

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PD 08-009 (ROBITAILLE-HASTINGS)

DATE: AUGUST 26, 2008

Needs: To consider an application filed by Larry Gabriel on behalf of Suzanne Robitaille and Newlin Hastings, requesting to construct a new 3,389 square foot, two-story building consisting of a restaurant on the first floor and an apartment on the second floor.

- Facts:
1. The site is located at 608 12<sup>th</sup> 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 two-story building was removed, since it was on the City's list of unreinforced masonry buildings. The site is currently vacant.
  4. 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 571 square feet. Therefore, one parking space 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.
  5. 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 \$4,640 (1 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.
  6. The project was reviewed by the Development Review Committee (DRC) at their meetings on July 21<sup>st</sup> & 28<sup>th</sup>, where the Committee recommended that the Planning Commission approve the project.
  7. Norma Moye on behalf of the Downtown Main Street Association was at the DRC meeting and was in favor of the project.

8. 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:** Upon the initial review of the project by the DRC, the DRC requested that the architect provide alternative materials for the wainscoting and that the wainscoting be lowered in height to better fit with the scale of the building and better comply with the Design Guidelines. Larry Gabriel made the changes as suggested by the DRC and presented the plans to the DRC, where the DRC recommended that the Planning Commission approve the project.

The proposed restaurant/residential building would meet the intent of the Mixed-use overlay zoning, and therefore is consistent with the General Plan, Zoning Ordinance, and Economic Strategy, since it provides for residential and commercial service uses (infill) 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/ Restaurant 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:

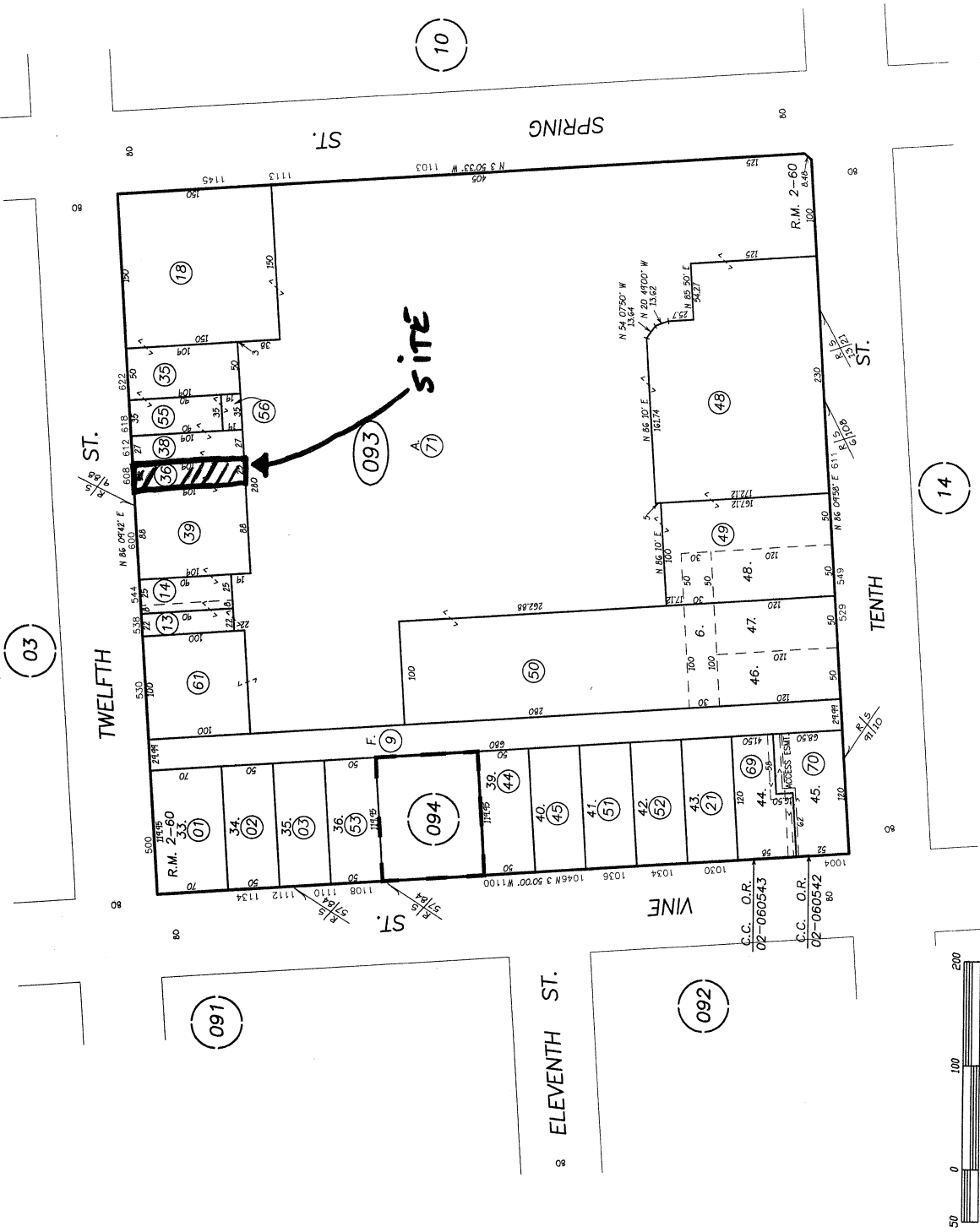
- a. Adopt a Resolution adopting PD 08-009, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

#### Attachments:

1. Vicinity Map
2. City Engineer Memo
3. Resolution approving PD 08-009
4. Newspaper and Mail Notice Affidavits

H:PD/PD08-009/Robitaille/Staff Report

009-093



CITY OF PASO ROBLES  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CALIF.  
BOOK 009 PAGE 093

SPRINGS HOTEL TRACT, R.M. Bk. 2, Pg. 60

**Vicinity Map**  
PD 08-009  
608 12th Street  
(Robitaille-Hastings)

03

TWELFTH ST.

SPRING ST.

10

site

093

71

TENTH ST.

14

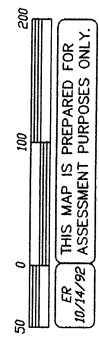
ELEVENTH ST.

092

VINE ST.

C.C. O.R.  
02-060543

C.C. O.R.  
02-060542



REVISIONS	
LS.	DATE
MA	04-05-05
07-2004	10-16-06

## MEMORANDUM

**TO:** Darren Nash

**FROM:** John Falkenstien

**SUBJECT:** PD 08-009, Robitaille  
608 12<sup>th</sup> Street

**DATE:** August 13, 2008

12<sup>th</sup> Street is classified as a local street in the downtown area.

Water is available to the project from an 8-inch water main in 12<sup>th</sup> Street.

An existing private sewer line runs along the west side of the property. This line accepts wastewater from portions of the Inn property and two other properties to the west. In order to serve this new development, a new sewer main must be extended in 12<sup>th</sup> Street to the west boundary of the project. Properties to the west, including the Inn, may make provisions to extend the line from there to maintain their service.

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### Recommended Site Specific Conditions

Prior to occupancy, the applicant shall complete 12<sup>th</sup> street improvements in accordance with an approved schematic plan for decorative street lights and tree wells and at the direction of the City Engineer.

Prior to occupancy, the sewer main in 12<sup>th</sup> Street shall be extended to the west boundary of the project in accordance with plans approved by the City Engineer.

All utilities to the project shall be placed underground. Prior to occupancy, the applicant shall enter into an agreement not to protest the formation of an assessment district, or other financing plan, to relocate all utility lines in the block underground.

**Attachment 2**  
City Engineer Memo  
PD 08-009  
(Robitaille-Hastings)

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 08-009  
(ROBITAILLE-HASTINGS)  
APN: 009-093-036

WHEREAS, Planned Development 08-009 has been filed by Larry Gabriel on behalf of Suzanne Robitaille and Newlin Hastings, to construct a new 3,389 square foot two-story building, where a new restaurant would be located on the first floor, and one apartment unit would be located on the second floor; and

WHEREAS, the project is located at 608 12<sup>th</sup> 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 Planned Development 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 August 26, 2008 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal including Planned Development 08-009 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 new restaurant and residential uses in the downtown, consistent with the mixed-use overlay district.
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 08-009, 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	Standard Conditions
B	Title Sheet
C	Site Plan
D	Floor Plans
E	Elevations
F	Color and Materials Board (on file in the Community Development Dept.)

- 2. This Development Plan for PD 08-009, allows for development and operation of the 3,389 square foot building consisting of a restaurant (or other commercial/retail uses allowed by the zoning code) on the first floor and one apartment unit on the second floor.
- 3. This project approval shall expire on August 26, 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 1 space 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.
- 8. Any equipment such as fire sprinkler back flow devices shall be located inside of the building and not be visible. Verification of location of devices shall be shown on the construction drawings prior to the issuance of a building permit.

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:**

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

10. 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.
11. 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.
12. 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.
13. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.

#### **ENGINEERING CONDITIONS**

14. Prior to occupancy, the applicant shall complete 12<sup>th</sup> Street improvements in accordance with an approved schematic plan for decorative street lights and tree wells and at the direction of the City Engineer.
15. Prior to occupancy, the sewer main in 12<sup>th</sup> Street shall be extended to the west boundary of the project in accordance with plans approved by the City Engineer.
16. All utilities to the project shall be placed underground. Prior to occupancy, the applicant shall enter into an agreement not to protest the formation of an assessment district, or other financing plan, to relocate all utility lines in the block underground.

PASSED AND ADOPTED THIS 26<sup>th</sup> day of August, 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

**EXHIBIT A OF RESOLUTION**

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

PROJECT #: PD 08-009

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: AUGUST 26, 2008

APPLICANT: ROBITAILLE - HASTINGS

LOCATION: 608 12<sup>TH</sup> STREET

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS:**

- 1. This project approval shall expire on August 26, 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 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:

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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.

(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.

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(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: Robitaille PREPARED BY: JF

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

PROJECT: PD 08-009 TO PLANNING: \_\_\_\_\_

All conditions marked are applicable to the above referenced project for the phase indicated.

**D. PRIOR TO ANY PLAN CHECK:**

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**E. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
2. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

(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:  

<u>12<sup>th</sup> Street</u>	<u>(See City Engineer Site Specific Condition)</u>	
Street Name	City Standard	Standard Drawing No.
- 7. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - 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

(Adopted by Planning Commission Resolution 94-038)

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

(Adopted by Planning Commission Resolution 94-038)

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.

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**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)

# 608 12th Street

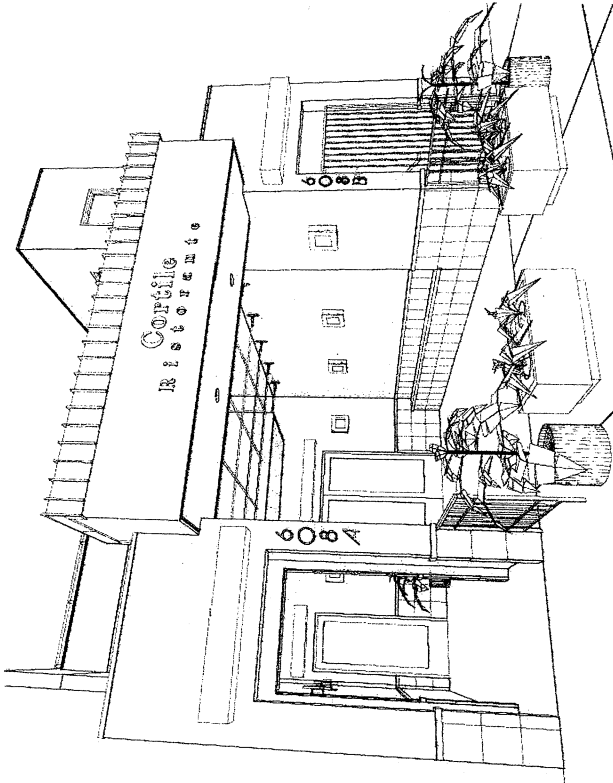
608 12th Street  
Paso Robles, CA 94336

Paso Robles

JUL 29 2008

Planning Division

**Larry Gabriel, Architect**  
Tel (831) 659-0525 Fax (831) 659-0522  
382 El Caminito Road  
Carmel Valley, CA 93924



### PROJECT DIRECTORY

**DEVELOPER**  
NEWCASTLE  
PACIFICA COMMERCIAL REALTY  
504 FIRST STREET SUITE A  
PASO ROBLES, CA 94366  
PH: (831) 251-5348  
PK: (831) 251-4441  
FX: (831) 251-4441

**ARCHITECT OF RECORD**  
LARRY GABRIEL ARCHITECT  
382 EL CAMINITO ROAD  
CARMEL VALLEY, CA 93924  
PH: (831) 659-0525  
FX: (831) 659-0522

**CONSTRUCTION DOCUMENTS**  
MICHAEL CHADRA  
A SPACE IN TIME  
3001 S. GARDEN AVENUE  
COSTA MESA, CA 92626  
PH: (714) 992-9400  
FX: (714) 994-4454

### BUILDING DATA

**LOCATION**  
608 12TH STREET  
PASO ROBLES, CA 94336  
A.P.N. 008-08-006

**SCOPE OF WORK**  
NEW 3 STORY BUILDING, RESTAURANT WITH AN OUT-DOOR DINING COURTYARD ON THE SECOND FLOOR, A TWO BEDROOM APARTMENT ON THE SECOND FLOOR AND A ROOF-TOP DECK.

**BUILDING DATA**  
OCCUPANCY TYPE: B, B, R-3  
CONSTRUCTION TYPE: V, V-N  
NUMBER OF STORIES: 2 (ROOF DECK)  
SPRINKLERED: N/A

**AREA ANALYSIS**  
LOT DIMENSIONS: 25 X 107  
GROSS BUILDING AREA: 3,388.9  
EXISTING BUILDING:  
FIRST FLOOR: 2,087 SF  
SECOND FLOOR: 731 SF  
PROPOSED BUILDING:  
FIRST FLOOR: 1,974 SF  
SECOND FLOOR: 1,415 SF  
TOTAL: 3,389 SF

**OCCUPANT CALCULATION**  
DINING: 607.7 / 15 = 40.5 (41)  
NON-PUBLIC AREAS: 187.1 / 200 = 0.9 (1)  
TOTAL OCCUPANT LOAD: 48

**608 12th Street**  
608 12th Street  
Paso Robles, CA 94336

NO.	DESCRIPTION	DATE
1	DISC SUBMITTAL SET	07/02/08
2	DISC ADDENDUM	07/09/08
3	DISC ADDENDUM #2	07/29/08

DATE: 07/29/08  
DRAWN BY: MJC  
CHECKED BY: LG

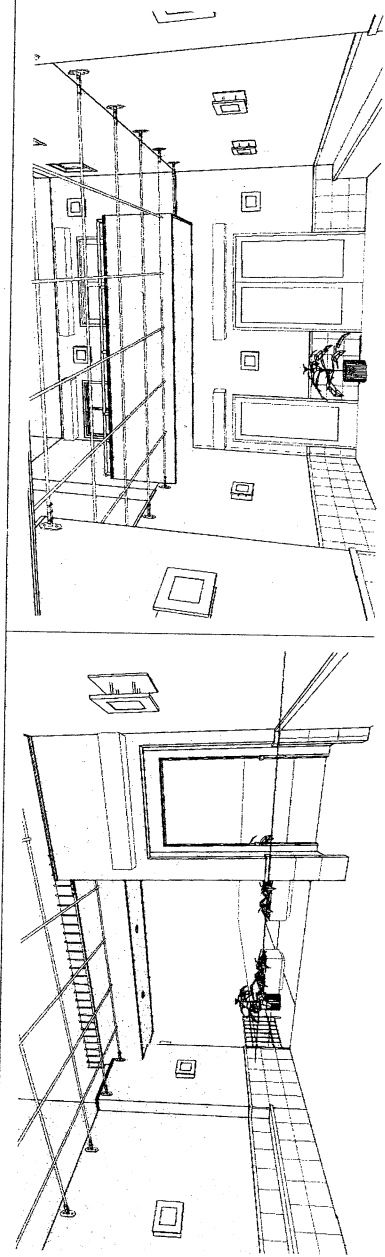
**COVER SHEET**

1048

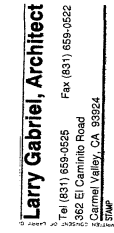
**A-1**

### DRAWING INDEX

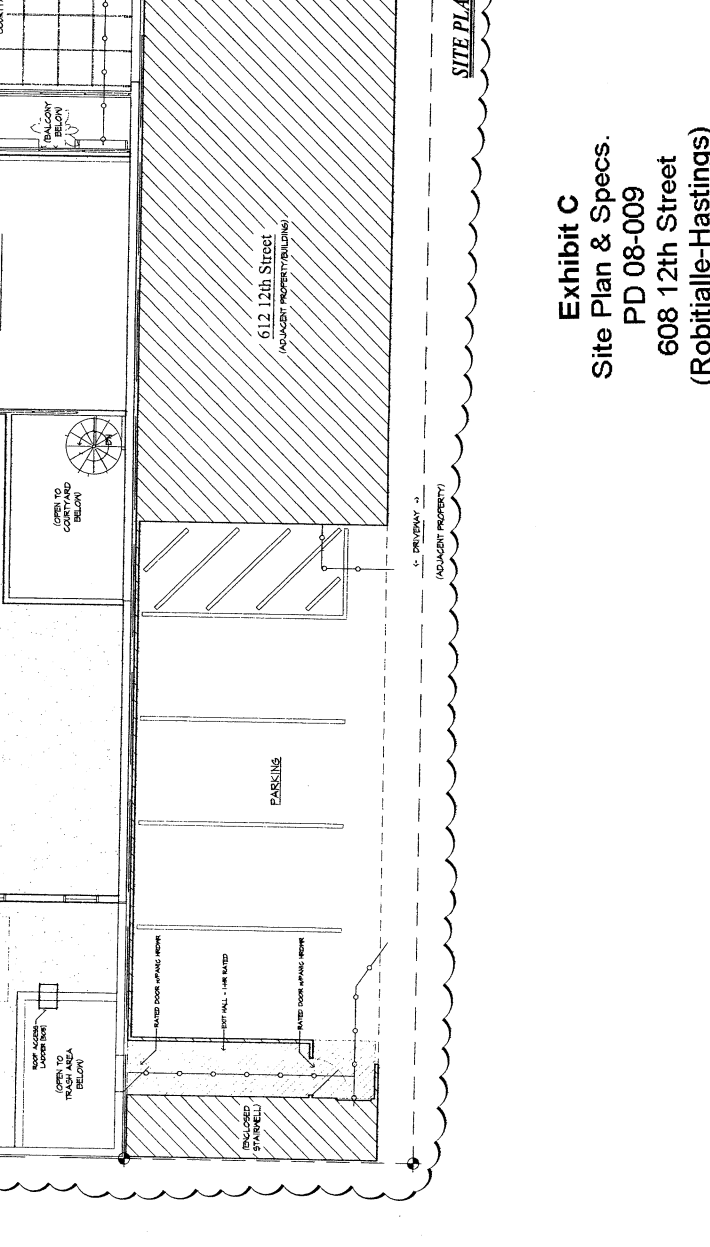
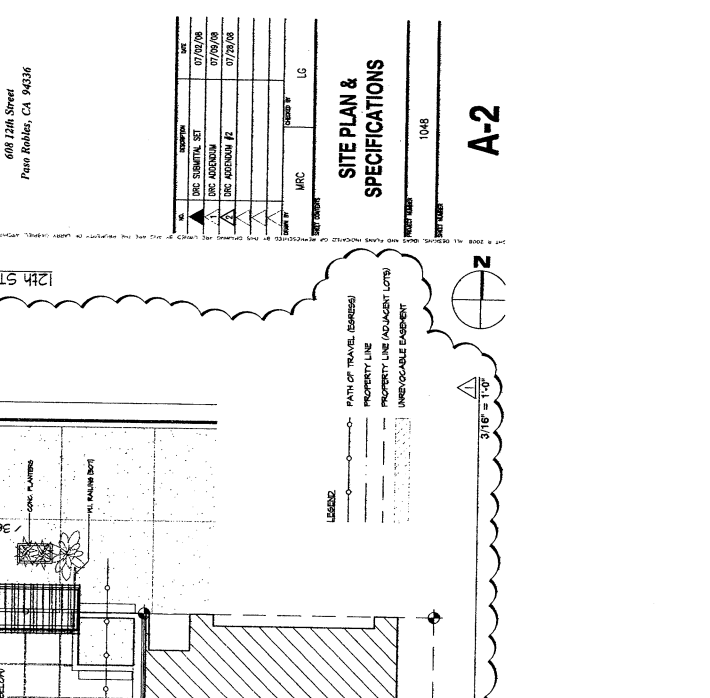
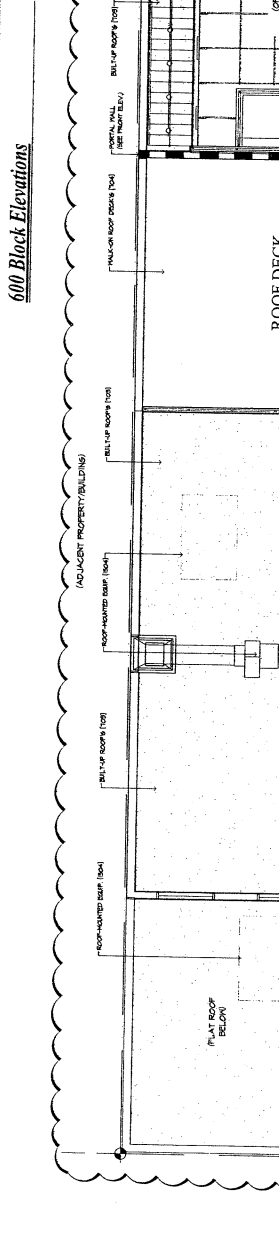
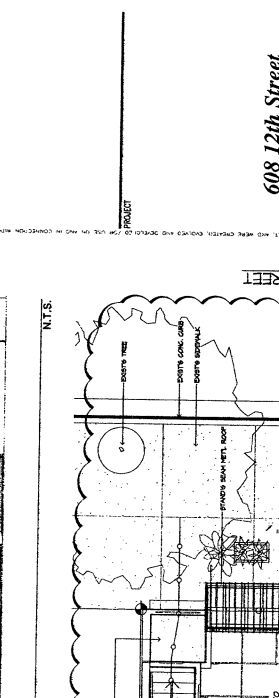
- A-1 COVER SHEET
- A-2 SITE PLAN & SPECIFICATIONS
- A-3 FLOOR PLAN
- A-4 RESTAURANT FLOOR PLAN



**Exhibit B**  
Title Sheet  
PD 08-009  
608 12th Street  
(Robitaille-Hastings)



- 101 - Supervision, temporary utilities and sanitation, liability insurance, daily cleanup, job site security fencing, and lamp table office
- DIVISION 1 - SITE WORK**
  - 201 - Demolition of existing structure, footings and underground utilities
  - 202 - Remove 1/2" deep of existing soil and replace with clean fill and compact to 95% compaction
- DIVISION 3 - CONCRETE CONSTRUCTION**
  - 301 - Site on grade
  - 302 - Lightweight (110 pcf) concrete at Second Floor and Balcony
  - 303 - Site concrete work (Curbside)
- DIVISION 4 - MASONRY**
  - 401 - One precast block side and rear walls at the property line
- DIVISION 5 - STEEL CONSTRUCTION**
  - 501 - Structural steel framing
  - 502 - Interior metal studs and ceiling soffit framing
  - 503 - Clear wood aluminum awnings
  - 504 - Clear wood aluminum awnings
  - 505 - Roof trusses and gables
  - 506 - Roof trusses and gables
  - 507 - Wrought iron fencing (black)
  - 508 - Stainless steel wire rope walls and wall mounts
  - 509 - Spiral staircase
- DIVISION 6 - WOOD AND PLASTICS**
  - 601 - Wood stud framing
  - 602 - Plywood roof decking
  - 603 - Trusses
  - 604 - Vinyl wrap
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
  - 701 - R-11 insulation is included of exterior walls
  - 702 - R-19 insulation in exterior walls
  - 703 - R-30 insulation under the roof
  - 704 - R-30 insulation under the roof
  - 705 - R-19 rigid insulation at CMU walls with 2" Furring
- DIVISION 8 - FINISHES**
  - 801 - Aluminum clad sliding window and doors with medium grade hardware
  - 802 - Rear exterior doors, interior doors and frames at the kitchen to be
  - 803 - Solid Core, stain-grade doors and frames at restrooms
  - 804 - Interior concrete floors to be polished stained concrete
  - 805 - All food service areas are to be quarry tile
  - 806 - Interior concrete floors to be polished stained concrete
  - 807 - Interior concrete floors to be polished stained concrete
  - 808 - Interior concrete floors to be polished stained concrete
  - 809 - Interior concrete floors to be polished stained concrete
  - 810 - Interior concrete floors to be polished stained concrete
  - 811 - Interior concrete floors to be polished stained concrete
- DIVISION 9 - MECHANICAL/PLUMBING**
  - 901 - Floor Drains
  - 902 - Floor Drains
  - 903 - Floor Drains
  - 904 - Floor Drains
  - 905 - Floor Drains
  - 906 - Floor Drains
  - 907 - Floor Drains
  - 908 - Floor Drains
  - 909 - Floor Drains
  - 910 - Floor Drains
  - 911 - Floor Drains
  - 912 - Floor Drains
  - 913 - Floor Drains
  - 914 - Floor Drains
  - 915 - Floor Drains
  - 916 - Floor Drains
  - 917 - Floor Drains
  - 918 - Floor Drains
  - 919 - Floor Drains
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  - 921 - Floor Drains
  - 922 - Floor Drains
  - 923 - Floor Drains
  - 924 - Floor Drains
  - 925 - Floor Drains
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  - 927 - Floor Drains
  - 928 - Floor Drains
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  - 930 - Floor Drains
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  - 940 - Floor Drains
  - 941 - Floor Drains
  - 942 - Floor Drains
  - 943 - Floor Drains
  - 944 - Floor Drains
  - 945 - Floor Drains
  - 946 - Floor Drains
  - 947 - Floor Drains
  - 948 - Floor Drains
  - 949 - Floor Drains
  - 950 - Floor Drains
- DIVISION 10 - SPECIALTIES**
  - 1001 - Toilet accessories to include as follows: Bidet, or equal
  - 1002 - Fire extinguisher in restrooms
- DIVISION 11 - EQUIPMENT**
  - 1101 - All kitchen equipment installation by others, except for one hour exhaust shaft
- DIVISION 12 - SPECIAL CONSTRUCTION**
  - 1201 - All landings by others
- DIVISION 13 - SPECIAL CONSTRUCTION**
  - 1301 - Not used
- DIVISION 14 - CONVERTING SYSTEMS**
  - 1401 - Not used
- DIVISION 15 - MECHANICAL/PLUMBING**
  - 1501 - Floor Drains
  - 1502 - Floor Drains
  - 1503 - Floor Drains
  - 1504 - Floor Drains
  - 1505 - Floor Drains
  - 1506 - Floor Drains
  - 1507 - Floor Drains
  - 1508 - Floor Drains
  - 1509 - Floor Drains
  - 1510 - Floor Drains
  - 1511 - Floor Drains
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  - 1540 - Floor Drains
  - 1541 - Floor Drains
  - 1542 - Floor Drains
  - 1543 - Floor Drains
  - 1544 - Floor Drains
  - 1545 - Floor Drains
  - 1546 - Floor Drains
  - 1547 - Floor Drains
  - 1548 - Floor Drains
  - 1549 - Floor Drains
  - 1550 - Floor Drains
- DIVISION 16 - ELECTRICAL**
  - 1601 - Electrical as per (None at this time)
  - 1602 - New Electrical Service
  - 1603 - Electrical Light Fixtures, New Lighting, Stairway mode ON/OFF/24-HOUR



NO.	DESCRIPTION	DATE
1	DWG. SUBMITTAL SET	07/20/08
2	DWG. ADDENDUM 01	07/29/08
3	DWG. ADDENDUM 02	07/29/08

**SITE PLAN & SPECIFICATIONS**

DATE: 10/08  
 LG

**608 12th Street**  
 608 12th Street  
 Palo Alto, CA 94306

**600 Block Elevations**

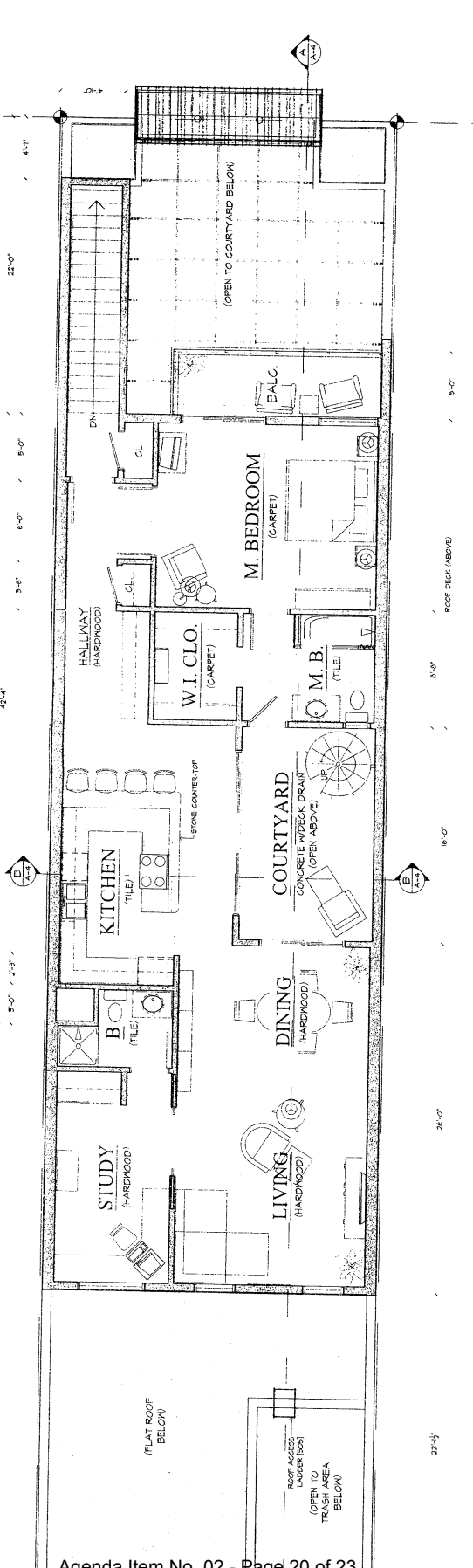
**612 12th Street**  
 (ADJACENT PROPERTY/BUILDING)

**PARKING**

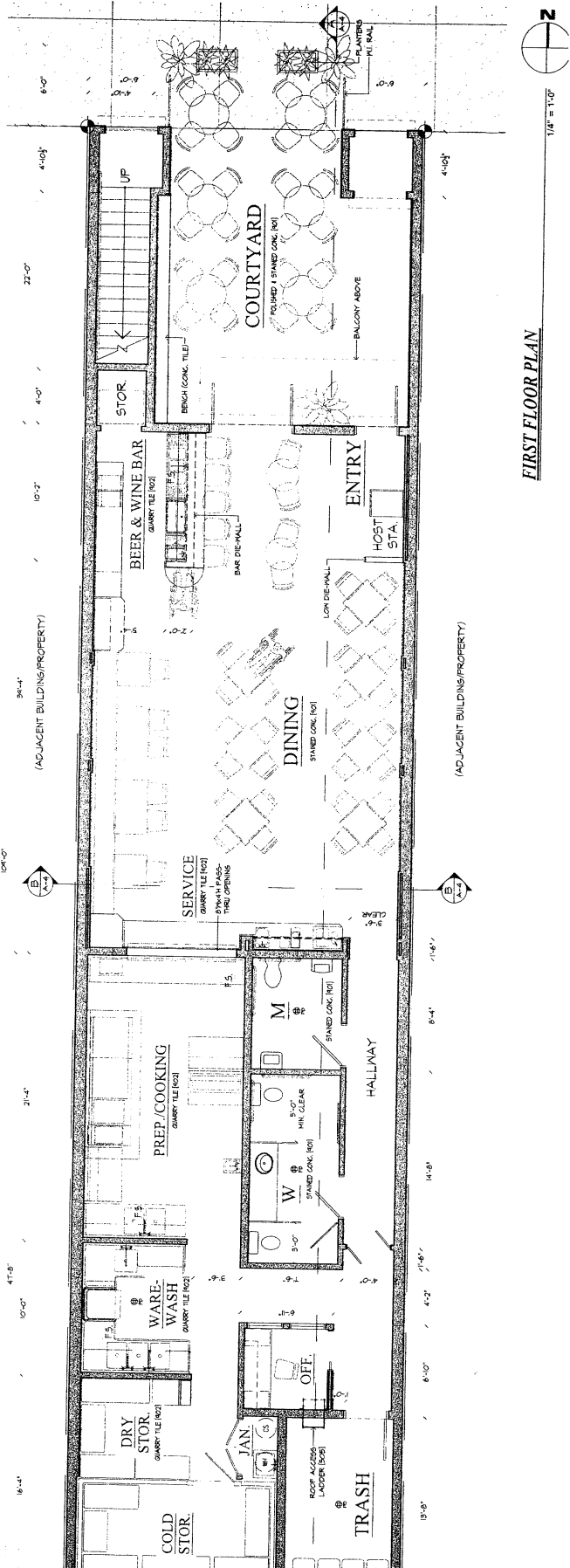
**ROOF DECK**

**ROOF ROOF (BELOW)**

**ROOF ROOF (BELOW)**



**SECOND FLOOR PLAN**  
 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
 1/4" = 1'-0"

608 12th Street  
 608 12th Street  
 Palo Alto, CA 94306

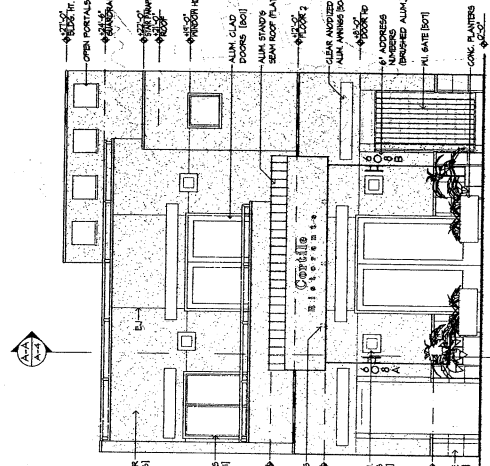
NO.	DESCRIPTION	DATE
1	DRG. SUBMITTAL SET	07/02/08
2	DRG. APPROVAL	07/09/08
3	DRG. APPROVAL #2	07/28/08

**FLOOR PLANS**

1048

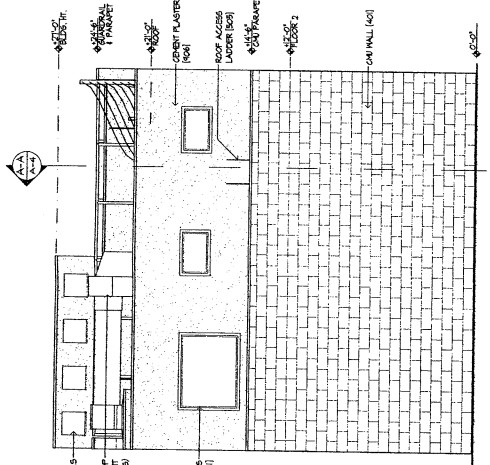
**A-3**

**Exhibit D**  
 Floor Plans  
 PD 08-009  
 608 12th Street  
 (Robitaille-Hastings)



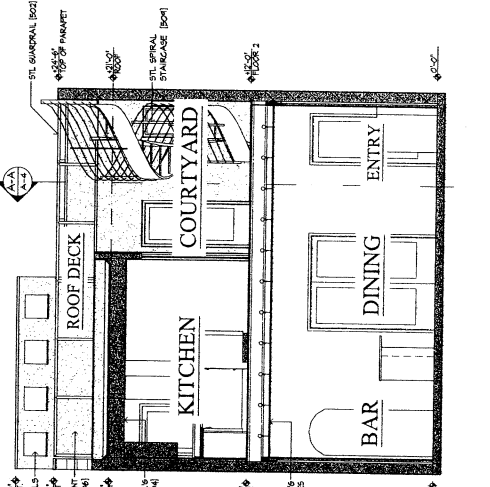
**NORTH ELEVATION (Front)**

1/4" = 1'-0"



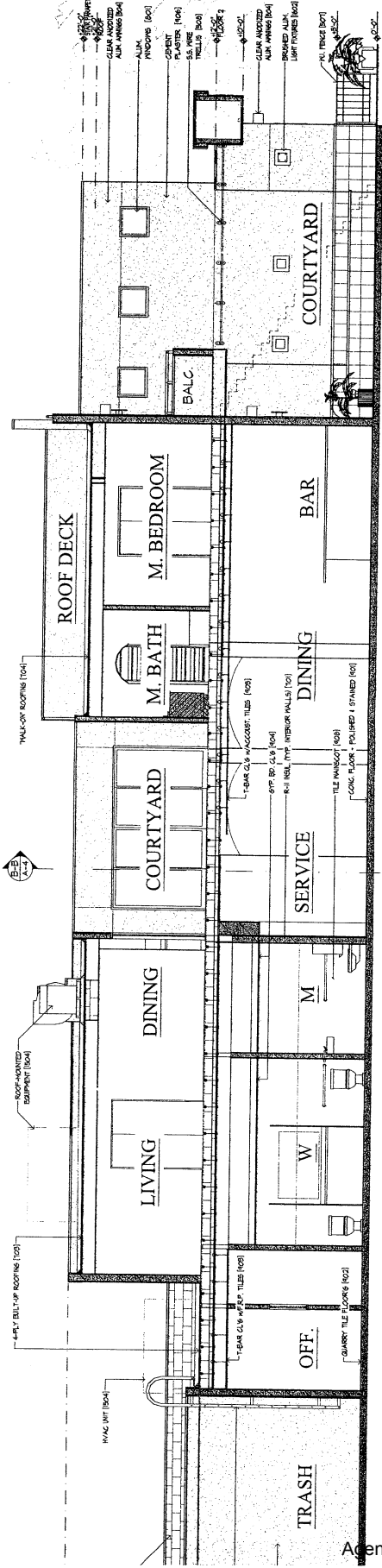
**SOUTH ELEVATION (Back)**

1/4" = 1'-0"



**SECTION B-B**

1/4" = 1'-0"



**SECTION A-A**

1/4" = 1'-0"

**608 12th Street**  
 608 12th Street  
 Paso Robles, CA 94336

NO.	DESCRIPTION	DATE
1	PRELIMINARY SET	07/02/08
2	PRELIMINARY SET	07/09/08
3	PRELIMINARY SET	07/24/08

SECTION P L.C.  
 SECTION P M.R.C.  
 SECTION P L.C.

**SECTIONS & ELEVATIONS**

1048

**A-4**

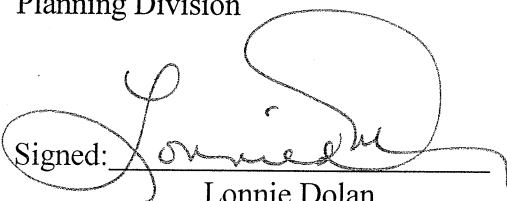
**Exhibit E**  
**Architectural Elevations**  
**PD 08-009**  
**608 12th Street**  
**(Robitaille-Hastings)**

**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 08-009 (Robitaille, Hastings) on this 14th day of July 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: 

Lonnie Dolan

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

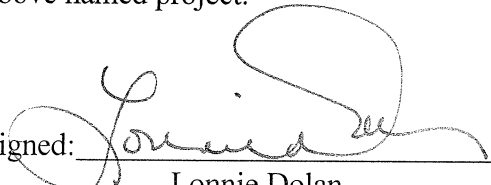
Newspaper: Tribune

Date of Publication: August 13, 2008

Hearing Date: August 26, 2008

Project: Planned Development 08-009  
(Hastings/Robitaille-608 12<sup>th</sup> 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

forms/newsaffi.691

CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING:

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

Planned Development 08-009:  
Development Plan application, filed by Larry Gabriel on behalf of Newlin Hastings and Suzanne Robitaille to construct a two-story, 3,389 square foot commercial building with one apartment unit at 608 12th 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, August 26, 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).

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

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

Darren Nash, Associate Planner

August 13, 2008

6752027