four office units totaling 1,860 square feet, and three 1,000 square foot apartment units, with associated parking lot, as indicated in the above listed exhibits A-G, for the site located at 2027, 2041 and 2049 Riverside Avenue. **The Planning Commission's approval of PD 07-010 is pending the City Council's approval of Rezone 07-002. If the Council does not approve Rezone 07-002, PD 07-010 will become null and void.**
4. In conjunction with the Planning Commission approval of PD 07-010, the Commission also approves the joint use parking for four parking spaces between the residential and commercial/office uses, as provided for in Section 21.22.130 of the Zoning Code.
5. Prior to the issuance of a Building Permit, an application for a lot merger shall be approved by the City, merging Parcel 1 (the parking lot parcel) with Parcel 2.

ENGINEERING SITE SPECIFIC CONDITIONS:

6. Prior to occupancy, the applicant shall construct curb, gutter and sidewalk on Riverside Avenue in accordance with City West Side Standard A-12 adjacent to the frontage of the project. All improvements shall be in accordance with plans approved by the City Engineer and parkway landscape plans approved by the Planning Division.
7. Prior to occupancy, the applicant shall relocate the utility pole in the existing alley approach and improve the alley, and approach, from the south boundary of the project to 21st Street in accordance with City standards A-17, B-6 and plans approved by the City Engineer.
8. The project design and construction shall incorporate Low Impact Development Best

Management Practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.

9. Prior to occupancy, the applicant shall relocate all overhead utility services to the existing buildings underground.

PASSED AND ADOPTED THIS 11th day of December, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

h:darren/PD/WeyrickPDRes

EXHIBIT A OF RESOLUTION

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

PROJECT #: PD 07-010

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: DECEMBER 11, 2007

APPLICANT: COLIN & CANDY WEYRICK

LOCATION: 2027, 2041 & 2049 RIVERSIDE AVE.

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 December 11, 2009 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the

(Adopted by Planning Commission Resolution 94-038)

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

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

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

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

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

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

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

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

(Adopted by Planning Commission Resolution 94-038)

- 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:
- 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: Weyrick PREPARED BY: JF

REPRESENTATIVE: Puglisi CHECKED BY: _____

PROJECT: PD 07-010 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.

(Adopted by Planning Commission Resolution 94-038)

- 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:

Riverside Avenue	Westside	A-12
<u>Alley</u>		<u>A-17, B-6</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:

(Adopted by Planning Commission Resolution 94-038)

- a. Public Utilities Easement;
- 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.

(Adopted by Planning Commission Resolution 94-038)

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

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

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

been made in the resolution for this condition).

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

DATE: 14 November 2007
 DRAWN BY: J. W. W.
 CHECKED BY: J. W. W.
 PROJECT: 07-010
 SHEET: 14
 SCALE: 1" = 10'



Riverside Avenue Mixed Use
 for Colin Weyrick
 Paso Robles, CA
 at 2027, 2041, 2049 Riverside Avenue

Steven Pugh, AIA
 ARCHITECTURE
 44238
 1400 S. 10th St.
 Paso Robles, CA 93426
 805.225.1882
 spugh@spugh.com



STATISTICS

STATISTICS	1,600 SF
OFFICE	1,600 SF
RETAIL	0 SF
RESIDENTIAL	0 SF
COMMERCIAL	0 SF
INDUSTRIAL	0 SF
OTHER	0 SF
TOTAL	1,600 SF

STATISTICS

STATISTICS	1,600 SF
OFFICE	1,600 SF
RETAIL	0 SF
RESIDENTIAL	0 SF
COMMERCIAL	0 SF
INDUSTRIAL	0 SF
OTHER	0 SF
TOTAL	1,600 SF

PROJECT DATA

PROJECT DATA	1,600 SF
OFFICE	1,600 SF
RETAIL	0 SF
RESIDENTIAL	0 SF
COMMERCIAL	0 SF
INDUSTRIAL	0 SF
OTHER	0 SF
TOTAL	1,600 SF

CONTACT INFORMATION

CONTACT INFORMATION	1,600 SF
OFFICE	1,600 SF
RETAIL	0 SF
RESIDENTIAL	0 SF
COMMERCIAL	0 SF
INDUSTRIAL	0 SF
OTHER	0 SF
TOTAL	1,600 SF

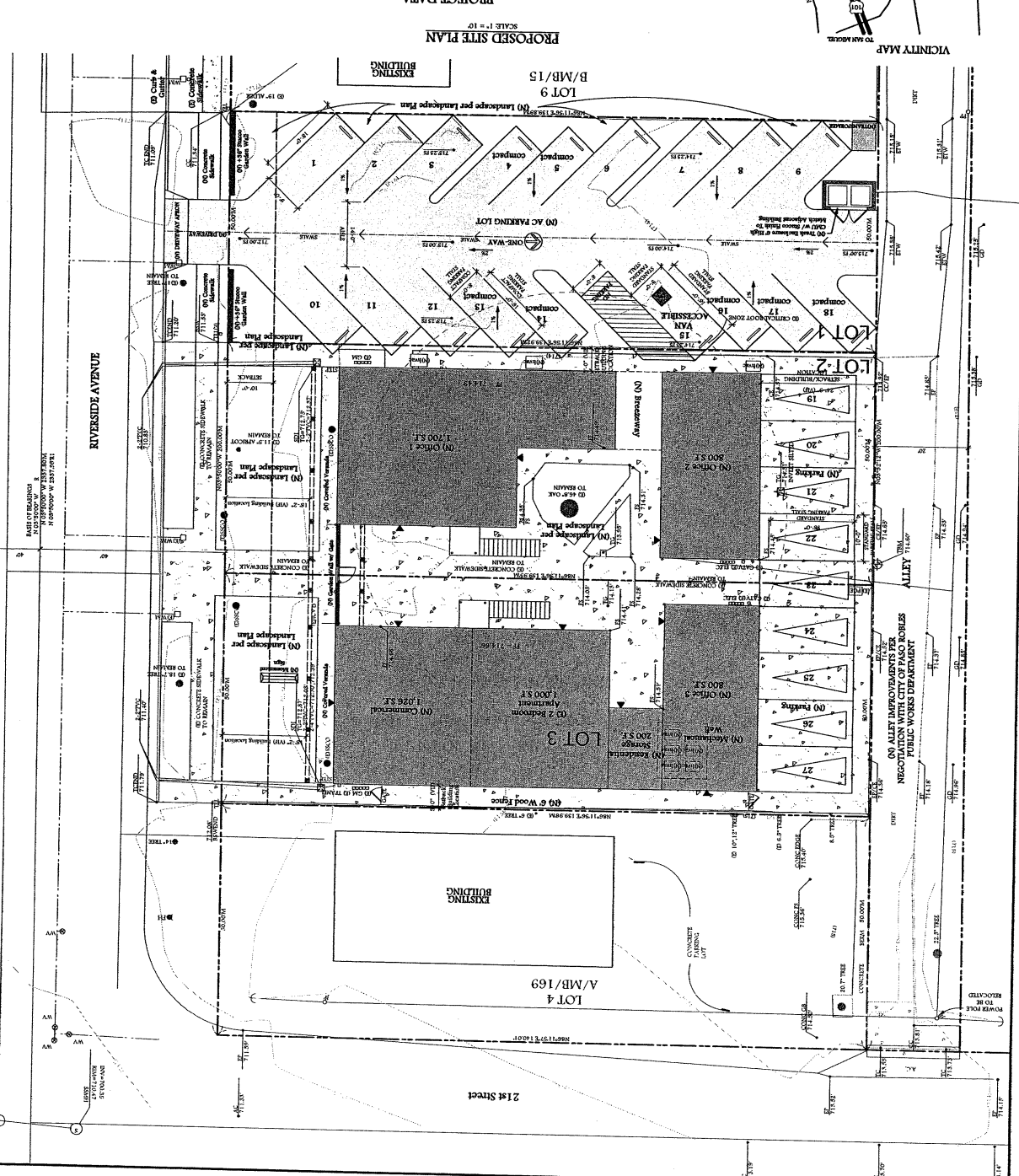
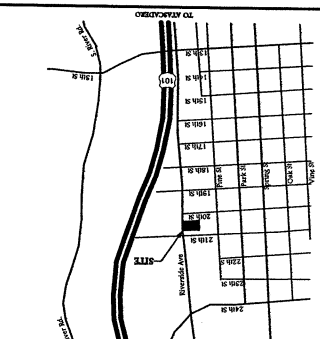


Exhibit B
Site Plan / Statistics
PD 07-010
(Weyrick)

DATE	14 November 2007
SCALE	1/4" = 1'-0"
PROJECT	000004
DRAWN BY	ML
CHECKED BY	ML
APPROVED BY	



Riverside Avenue Mixed Use
for Colin Weyrick
at Riverside Avenue
Paso Robles, CA

Steven Puglisi, AIA
ARCHITECT
350 Luis Obispo
CA 93051
steve@puglisi.com

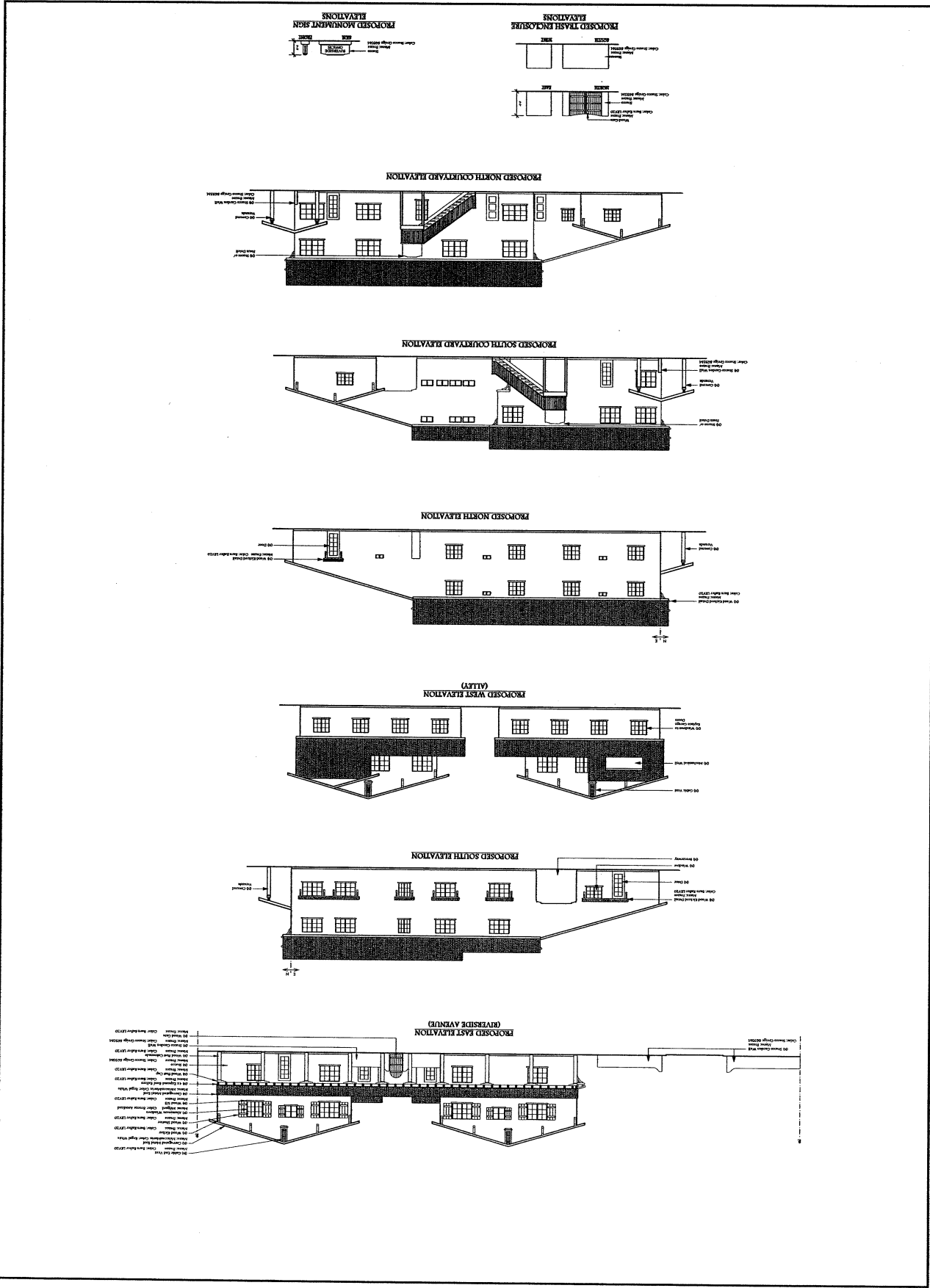


Exhibit D
Arch. Elevations
PD 07-010
(Weyrick)

DATE	14 November 2007
SCALE	1" = 10'-0"
JOB	05014
DESIGN	IN RDM
REVISION	



Riverside Avenue Mixed Use
for Colin Weyrick
at Riverside Avenue
Paso Robles, CA

Steven Puglisi
ARCHITECTURE
441 Bush Street
San Francisco
CA 94104
415.774.1882 Fax
www.stevengugli.com

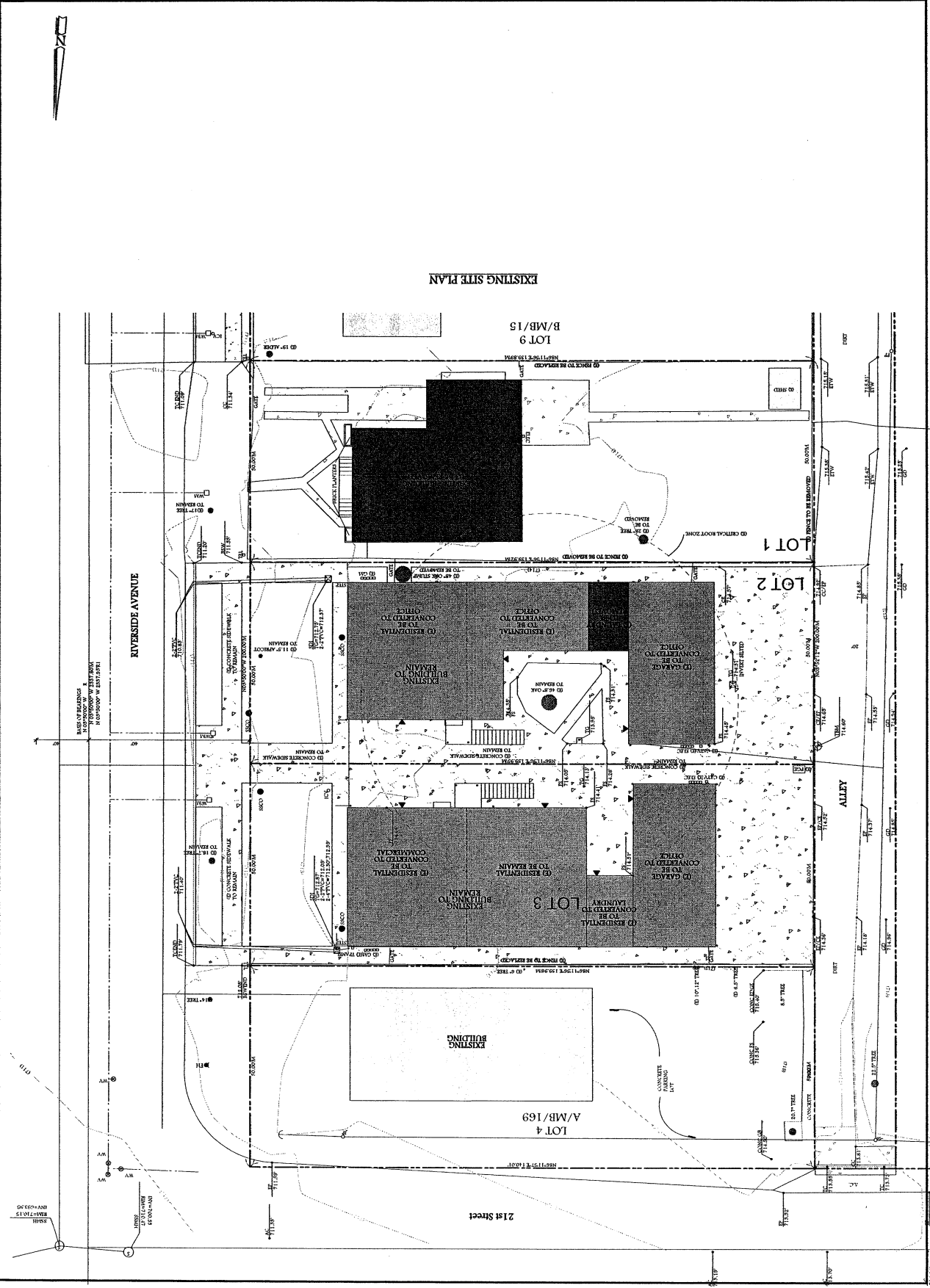
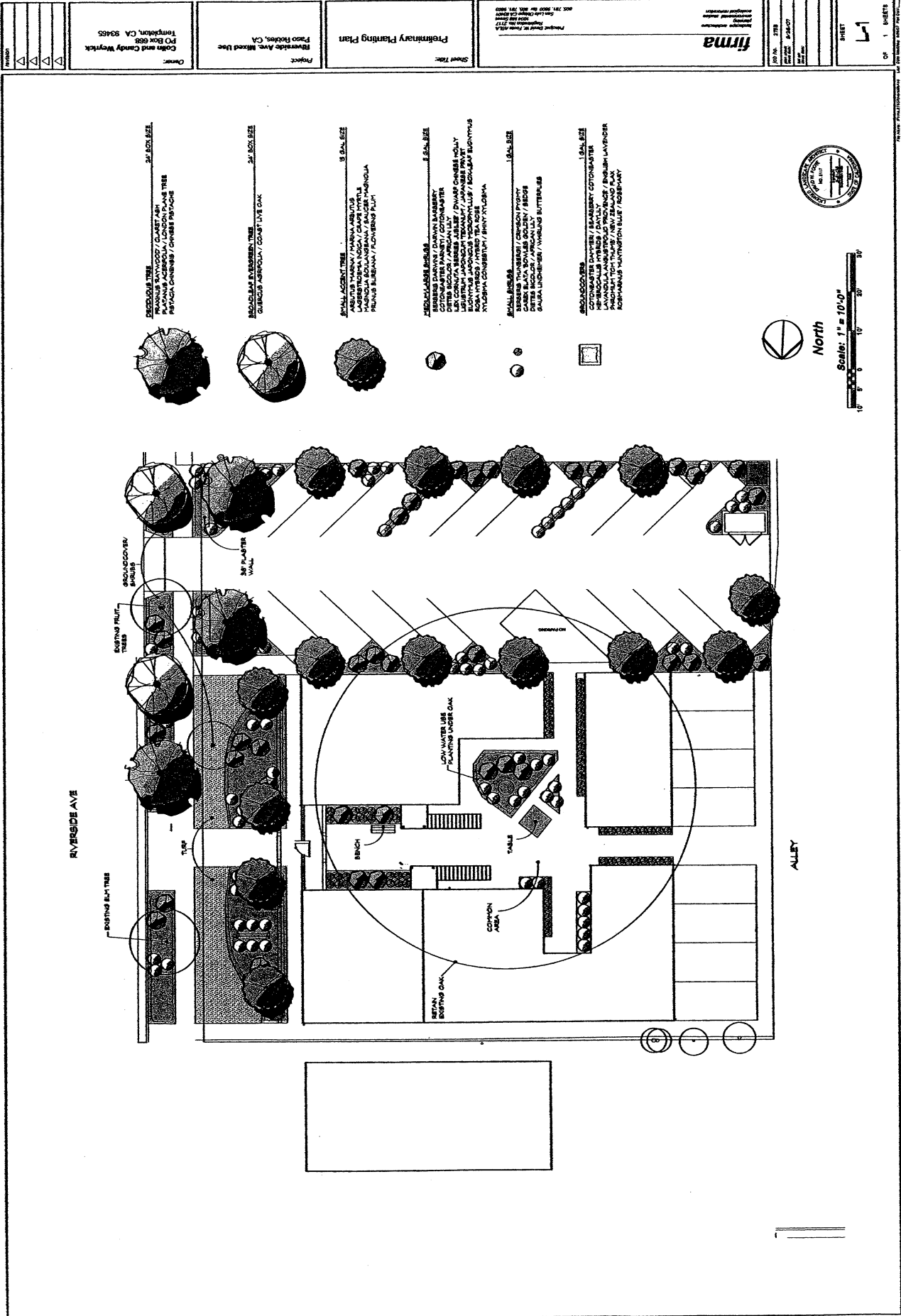


Exhibit E
Existing Site Plan
PD 07-010
(Weyrick)



RIVERSIDE AVE

ALLEY

POSTING SIGN TREE

ROUND COVER TREES

36" PLASTER WALL

BENCH

TABLE

COMMON AREA

LOW-WATER USE PLANTING LASER OAK

- 24" CAL. SIZE**
 - EREGOVIA TREE
 - FRAXINUS SATYVOD / CLARKE ASH
 - FRAXINUS ABRICOLA / LONDON PLANE TREE
 - FRAXINUS OXYCARPA / SPANISH OAK
- 24" BOX SIZE**
 - QUERCUS ENRIENSIENSIS TREE
 - QUERCUS ASTRIFOLIA / COAST LIVE OAK
- 18" CAL. SIZE**
 - SMALL ACACIA TREE
 - ARJUNIA HANNA / HANNA ARJUNIA
 - LABURNUM ALBA / CHAMP HONEY
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS ASTRIFOLIA / COAST LIVE OAK
- 18" BOX SIZE**
 - CHESTNUT LEAF BEES
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS ASTRIFOLIA / COAST LIVE OAK
 - FRAXINUS OXYCARPA / SPANISH OAK
 - FRAXINUS SATYVOD / CLARKE ASH
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS ASTRIFOLIA / COAST LIVE OAK
 - FRAXINUS OXYCARPA / SPANISH OAK
 - FRAXINUS SATYVOD / CLARKE ASH
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS ASTRIFOLIA / COAST LIVE OAK
 - FRAXINUS OXYCARPA / SPANISH OAK
- 18" CAL. SIZE**
 - FRAXINUS SATYVOD / CLARKE ASH
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS OXYCARPA / SPANISH OAK
 - FRAXINUS SATYVOD / CLARKE ASH
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS OXYCARPA / SPANISH OAK
- 18" BOX SIZE**
 - FRAXINUS SATYVOD / CLARKE ASH
 - FRAXINUS ABRICOLA / SPANISH OAK
 - FRAXINUS OXYCARPA / SPANISH OAK



North
Scale: 1" = 10'-0"

firma

Project: Riverside Ave. Mixed Use
 Location: Riverside Ave. 1717
 Date: 07/11/2011
 Project No: 11-001
 Scale: 1" = 10'-0"

Primary Planning Plan

Project: Riverside Ave. Mixed Use
 Location: Riverside Ave. 1717
 Date: 07/11/2011
 Project No: 11-001
 Scale: 1" = 10'-0"

Client: Corbin and Candy Weyrick
 Project: Riverside Ave. Mixed Use
 Location: Riverside Ave. 1717
 Date: 07/11/2011
 Project No: 11-001
 Scale: 1" = 10'-0"

1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

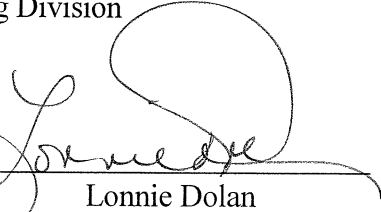
Exhibit F
 Preliminary Landscape Plan
 PD 07-010
 (Weyrick)

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, 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 07-010 and Rezone 07-002 (Weyrick) on this 21st day of November 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Lonnie Dolan

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

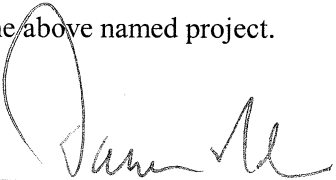
Newspaper: TELEGRAM-TRIBUNE

Date of Publication: November 28, 2007

Meeting Date: December 11, 2007
Planning Commission

Project: To Consider a Request to
Approve a mixed use complex
and Rezone from R3 to C3-MU,
by Puglision behalf Colin
Weyrick.

I, Darren Nash, 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: 
Darren Nash

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARINGS

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

PD 07-010: Request to convert an existing 8-unit apartment complex into a mixed use project, consisting of office and commercial uses as well as retaining three apartment units.

Rezone 07-002: Request to rezone the subject site from R3 to C3 to bring the zoning into compliance with the Commercial Service (CS) land use designation.

The Planning Commission hearing will take place on December 11, 2007 where the Commission will take action on PD 07-010 and make a recommendation to the City Council on Rezone 07-002. The City Council hearing will take place on December 18, 2007.

Both hearings will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM, at which time all interested parties may appear and be heard.

This application is Exempt from environmental review per Section 15061(3) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

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

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

Darren Nash, Associate Planner
November 28, 2007 6665422