

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PD 07-016 (DENNIS BRADSHAW)

DATE: FEBRUARY 12, 2008

Needs: To consider an application filed by MW Architects, Inc. on behalf of Dennis Bradshaw requesting to construct a new 4,463 square foot, two-story retail/office building.

- Facts:
1. The site is located at 1321 Spring Street (see attached Vicinity Map).
  2. The approximate 3,500 square foot site has a General Plan Land Use designation of Community Commercial (CC). The Zoning designation is C1-PD (General Commercial within the Planned Development Overlay). The site is within the Downtown Parking Area.
  3. The original one-story building was removed after being damaged from the 2003 San Simeon earthquake.
  4. The proposed new two-story building will have commercial and retail uses on the first floor and office use on the second floor.
  5. Section 21.22.035, of the parking ordinance gives credit to buildings in the downtown that are replaced or re-constructed. The ordinance only requires the incremented increase in square footage be required to provide parking spaces. In this case, the increase in building square footage is only on the second story, which is 2,221 square feet. Therefore, six parking spaces would be required (based on 1/400 square feet). The applicant is proposing to pay in-lieu parking fees rather than provide parking on site.
  6. The parking ordinance has established \$4,640 per space as the in-lieu fee. Provided the applicant "pulls a building permit" in the 2008 calendar year, this project will be required to pay \$27,840 (6 X \$4,640). Fees increase \$1500 plus any consumer price index (CPI) every January 1<sup>st</sup> of each year. The in-lieu fees are calculated and required to be paid at the time the building permit is issued by the Building Department.
  7. The project was reviewed by the Development Review Committee (DRC) at their meeting on January 22, 2008, where the Committee recommended that the Planning Commission approve the project. The DRC did request that the applicant provide more specific colors and materials board. The City has received the Board and will provide the board to the Commission at the February 12<sup>th</sup> meeting.
  8. The Downtown Main Street Association has reviewed the proposed plans and is in favor of the project.

9. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

#### Analysis and

**Conclusion:** When this project was originally submitted, staff had concerns that the design did not meet the Downtown Design Guidelines. The applicant took in consideration staff's recommendations and revised the plans to add additional architectural enhancements to improve the design, such as recessed doors, store front windows, clay-tile roofing, and other enhancements.

The DRC reviewed the initial architectural elevations along with the revised plans. The DRC was appreciative of the applicant's revisions and concluded that the project did appear to be consistent with the Downtown Design Guidelines. The Committee recommended that Planning Commission approve the project. As the approving body, the Planning Commission shall determine if the architecture is compatible with the downtown and of sufficient quality to meet the guidelines for downtown development.

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

#### Policy

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

#### Fiscal

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

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

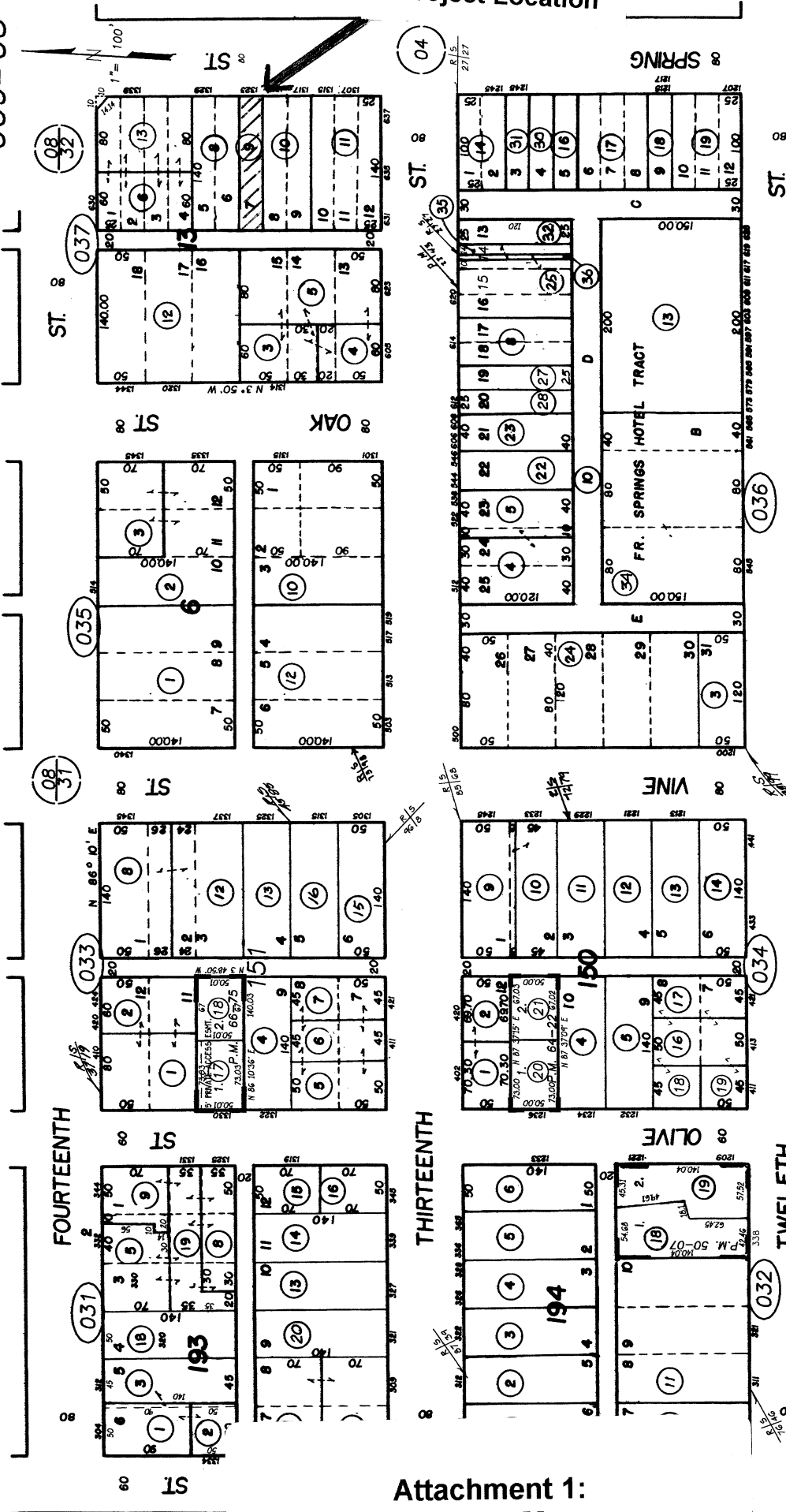
- a. Adopt a Resolution adopting PD 07-016, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

#### Attachments:

1. Vicinity Map
2. Resolution approving PD 07-016
3. Newspaper and Mail Notice Affidavits

H:PD/PD07-016/Bradshaw/Staff Report

Project Location



CITY OF PASO ROBLES  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 009 PAGE 03

CITY OF EL PASO DE ROBLES, R.M. Bk. A , Pg. 169

Attachment 1:  
 Vicinity Map

REVISIONS	LS.	DATE
	12	18-07
	04-18	02-20-07
	06-15	10-25-04
	07-13	08-22-06

50 0 100 200  
 THIS MAP IS PREPARED FOR  
 JAN 08-25-00 ASSESSMENT PURPOSES ONLY.

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 07-016  
(DENNIS BRADSHAW)  
APN: 009-037-009

WHEREAS, Planned Development 07-016 has been filed by MW Architects, Inc. on behalf of Dennis Bradshaw, to construct a new 4,463 square foot two-story retail/office building; and

WHEREAS, the project is located at 1321 Spring Street; and

WHEREAS, the General Plan land use designation of the site is Community Commercial Mixed Use Overlay (MU), and the Zoning is C1-PD (General Commercial, Office Professional Overlay); and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 (Class 32) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, at its February 12, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 07-016 and related applications; and

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

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

- D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 07-016, subject to the following conditions:

**PLANNING CONDITIONS:**

1. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Title Sheet
B	Site Plan
C	Floor Plans
D	Elevations
E	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 07-016, allows for development and operation of the 4,463 square foot building consisting of retail/office uses.
3. This project approval shall expire on February 12, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
4. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
5. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 6 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
6. The applicant shall submit a sign program that shall be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
7. All roof mounted equipment shall be fully screened.

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:**

8. Provide fire sprinkler systems for structures 5,000 square feet or greater.
9. 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.
10. 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.

11. 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.

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

PASSED AND ADOPTED THIS 12<sup>th</sup> day of February, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN ED STEINBECK

ATTEST:

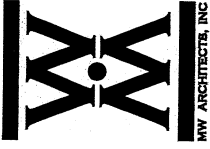
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RON WHISENAND, PLANNING COMMISSION SECRETARY



CONCEPTUAL RENDERING

# AN EARTHQUAKE REPLACEMENT: BRADSHAW / LANE COMMERCIAL 1321 SPRING ST



ARCHITECT  
MICHAEL C. PEACHEY  
3200 ROADWAY G  
SAN LUIS OBISPO, CA 95401  
TEL: (805) 844-8300  
FAX: (805) 844-8380  
EMAIL: MP@HWYARCH.COM

AN EARTHQUAKE REPLACEMENT:  
BRADSHAW / LANE  
COMMERCIAL BUILDING  
1321 SPRING ST  
PASO ROBLES, CALIF.

**SITE SUMMARY**  
ADDRESS: 1321 SPRING ST  
PASO ROBLES, CA  
APN: 008370090  
LOCAL ZONING: C1HD  
ADJACENT USE: NORTH: C1HD  
EAST: C1HD  
WEST: R2 WITH DP OVERLAY  
PROPOSED USE: OFFICE / RETAIL  
EXISTING USE: VACANT LOT  
GROSS LOT AREA: 3,000 SQ. FT.  
SETBACKS - FRONT RECD: 0 ACTUAL: 0  
SIDE RECD: 0 ACTUAL: 0  
REAR RECD: 0 ACTUAL: 42'-0"  
LOT COVERAGE: 2,200 SQ. FT. = 71.4%  
PARKING REQUIREMENTS: 10 IN-LINE PARKING

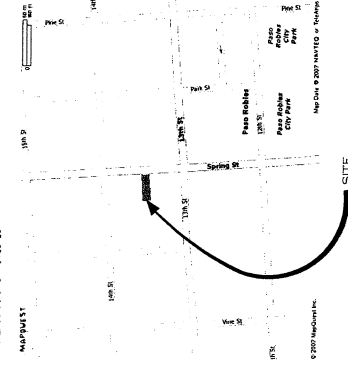
**BUILDING SUMMARY**

PROPOSED USE: OFFICE / RETAIL  
NUMBER OF STORES: 2  
BUILDING HEIGHT CALC: 40 ZONING COVERAGE: 144  
MAX. ALLOWABLE BLDG. HEIGHT: 40  
LOW NATURAL GRADE ELEVATION: 144  
AVERAGE FINISH FLOOR: 142  
PLUS MAX. HGT: 40  
MAX. BLDG. HEIGHT: 182  
ACTUAL BLDG. HEIGHT ELEVATION: 171.3  
GROSS FLOOR AREA: Horizontal dimensions shall be taken from the exterior face of the exterior walls of the building, with area include all enclosed and conditioned areas (e.g., columns and dividers)  
2ND FLOOR: 1,252 SQ. FT.  
2ND FLOOR COVERED DECK: 298 SQ. FT.  
SUBTOTAL: 4,493 SQ. FT.

**PROJECT DESCRIPTION**

REPLACEMENT OF EARTHQUAKE DAMAGED BUILDING. THE NEW FACILITY WILL BE A 3 STORY STRUCTURE WITH OFFICES ON THE 2ND FLOOR AND RETAIL ON THE 1ST FLOOR.

**VICINITY MAP**



**SHEET INDEX**

- MSP1 SITE PLAN BUILDING SECTION
- MSP2 FLOOR PLANS
- MSP3 PERSPECTIVES

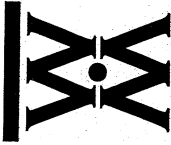
TOTAL SHEETS: 4

## Exhibit A Title Sheet









MW ARCHITECTS, INC



ARCHITECT  
MICHAEL C. PEACHEY  
285 PRADO ROAD, SUITE 8  
SAN LEUIS OBISPO, CA 94961  
P: (805) 844-8800  
FAX: (805) 844-8800  
SHAWL IN SAN LEUIS OBISPO

AN EARTHQUAKE REPLACEMENT  
1281 SPRING ST  
COMMERCIAL BUILDING  
BRADSHAW / LANE  
PASO ROBLES, CALIF

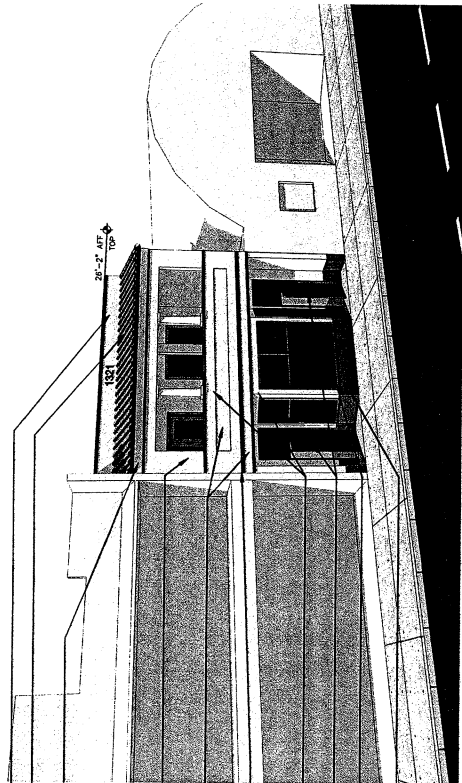
JOB TITLE

15

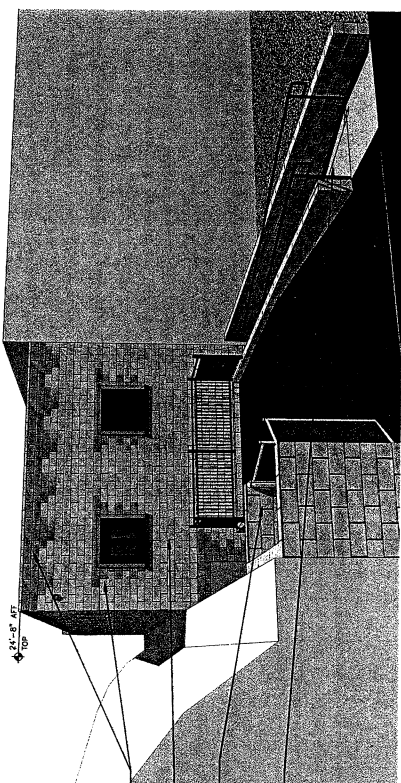
REVISIONS

BY MW ARCHITECTS, INC. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE REGULATIONS AND STANDARDS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING ENVELOPE AND INTERIORS. THE ARCHITECT DOES NOT PROVIDE ENGINEERING SERVICES. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CALIFORNIA BOARD OF ARCHITECTURE. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CALIFORNIA BOARD OF ARCHITECTURE. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CALIFORNIA BOARD OF ARCHITECTURE.

JOB NUMBER  
15  
SHEET NUMBER  
15



SOUTHEAST



NORTHWEST

- FEDIMENT W/ STREET NUMBERS
- CLAY TILE ROOFING
- STUCCO CORNER TRIM
- BROWN SPLIT FACE OMI TRIM
- TAN OMI WALLS
- TAN STUCCO FACADE
- BUSHING
- DECORATIVE STUCCO BANDS
- TWO-SIDE WINDOWS
- RECESSED DOORS WITH GLAZING
- DISPLAY WINDOW
- BULKHEAD

- BROWN SPLIT FACE TRIM
- TAN OMI WALLS
- TRASH ENCLOSURE
- ACCESSIBLE ENTRY RAMP

# Exhibit D Elevations

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

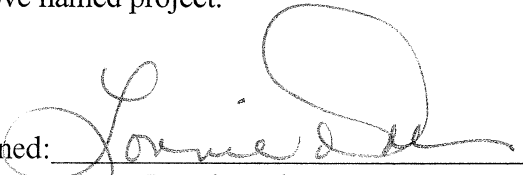
Newspaper: Tribune

Date of Publication: January 30, 2008

Meeting Date: February 12, 2008

Project: Planned Development 07-016  
(Bradshaw – 1321 Spring St.)

I, Lonnie Dolan, employee of the Community  
Development Department, Planning Division, of the City  
of El Paso de Robles, do hereby certify that this notice is  
a true copy of a published legal newspaper notice for the  
above named project.

Signed:   
Lonnie Dolan

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CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING

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

**PD 07-016:** a development plan filed by MW Architecture on behalf of Dennis Bradshaw to construct a new two-story commercial building on the vacant lot located at 1321 Spring Street.

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, February 12, 2008, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 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 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.

Darren Nash, Associate Planner  
January 30, 2008 6687988

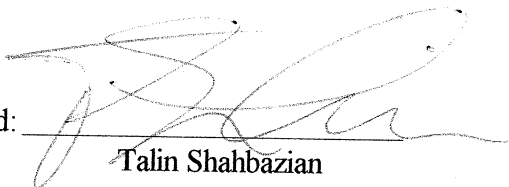
**Attachment 3:  
Affidavits**

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 07-016, a request to construct new two story commercial-retail building, (Applicant, MW Architecture on behalf of Dennis Bradshaw), on this 31<sup>st</sup> day of January, 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Talin Shahbazian

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