

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: PLANNED DEVELOPMENT 07-013**  
**(GOLD COAST INVESTMENT GROUP, INC.)**

**DATE: JANUARY 8, 2008**

Needs: For the Planning Commission to consider an application filed by Tom Sperbeck on behalf of Gold Coast Investment Group, Inc. to construct three industrial/manufacturing buildings totaling 21,500 square feet.

- Facts:
1. The project is located at 1620 Commerce Way (see attached Vicinity Map).
  2. Planned Development 07-013 is a project proposing construction of three new shell buildings that total 21,500 square feet. The total square footage includes the optional second floor in the calculation. The buildings are intended to be occupied by manufacturing and industrial uses.
  3. The project site's General Plan designation is Business Park (BP) and is zoned Planned Industrial (PM).
  4. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan.
  5. The project provides 43 parking spaces which meet the parking required for manufacturing industries (one space per 500 square feet of gross floor area). Uses permitted in the PM zone that require more parking per square foot will have demonstrate how they will meet the Ch. 21.22 Off-Street Parking and Loading Regulations of the Zoning Ordinance before they are able to occupy the proposed buildings.
  6. The project is exempt under Article 19 of the California Environmental Quality Act, Categorical Exemptions (Class 32, §15332 In-Fill Development Projects).
  7. The DRC reviewed the project on November 5, 2008 and concluded that the architecture and design meet the minimum standards of the Industrial Design Guidelines and Zoning Code. The DRC recommended the Planning Commission approve this project.

Analysis

and

Conclusion:

The subject property is located in the Sherwood Industrial Park with frontage on both Commerce Way and Fontana Road. The property is situated at the easterly extension of Linne Road. With the potential conversion of industrial property north of Linne Road to residential in the Chandler Ranch Specific Plan, a direct connection between the industrial properties on the south side of Linne Road to Commerce Way would seem valuable. It is recommended that the northerly 30 feet of the subject property be dedicated to the City as a public right-of-way and be developed to an industrial alley standard. Additional right-of-way will be needed at the east end of the site in order to transition the alley to better align with Linne Road. The narrowness of the lot along with the 30 foot dedication mentioned above, limit the developable area of this lot along the southern edge. The dedication is consistent with Action Item 12 and Development Policy seven in the Circulation Element of the General Plan by limiting truck traffic in residential areas and minimizing impacts to safe and efficient traffic flow.

A topic of discussion at the DRC meeting involved the eight foot decorative block wall along the southern property line. The Committee was concerned it was too long and monotonous in design. However, based on the wall design incorporating decorative materials and architectural relief that will be provided due to the fact future development of the neighboring parcel will most likely block the view of the wall, the DRC determined that the wall was sufficient.

The DRC also reviewed the architecture of the buildings, which include a mixture of cement plaster, split faced block walls, rock wainscot, and ribbed metal roofs. Each unit has a small outdoor storage area that will be screened by the use of chain link fencing and gates with slats.

The DRC concluded that the proposed project incorporates the Industrial Design Guidelines by addressing the surrounding development pattern, context, landscaping, screening, and circulation. However, staff is recommending that facades fronting Fontana Road and Commerce Way be improved to show the same amount of architectural detail as shown on the North elevation in Exhibit F of the resolution. A condition of approval has been included in the resolution to reflect this recommendation.

There are many uses that are permitted in the PM zoning district including some commercial uses. However, since the project can only accommodate 43 parking spaces, the use of the new buildings are limited to industrial, manufacturing and storage uses as proposed by the applicant.

Other more intense uses or increases in the manufacturing square footage could not be approved for these buildings since it would not comply with the required parking. A condition of approval has been included in the project requiring that a Constructive Notice be recorded against the title of the property indicating to

future owners/tenants that the use of the building is limited to those uses that would correspond with the 43 parking spaces.

Taking in consideration the uses of the building being limited to manufacturing and storage as indicated by the plans submitted by the applicant, the proposed project is consistent with the requirements for development in the PM zoning district, as well as the Business Park land use designation.

The proposed project would meet the intent of the General Plan Land Use Element by providing clean and attractive buildings in which all activities can be conducted indoors with limited outdoor storage space. The proposed project also helps develop the Sherwood Park area and keep that area a distinctive community as identified in the 2006 Economic Strategy document.

Policy

Reference: General Plan Land Use Element, Zoning Code and 2006 Economic Strategy.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this Planned Development.

Options:

After consideration of public testimony, the Planning Commission may consider one of the following options:

- a. Adopt attached Draft Resolution approving Planned Development 07-013 with conditions of approval.
- b. Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Applicant's Project Description
3. City Engineer's Memo
4. Draft Resolution to approve PD 07-013.
5. Mail and Newspaper Affidavits



# KMN ARCHITECT

**ARCHITECTURE GRAPHICS DESIGN**  
610 10th Street, Suite A, Paso Robles, CA 93446  
Phone (805)238-5501 Paso Robles (805)239-5853

**Date: July 3, 2007**

OCT 04 2007

**To:** City of Paso Robles  
Department of Planning and Building

**Planning Division**

**Re:** Project Description for  
A New Commercial Development for Tom Sperbeck – Gold Coast Investment Group,  
Inc. located at 1620 Commerce Way, Paso Robles, CA  
A.P.N.: 009 – 314 - 061

## Project Description

Mr. Sperbeck and Gold Coast Investment Group are proposing a Commercial Development located at the above address. This project will consist of three (3) new building shells which will be used for Industrial/Manufacturing. The first Building (Building "A") will be a 6500 square foot retail space in which a portion will be two-story. The second & third "new" Building (Building "B" & Building "C") will be each 7500 square feet in which a portion will be two-story. Building "A" and Building "B" will be constructed immediately with Building "C" to be constructed soon after based on the leasing of the other two buildings.

The new construction shall use a combination decorative split-faced CMU and decorative cement plaster accents. Each of the buildings will have towers at the entrances and on the west elevation along Commerce Way. The towers shall be constructed of decorative stone base and with cement plaster and decorative metal roofing. Unit A will have a single side yard and Unit B & C will have two side yards – one on each side of the building. Side yard will be screened with an 8-foot high decorative CMU wall on the south property line and 6-foot high decorative CMU walls in the interior walls. Access to the side yards shall be through a decorative sliding gate with "stone" pilaster.

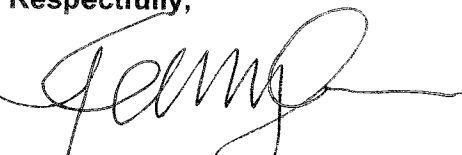
Since the construction will be a building shell, the number of employee's and shifts cannot be determined at this time. We will know better during the Tenant Improvement phase of the project.

## Environmental Setting

Currently the site is an empty lot with minimal vegetation. The surrounding lots all have commercial/industrial developments of various sizes and designs.

If you have any questions and/or comments, please feel free to contact me.

Respectfully,



**Ken M. Nagahara, Architect**  
License No. C24346

**Attachment 2:  
Applicant's Project Description**

## **MEMORANDUM**

**TO: Mathew Fawcett**

**FROM: John Falkenstien**

**SUBJECT: PD 07-013, Sperbeck**

**DATE: December 20, 2007**

### **Streets**

The subject property is located in the Sherwood Industrial Park with frontage on both Commerce Way and Fontana Road. The property lines up with the easterly extension of Linne Road. With the potential conversion of industrial property north of Linne Road to residential in the Chandler Ranch Specific Plan, a direct connection between the industrial properties on the south side of Linne Road to Commerce Way would seem valuable. It is recommended that the northerly 30 feet of the subject property be dedicated to the City as a public right-of-way and be developed to an industrial alley standard. Additional right-of-way will be needed at the east end of the site in order to transition the alley to better align with Linne Road.

Commerce Way and Fontana Road will be improved in accordance with adjacent improvements. Improvements at Fontana and Linne Roads will be needed to complete the southerly half of the intersection.

### **Sewer and Water**

Sewer is available to the property from an 8-inch sewer line in Commerce Way. Water is available to the property from a 10-inch water main in Commerce Way and a 16-inch main in Fontana Road. An 8-inch water main should be extended in the new alley right-of-way to tie the two existing mains.

### **Drainage**

The City is obligated under their Phase II Municipal Storm water permit with the Regional Water quality Control 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 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.

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### **Recommended Site Specific Conditions**

The northerly 30 feet of the property shall be dedicated to the City as public right-of-way and shall be developed in accordance with Alley Standard A-17 and plans approved by the City Engineer.

Commerce Way, Fontana Road and the intersection of Linne and Fontana Roads will be improved in accordance with plans approved by the City Engineer.

An 8-inch water main shall be extended in the alley right-of-way from Commerce Way to Fontana Road in accordance with 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.

**RESOLUTION NO: 08-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 07-013  
1620 COMMERCE WAY  
(GOLD COAST INVESTMENT GROUP, INC.)  
APN: 009-314-061**

**WHEREAS**, Planned Development 07-013 has been submitted by Tom Sperbeck on behalf of Gold Coast Investment Group, Inc., requesting to build three industrial/manufacturing buildings totaling 21,500 square feet; and

**WHEREAS**, the project is located at 1620 Commerce Way; and

**WHEREAS**, Section 21.23B.030(5a), of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan (PD) review process; and

**WHEREAS**, the project is Exempt (Class 32) from environmental review of the California Environmental Quality Act (CEQA) per section 15332 In-Fill Development Projects; and

**WHEREAS**, a public hearing was conducted by the Planning Commission on January 8, 2008 to consider facts as presented in the staff report prepared for this Planned Development request and to accept public testimony regarding the project; and

**WHEREAS**, based upon 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 project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.



7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.
8. The proposed dedication is consistent with the Circulation Element of the General Plan by limiting unnecessary truck traffic in residential areas and designing local streets and access to parcels in such a manner as to minimize impacts to safe and efficient traffic flow.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 07-013, subject to the following condition:

**STANDARD CONDITIONS:**

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

**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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B	Site Plan
C	Preliminary Grading & Drainage
D	Preliminary Utility Plan
E	Floor Plan
F	Elevations
G	Landscape Plan

3. This PD 07-013 allows for development of a three industrial/manufacturing buildings totaling 21,500 square feet with ancillary parking and landscaping.
4. The elevations fronting Commerce Way and Fontana Road shall have the equivalent architectural detail as the north elevation of building A as shown in Exhibit F: Elevations.
5. The intent of this project is to provide for industrial/manufacturing uses. If in the future, a different type of use is proposed, the use shall comply with Table 21.16.200, Permitted Land Uses for All Zoning Districts and Chapter 21.20 Off Street Parking and Loading Regulations. Some uses may require the need for a Conditional Use Permit, and the need to provide additional parking.
6. Prior to the issuance of a building permit for the main building the following final details shall be submitted for Planning Division Staff review:
  - a. Final site plan and architectural elevations;

- b. Exterior light fixtures;
  - c. Final colors/materials;
  - d. Detailed landscape plan including transformer, backflow and other equipment screening;
  - f. Fencing Plan
7. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view on Fontana Road and Commerce Way with architectural features and vegetation that is dense and high enough to conceal it.
  8. Any roof mounted equipment shall be fully screened. The building parapet may need to be raised in order to accomplish full screening. Prior to the issuance of a building permit, architectural elevations along with building cross sections shall be submitted to the DRC showing how roof screening will be accomplished.
  9. 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:**

**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.**

9. The northerly 30 feet of the property shall be dedicated to the City as public right-of-way and shall be developed in accordance with Alley Standard A-17 and plans approved by the City Engineer.
10. Commerce Way, Fontana Road, and the intersection of Linne and Fontana Roads will be improved in accordance with plans approved by the City Engineer.
11. An eight-inch water main shall be extended in the alley right-of-way from Commerce Way to Fontana Road in accordance with plans approved by the City Engineer.
12. 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.
13. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
14. Provide fire sprinkler systems for commercial and industrial buildings.

PASSED AND ADOPTED THIS 8th day of January 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN

ATTEST:

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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 07-013

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: January 8, 2008

APPLICANT: Gold Coast Investment, Inc.

LOCATION: 1620 Commerce Way (009-314-061)

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 January 8, 2010 (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 00-000)

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 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 00-000)

- 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:

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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:

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- 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, lighting, 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 07-013 Resolution for specific Planning Division Staff 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.

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(Adopted by Planning Commission Resolution 00-000)



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

APPLICANT: Gold Coast Investments Group, Inc. PREPARED BY: JF

REPRESENTATIVE: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

PROJECT: PD 07-013 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:

Commerce Way	Industrial	A-4
Fontana Road	Industrial	A-4
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 00-000)

- 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.

- 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).

(Adopted by Planning Commission Resolution 00-000)

- 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 00-000)

PLAN PREPARED FOR:  
**COMMERCIAL DEVELOPMENT FOR  
 GOLD COAST INVESTMENT GROUP  
 1620 COMMERCE WAY PASO ROBLES, CA 93446**

ARCHITECT:  
**KEN H. MOYHARA** 610 10th Street, Suite A  
 Paso Robles, CA 93446  
 PH: (805) 238-5501 Fax: (805) 239-8833

• ARCHITECTURE  
 • GRAPHICS  
 • DESIGN

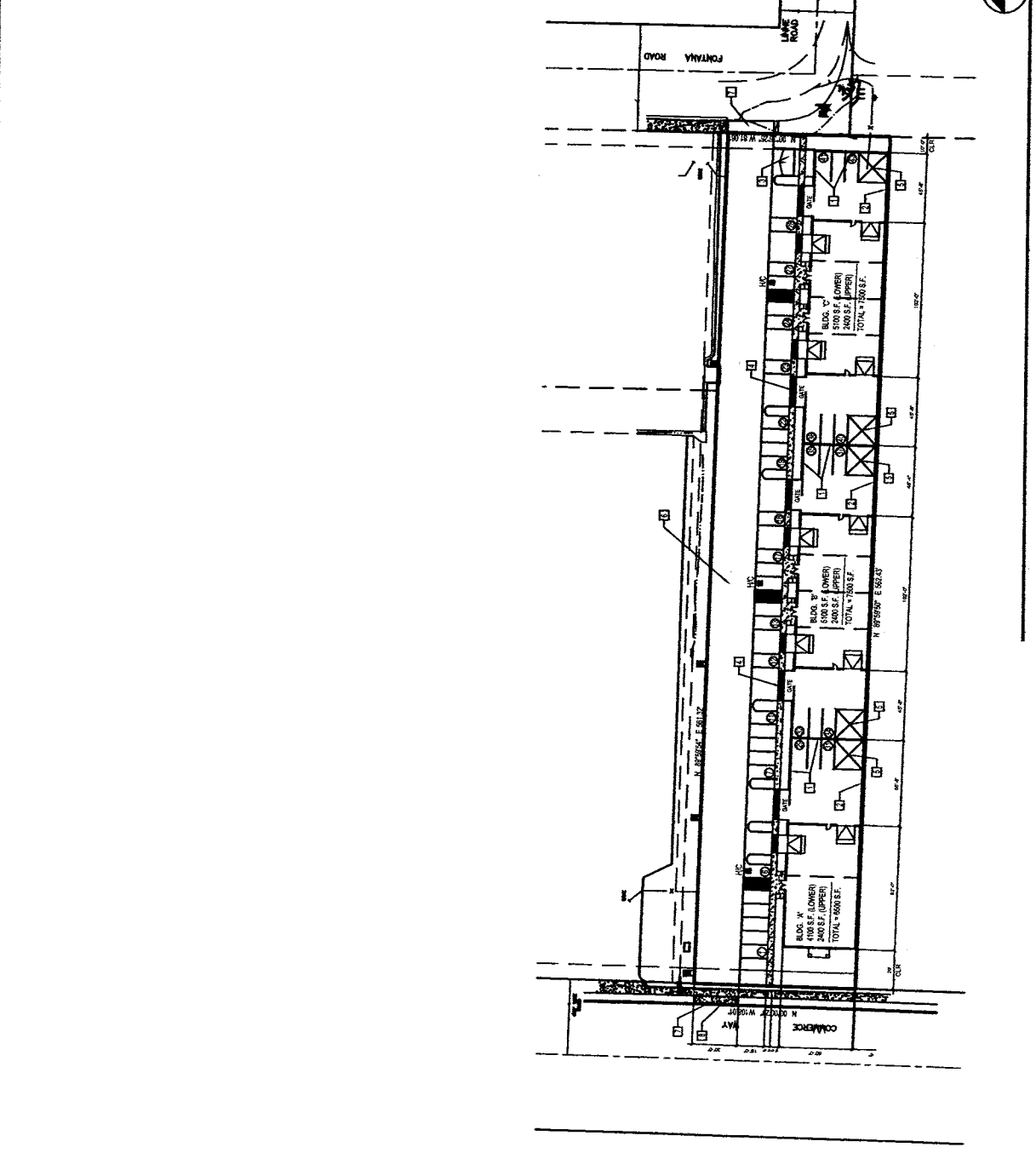
REVISION LOG  
 NO. DESCRIPTION DATE

**PROJECT DATA**  
 OWNER: TOM BREWER  
 PROJECT ADDRESS: 1620 COMMERCE WAY, PASO ROBLES, CA  
 LOCAL DESCRIPTION: COMMERCIAL DEVELOPMENT  
 LOT SIZE: 1.33 ACRES  
 BUILDING DESCRIPTION: THREE COMMERCIAL BUILDING WINGS

**PROJECT STATISTICS**  
 BUILDING AREA: 4100 SQ. FT.  
 TOTAL FLOOR AREA: 2000 SQ. FT.  
 BALLOONER: 8000 SQ. FT.  
 TOTAL FLOOR AREA: 2000 SQ. FT.  
 BALLOONER: 8000 SQ. FT.  
 TOTAL FLOOR AREA: 2000 SQ. FT.  
 BALLOONER: 8000 SQ. FT.  
 TOTAL PROJECT BUILDING AREA: 4100 SQ. FT.  
 TOTAL PROJECT BALLOONER AREA: 8000 SQ. FT.  
 TOTAL ALLOWABLE BUILDING AREA: 2000 SQ. FT. 25% OF 8000

OCCUPANCY (OMB TRAIL): F-105-504-10-2  
 BUILDING A: 5000 SQ. FT. 25.00%  
 BUILDING B: 5000 SQ. FT. 25.00%  
 BUILDING C: 5000 SQ. FT. 25.00%

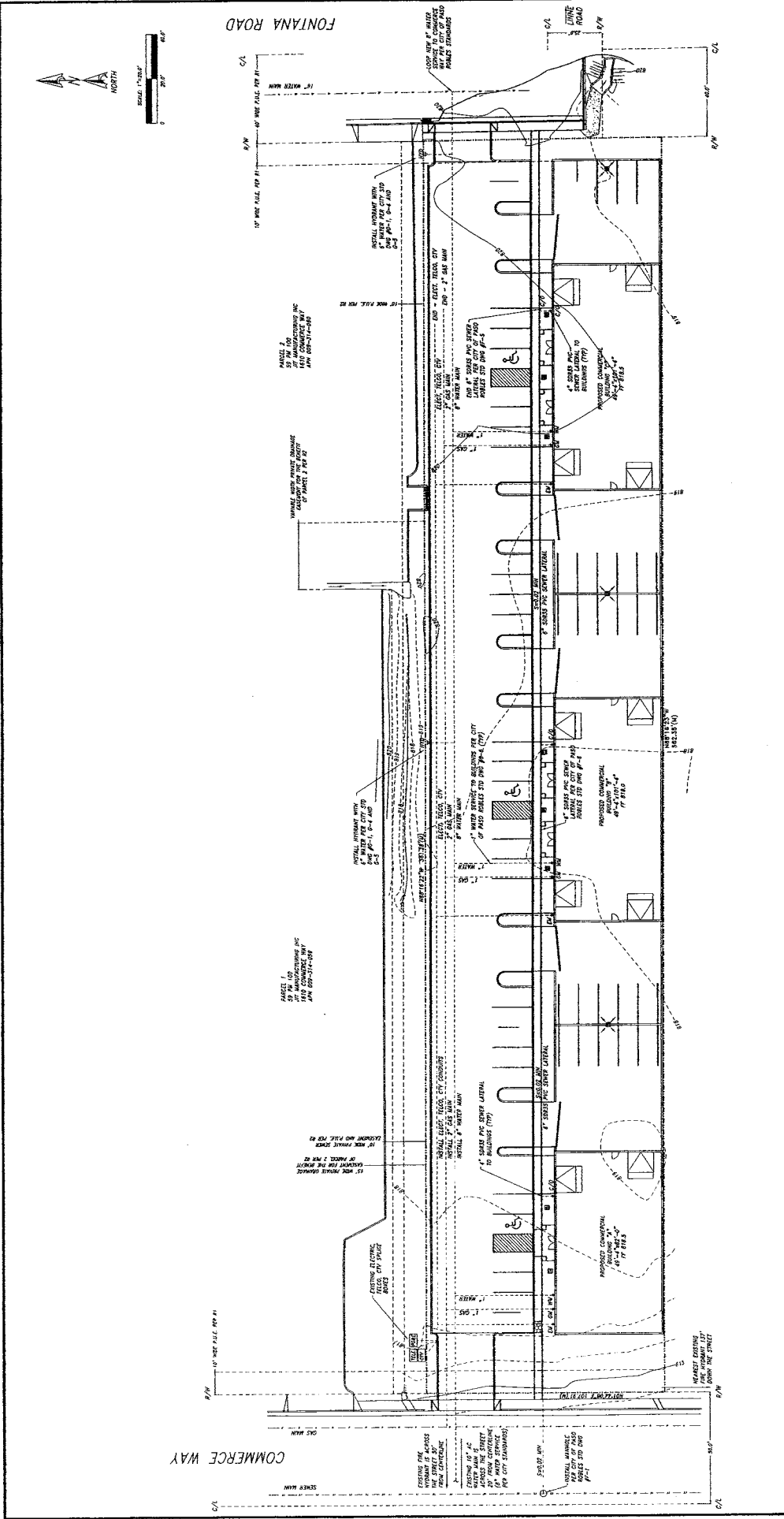
**SHEET INDEX**  
 SHEET DESCRIPTION  
 A-1 SITE PLAN, VICTORY MAP, PROJECT DATA, PROJECT STATISTICS  
 A-2 GENERAL NOTES  
 C-1-C7 CIVIL DRAWING  
 A-3 ELEVATIONS - BUILDING A  
 A-4 ELEVATIONS - BUILDING B & C  
 A-5 EXTERIOR BUILDING A & B  
 A-6 EXTERIOR BUILDING B & C  
 A-7 BUILDING SECTION - BLDG A & B  
 A-8 BUILDING SECTION - BLDG A & C



**Exhibit B  
 Site Plan**







PROPOSED UTILITY PLAN

TOM SPERBECK  
PARCEL 3, PARCEL MAP PR-00-217,  
59PM100, APN: 009-314-061

1620 COMMERCE WAY, PASO ROBLES

PREPARED BY <b>ERIC J. GOBLER</b> <b>CIVIL ENGINEERING</b> 3115 SACADERO AVENUE ATASCADERO, CA 93422 (805) 484-8435 FAX (805) 459-3288 CELL	CHECKED BY DATE APP. NO. 07-024 07000	SCALE: AS SHOWN DATE APR 07 SHEET NO. 5 OF 7
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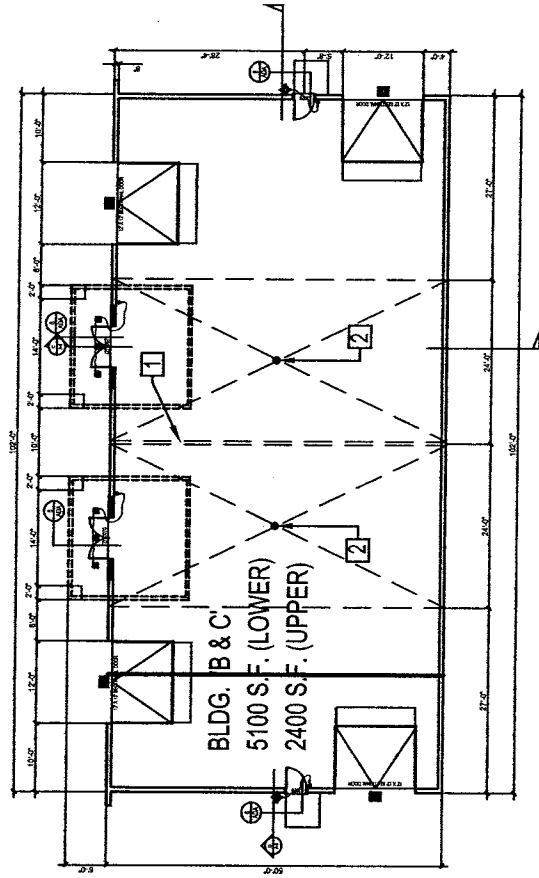
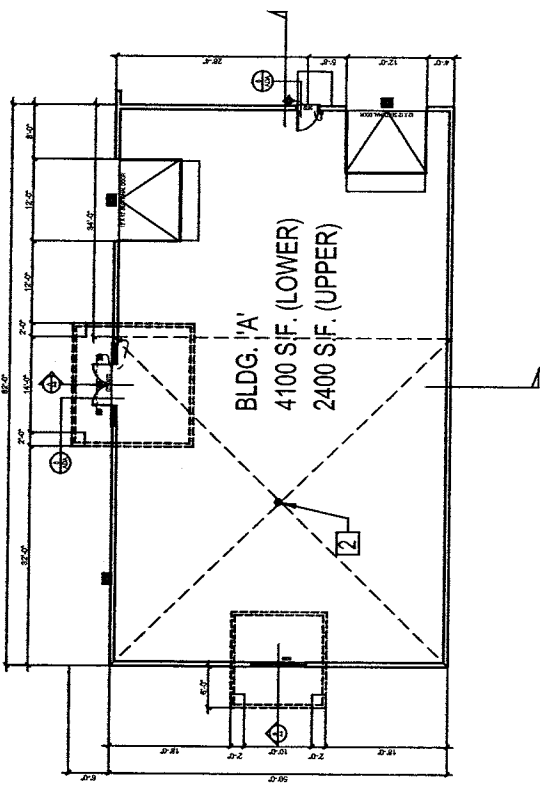
**Exhibit D:  
Preliminary Utility Plan**

**FLOOR PLAN CALLOUTS**

1. POTENTIAL RECESSED LIGHT
2. POTENTIAL TWO STORY AREA

**ELECTRICAL LEGEND**

- RECESSED LIGHT
- 15W FLUORESCENT WALL MOUNTED DECORATIVE LIGHT FIXTURE
- 175 W WALL MOUNTED DOWNCAST FLUORESCENT FIXTURE
- ⚡ ELECTRICAL SWITCH



**Exhibit E:  
Floor Plan**

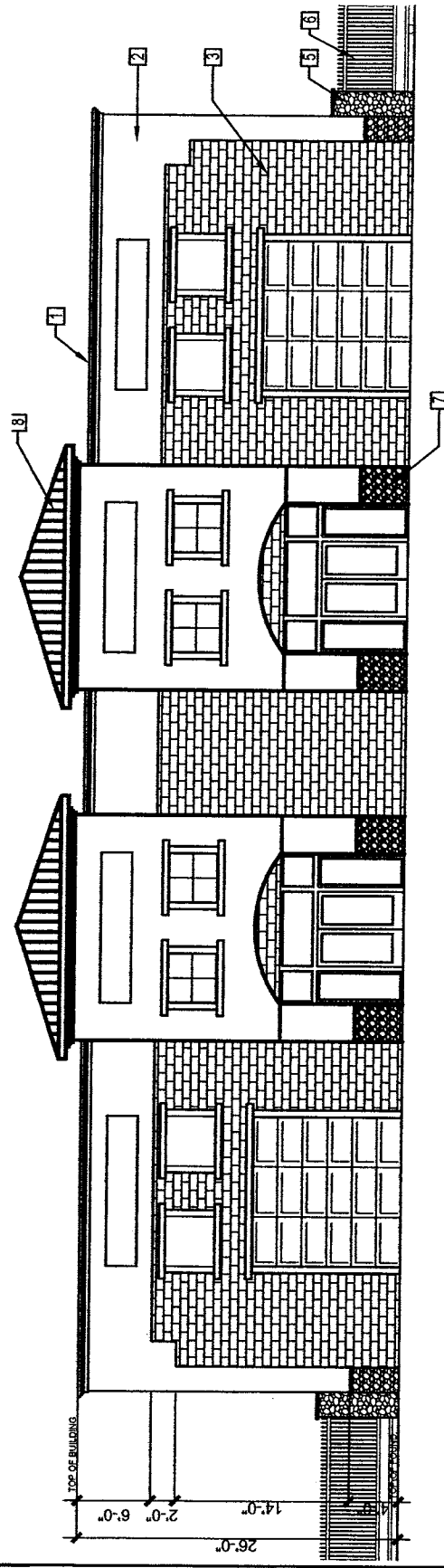


NO.	REVISION	LOG	DATE

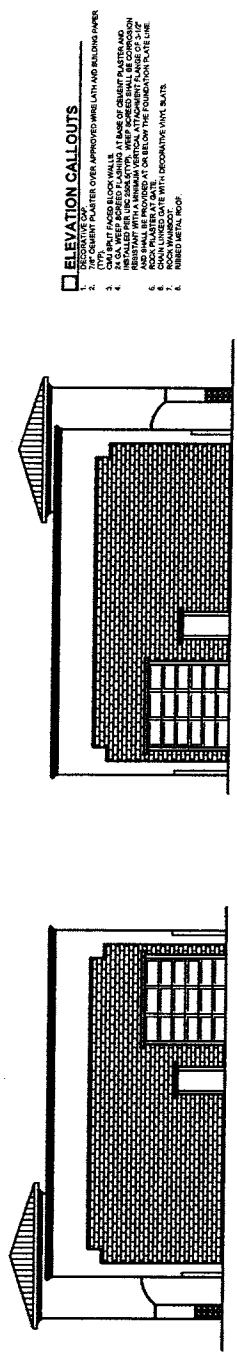
ARCHITECTURE  
 • GRAPHICS  
 • DESIGN  
 • ARCHITECTURE  
 KEN M. MAGUIRE  
 610 10th Street, Suite A  
 Paso Robles, CA 93446  
 PH: (805) 238-5501  
 FAX: (805) 238-5853

PLAN PREPARED FOR:  
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 GOLD COAST INVESTMENT GROUP  
 1620 COMMERCE WAY PASO ROBLES, CA 93446

PROJECT NO.  
 FILE NAME  
 DRAWN BY  
 DATE  
 SHEET NO.  
 BLDG - B & C  
 ELEVATIONS  
 SHEET NAME  
 A-4



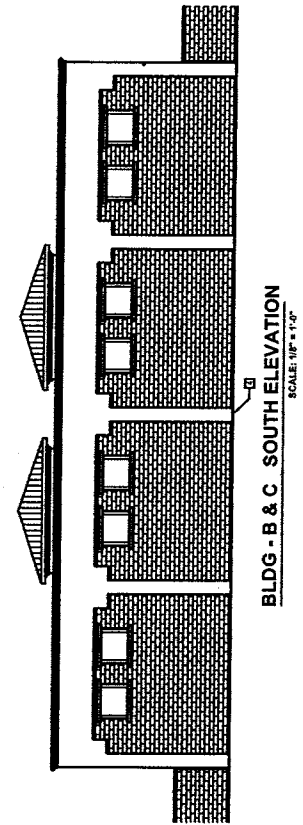
**BLDG - B & C NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BLDG - B & C EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**BLDG - B & C WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- ELEVATION CALLOUTS**
- 1. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 2. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 3. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 4. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 5. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 6. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 7. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT
  - 8. 1/2" GYPSUM PLASTER OVER APPROVED WIRE LATH AND SMOOTH PAINT



**BLDG - B & C SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**LANDSCAPE KEY SCHEDULE**

**LANDSCAPE NOTES:**

1. PLANTINGS SHALL BE IRRIGATED WITH AN APPROVED SYSTEM SET ON AUTOMATIC TIMING.
2. ALL PLANTER AREAS TO BE SPREAD WITH BARK/MULCH MATERIAL FOR AESTHETICS AND WATER CONSERVATION.
3. LANDSCAPING SHALL BE A COMBINATION OF THE FOLLOWING ITEMS.

**TREES**

- 15 GALLON TREES, STREET TREES SHALL BE 1-1/2" CALIBER AND STAKED AS REQUIRED. USE THE FOLLOWING TREES OR OTHER APPROVED TYPES:
  - PINON PALMS CALIFORNICA/WESTERN (SYCAMORE)
  - LIQUIDAMBER FORMOSANA (AMERICAN SWEET GUM)



**CLUSTER TREES (TREES OR MORE)**

- BETULA PENDULA (EUROPEAN WHITE BIRCH)
- LAGERSTROEMIA INDICA (CRAPPE MYRTLE)



**SHRUBS**

- AUCUBA JAPONICA
- CEANOTHUS CYANEUS (SIERRA BLUE)
- PYRACANTHA COCCINEA (FIRETHORN)
- RHODNIA GLABRA
- RHOIS COLINSA (SIBYRFLORA "HOWARD")
- MAGNOLIA (MAGNANTIA)



**GROUND COVERS:**

- MULCH BARK COVER WITH VARIOUS GRAINDS
- GRASSES AND LOW HEIGHT SHRUBS (1 GALLON) AS FOLLOWS:
  - GENERAL: JUNIPERS, MANZANTIA, ROCKROSE, JASMINE, HONEYBUCKLE, ETC.

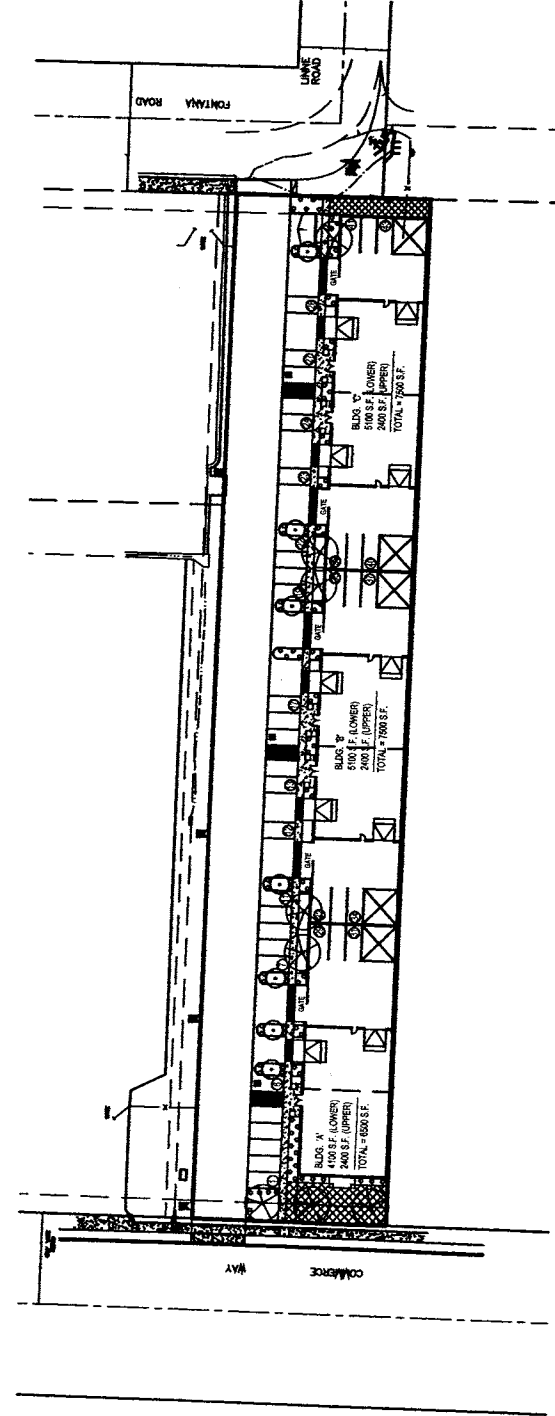


4. CONTRACTOR WARNING TO SUBSTITUTE LANDSCAPING MATERIALS NOT MENTIONED ABOVE SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION AND MAY ALSO BE SUBJECT TO REVIEW BY THE LOCAL PLANNING DEPARTMENT.
5. SEED MIX.

**ARCHITECT**  
 KEN M. MCGAYAMA  
 810 10th Street, Suite A  
 Paso Robles, CA 93446  
 Tel (805) 238-6501  
 Fax (805) 239-0853

- ARCHITECTURE
- GRAPHICS
- DESIGN

PLAN PREPARED FOR:  
**COMMERCIAL DEVELOPMENT FOR  
 GOLD COAST INVESTMENT GROUP  
 1620 COMMERCE WAY PASO ROBLES, CA 93446**



**LANDSCAPE PLAN**

SCALE: 1" = 30'-0"

L-1

**Exhibit G:  
Landscape Plan**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

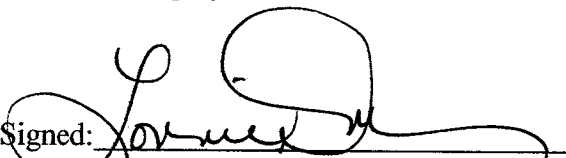
PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: December 26, 2007

Project: Planned Development 07-013  
(Sperbeck - 1620 Commerce)

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request by Tom Sperbeck on behalf of Gold Coast Investment Group, Inc. for Planned Development 07-013, a project proposing three new industrial/manufacturing shell buildings totaling 21,500 square feet. The project is located at 1620 Commerce Way.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, January 8, 2008, at which time all interested parties may appear and be heard.

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 Mathew Fawcett 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.

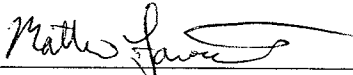
Mathew Fawcett, Assistant Planner  
December 26, 2007 6676568

**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for a Planned Development 07-013 (Gold Coast Investment Group, Inc. – 1620 Commerce Way) on this 26th day of December 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Mathew Fawcett

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