

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 12-002
(SHILO RANCH, LLC)

DATE: MARCH 27, 2012

Needs: For the Planning Commission to consider an application filed by Nick Gilman on behalf of Shilo Ranch, LLC, proposing to construct an approximate 11,000 square foot mixed-use building, including a 3,300 square foot restaurant with outdoor patio, and 8 residential units.

Facts:

1. The project is located on the 14,000 square foot lot located at 529 Spring Street (see attached Vicinity Map).
2. The General Plan designation is Community Commercial (CC). The site is located within the Uptown Town Center Specific Plan (Specific Plan) area, and has a TC-2 (Town Center 2) zoning designation.
3. The Zoning Code provides that the construction of 5 or more residential units requires approval of a Development Plan (PD).
4. There are four structures currently located on the site, including the vacant office building located up near Spring Street, and three apartment units located at the side and rear of the lot. The three residential units would be removed with the construction of the proposed project, and the existing office building would be incorporated into the new building.
5. The two-story building has been designed to be setback 5-feet from the front (Spring Street) property line, 5-feet from the rear (alley) and have a "zero" setback on either side property line. The Specific Plan would categorize the building type as a "flex block".
6. The project has been designed to provide the 18 parking spaces as required by the Specific Plan. All but 5 of the spaces will be covered by the building.
7. The Specific Plan does not require that on-site open space be provided for residential projects that are within a one-quarter mile from a park. Since this project is only a few blocks away from the Robbins Field, private open space has not been provided on site.

8. The DRC reviewed the project on March 12, 2012. At the meeting, it was clarified with the applicants the following architectural details:
 - The window sills will be a stucco covered foam;
 - The exterior stucco will be smooth hand trowel finish;
 - Architectural Composition Roofing;
 - Rafter tails on the tower element will be wood.
9. The DRC recommended that the Planning Commission approve the project.
10. This application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis
and**

Conclusion:

The proposed project appears to be consistent with the Uptown Town Center Specific Plan, by providing a multi-story, mixed-use building within the TC-2 zoning district. Additionally the project has been designed to orient the building to the street with the parking located at the rear of the building. Additionally the project would comply with the General Plan and Economic Strategy by providing commercial and residential uses in the Historic Downtown.

Policy

Reference:

General Plan Land Use Element, Uptown Town Center Specific Plan, Zoning Code, and 2006 Economic Strategy.

Fiscal

Impact:

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

Options:

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

- a. Adopt the attached Resolution approving Planned Development 12-002, subject to the site specific and standard conditions of approval;
- b. Amend, modify, or reject the above-listed action.

Attachments:

1. Vicinity Map
2. City Engineer's Memo
3. Draft Resolution to approve PD 12-002
4. Mail and Newspaper Affidavits

6th St

North



Oak St

Attachment 1
Vicinity Map
PD 12-002
(Shilo Ranch, LLC)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 12-002, Shilo Ranch, LLC
DATE: March 15, 2012

Streets

The subject property is located at 529 Spring Street. Improvements to Spring Street will be required only as needed for accessibility. The alley will need to be improved out to 6th Street.

Sewer and Water

Sewer is available to the site from a 10-inch line in Spring Street. Water is available from a 10-inch water line in Spring Street.

Storm Water Quality

The project will be subject to west side drainage impact fees. These fees fund storm water improvement projects on the west side of the City that provide alternative compliance to the City's interim hydromodification criteria in accordance with the City's adopted Storm Water Management Plan.

Conditions of Approval

Street improvements shall be completed on Spring Street as needed to meet accessibility requirements. The alley paving behind the project shall be reconstructed from the south boundary of the project to 6th Street. A standard alley approach shall be placed at 6th Street.

RESOLUTION NO. 12-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 12-002
529 SPRING STREET
(SHILO RANCH, LLC)
APN: 009-257-021

WHEREAS, Planned Development 12-002 has been submitted by Nick Gilman on behalf of Shilo Ranch LLC, requesting to construct a ±11,000 square foot mixed use building; and

WHEREAS, the project is located at 529 Spring Street; and

WHEREAS, Section 21.23B.030A(4a), of the Zoning Code require the development of 5 or more dwelling units go through the development plan (PD) review process; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 27, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, this application is Categorical Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); 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; and

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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 12-002, subject to the following conditions:

STANDARD CONDITIONS:

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

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Title Sheet
C	Site Plan/Landscape/First Floor Plan
D	Second Floor Plan
E	Elevations (South & East)
F	Elevations (North & West)

3. This PD 12-002 allows for development of an 11,000 square foot, 2-story building that would allow for commercial uses on the bottom floor along with 8 residential apartment units on the first and second floor.
4. Street improvements shall be completed on Spring Street as needed to meet accessibility requirements. The alley paving behind the project shall be reconstructed from the south boundary of the project to 6th Street. A standard alley approach shall be placed at 6th Street.

PASSED AND ADOPTED THIS 27th day of March 2012 by the following roll call vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 AL GARCIA, CHAIRMAN

ATTEST:

 ED GALLAGHER, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission Date of Approval: Mar 27, 2012

Applicant: Shilo Ranch LLC. Location: 529 Spring Street

APN: 025-027-021

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 – PD/CUP:

- 1. This project approval shall expire on Mar. 27, 2014 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied 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. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

- 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** 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 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. 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.
- 6. 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.
- 7. 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.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

- 12. For commercial, industrial, office or multi-family projects, 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., 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.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. 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 09-028)

- 21. 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:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

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

C. PRIOR TO ANY PLAN CHECK:

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

D. 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. 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 its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 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.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Alley to 6 th Street	City Standard	A-17
Street Name	City Standard	Standard Drawing No.
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
Performance Bond.....100% of improvement costs.
Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the

frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. 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.
- 9. 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.
- 10. 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/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. 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.

(Adopted by Planning Commission Resolution 09-028)

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

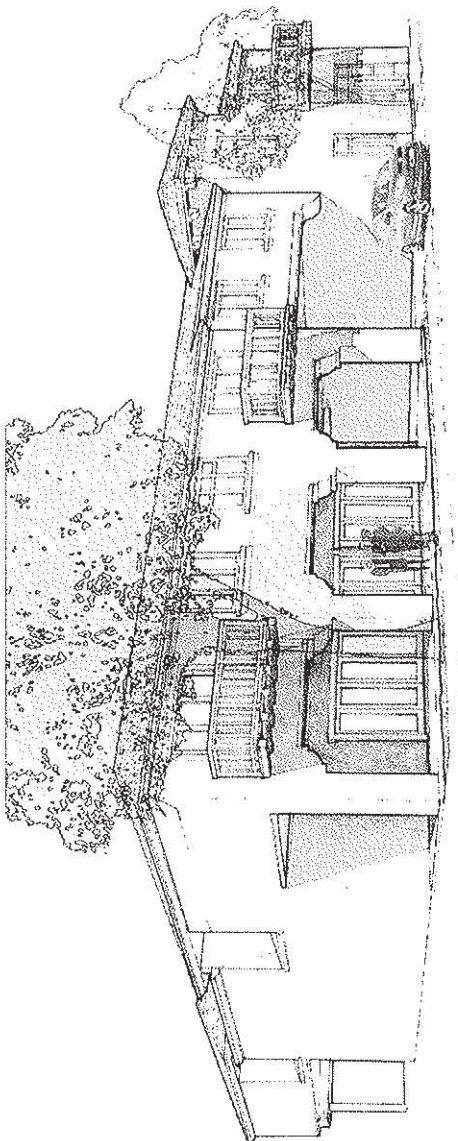
- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

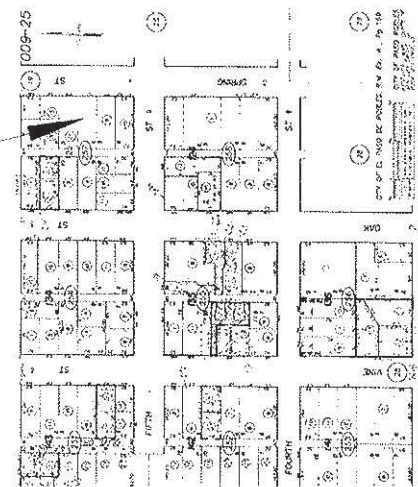
(Adopted by Planning Commission Resolution 09-028)



521 SPRING STREET

PROJECT DATA

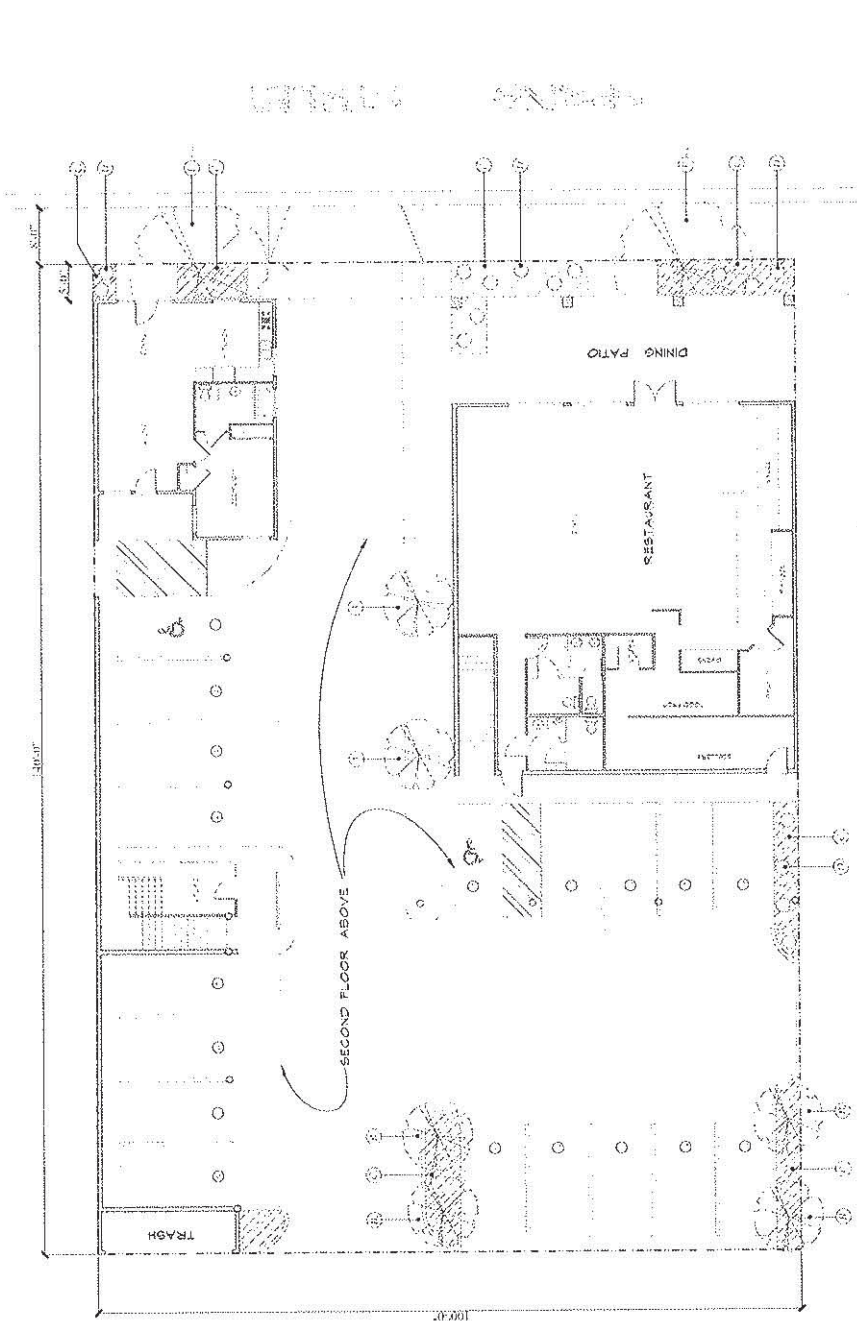
AREA TOTALS	
COMMERCIAL	3548 SF
RESTAURANT	152 SF
DINING PATIO	3300 SF
TOTAL	3548 SF
RESIDENTIAL 8 UNITS	
TOTAL	3300 SF
PARKING	
COMMERCIAL	3300 / 400 = 8
RESIDENTIAL	(8) - 1 DR = 8
	(1) - 2 DR = 2
TOTAL	10
ZONING	TC-2
ASSESSORS PARCEL NO.	001021021



VICINITY MAP

REVISIONS	
TITLE SHEET	1
DATE	02 15 2012
OWNER	SHILO RANCH, LLC 1111 KENNEDY BLVD SUITE 200 DALLAS, TEXAS 75205-4540
ARCHITECT	321.000 200.000 200.000 200.000 200.000 1221.000 1221.000 1221.000 1221.000 1221.000

Exhibit B
 Title Sheet
 PD 12-002
 (Shilo Ranch, LLC)



- LANDSCAPE LEGEND**
- A. *Hydrangea* (shrub) - 12' x 12' shrub
 - B. *Forbesia* (shrub) - 12' x 12' shrub
 - C. *Hydrangea* (shrub) - 12' x 12' shrub
 - D. *Forbesia* (shrub) - 12' x 12' shrub

SITE PLAN
1" = 8'

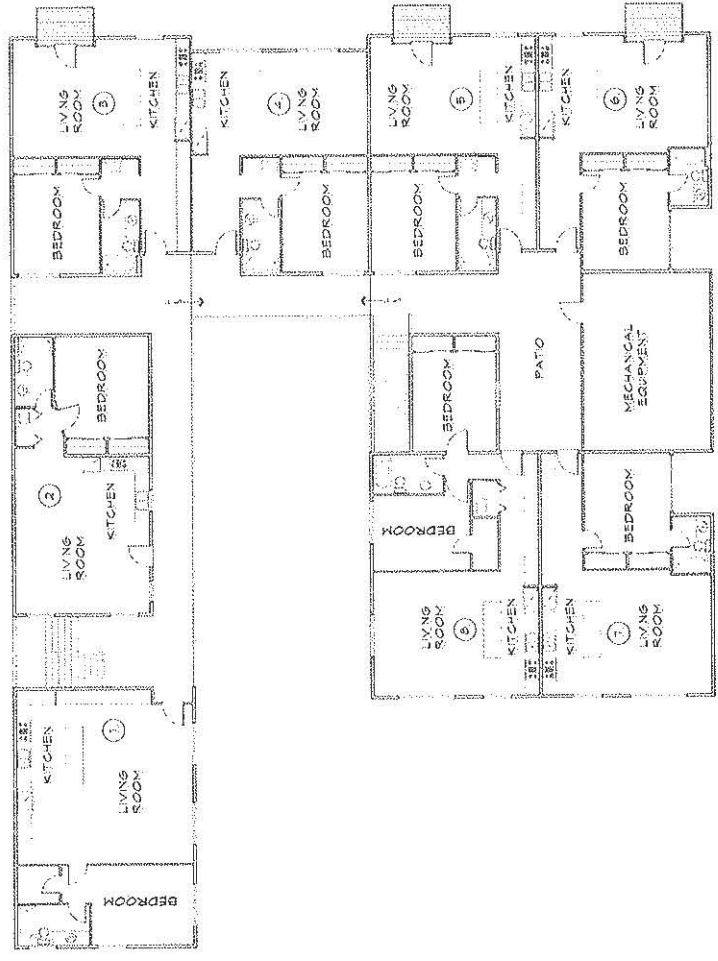
521 SPRING STREET

REVISIONS			
SHEET	2	FIRST FLOOR PLAN	
DATE	01/15/2014	PROJECT	TEL: 805-226-1333 FAX: 805-226-1313
CR	5	DRAWN	TEL: 805-226-1333 FAX: 805-226-1313

Exhibit C
Site /Landscape/First Floor Plan
PD 12-002
(Shilo Ranch, LLC)

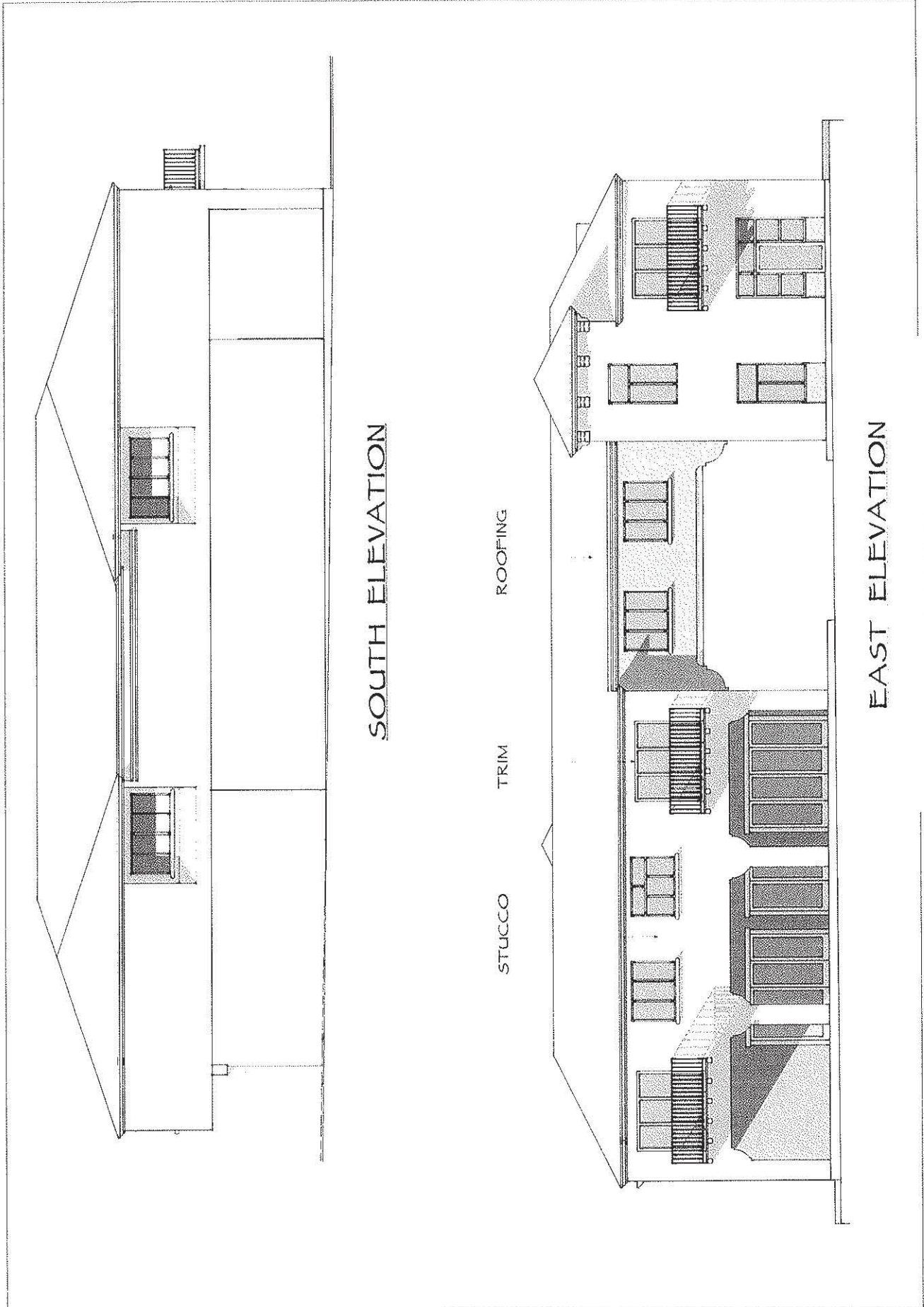
521 SPRING STREET

REVISIONS		
DATE	3	
NO.	5	
2000 KOREA ST. - 1111 KOREA DR. - 10112 S.W. 2000 KOREA ST. - 1111 KOREA DR. - 10112 S.W. 2000 KOREA ST. - 1111 KOREA DR. - 10112 S.W.		
02/15/2012		



SECOND FLOOR PLAN
1"=8'

Exhibit D
 Second Floor Plan
 PD 12-002
 (Shilo Ranch, LLC)



SOUTH ELEVATION

EAST ELEVATION

Exhibit E
 Elevations (South & East)
 PD 12-002
 (Shilo Ranch, LLC)

ARCHITECT
NICK GILMAN
949 12th Street
Palo Alto
Tel: 805.238.0432

OWNER
SHILOH RANCH, LLC
1111 Riverside Dr.
Suite 500
Palo Alto
Tel: 805.451.6004

PROJECT
521 SPRING STREET

Elevations

DATE
02/13/12

5

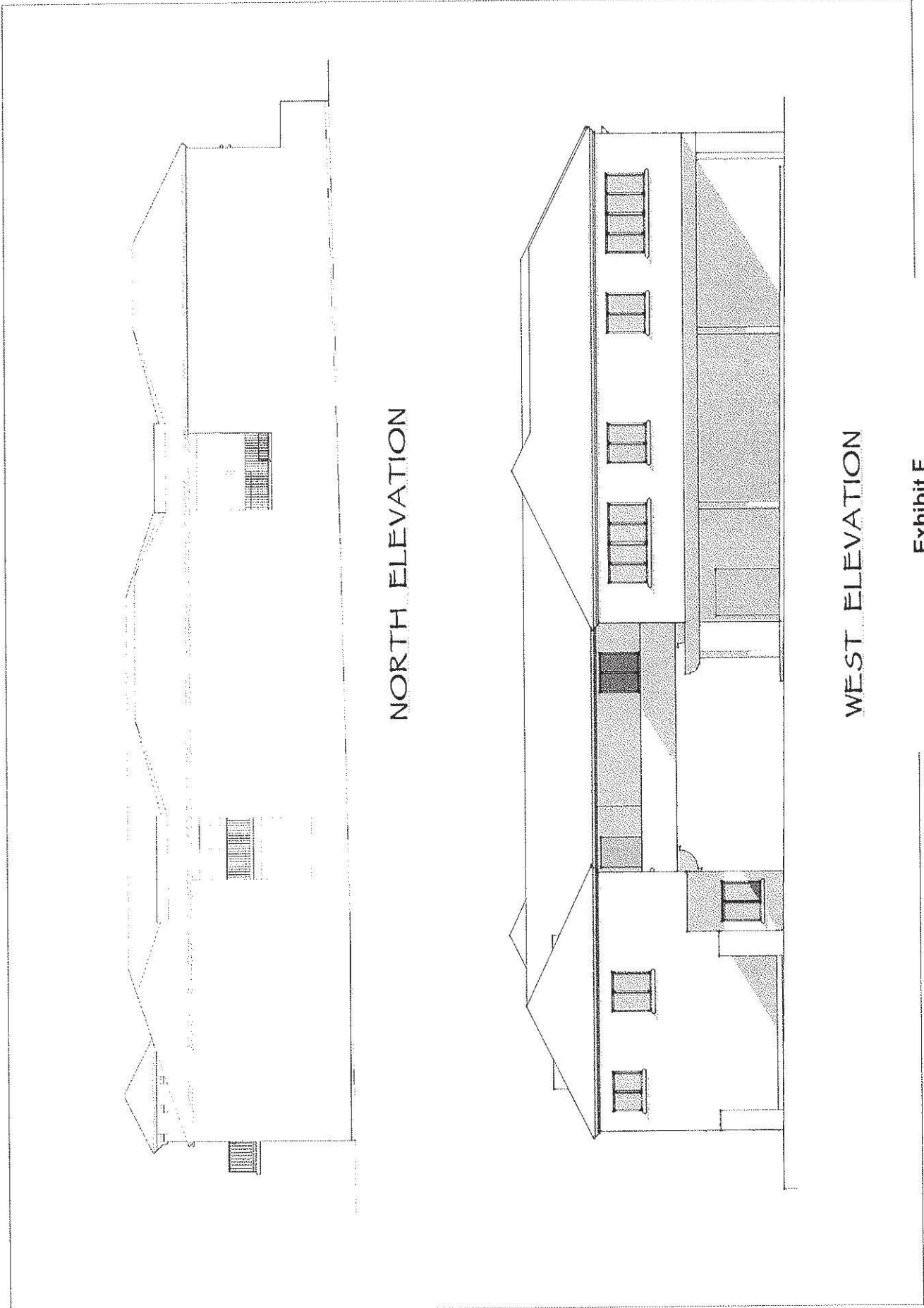



Exhibit F
Elevations (North & West)
PD 12-002
(Shilo Ranch, LLC)

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, 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 12-002 (Shilo Ranch LLC) on this 14th day of March 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: March 16, 2012

Hearing
Date: March 27, 2012
(Planning Commission)

Project: Planned Development 12-002 (Shilo Ranch LLC)

I, Theresa Variano, 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: 
Theresa Variano

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 Planned Development 12-002, a request filed by Nick Gilman on behalf of Shilo Ranch LLC, to construct an approximate 11,000 square foot mixed use building, including a 3,300 square foot restaurant, outdoor patio and 8 residential units, on the 14,000 square foot site located at 529 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, March 27, 2012, at which time all interested parties may appear and be heard.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Development Plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

This application is Categorically Exempt from environmental review per Section 15301 of the State's Guidelines to implement the California Environmental Quality Act (CEQA).

If you challenge the Development Plan 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 R. Nash, Associate Planner
March 16, 2012 6572926