

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION

**FROM:** ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** PLANNED DEVELOPMENT 13-001 & VESTING TENTATIVE TRACT 3047  
(UPTOWN CENTER - JEFFREY)

**DATE:** JULY 9, 2013

**Needs:** For the Planning Commission to consider an application filed by Rick Jeffrey to subdivide a vacant 2-acre site to develop 28 single family homes, 14 residential condominium units, and 20,500 square feet of commercial space.

**Facts:**

1. The project is located at 3328 Spring Street. (see Vicinity Map, Attachment 1).
2. The General Plan designation is Neighborhood Commercial (NC). The current zoning designation is T4-Neighborhood Center (T4-NC) within the Uptown/Town Center Specific Plan (UTCSP).
3. The UTCSP provides that the construction of 5 or more residential units requires approval of a Development Plan (PD) in conjunction with the tentative tract map.
4. The NC General Plan land use designation allows for multi-tenant commercial centers that allow for residential units to reduce vehicle miles traveled. Additionally, the T4-NC zone anticipates the development of neighborhood commercial and residential uses.
5. The project proposes to construct 23,550 square feet of commercial buildings fronting on Spring Street. The first floor would include a 10,000 square foot grocery store, and 3,200 square feet of additional commercial lease space. The second floor would provide for 10,300 square feet of lease space for office use. See Applicant's Project Description, Attachment 2.
6. The residential units are all 3 bedrooms ranging in size from 1,465 to 1,605 square feet. Each unit would have the ability to have separate ownership including a one-car garage.
7. There are five oak trees located on the site (Trees No. 1-5), that are all being proposed for removal. An Arborist Report has been provided which indicates that, the Coast Live Oak trees are young and are growing into chain-link fence. Trees 1-4 are all multi-trunk, and are in the form of a bushes rather than trees. Tree No. 5 is the largest of the trees and is multi-trunk tree that the Arborist indicates has structural issues. The report is attached, Attachment 4.

8. The project has been designed to utilize a combination of on-site parking and on-street parking for this project. See discussion on parking in the Analysis and Conclusion section of this report. Also see the attached Memorandum from Larry Werner dated June 19, 2013, further describing the parking layout (Attachment 5).
9. The applicants are requesting that the Planning Commission not require the construction of a Community Room. Further discussion has been provided in the Analysis and Conclusion section of the report.
10. The DRC reviewed the project on June 17, 2013, which included discussion on site planning, grading plans and architectural elevations. The proposed modifications to the development standards in the Uptown Town Centre Specific Plan were also discussed. The DRC was in favor of the project and recommended Planning Commission approval.
11. 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:** Zoning/Site Development/Building Type

The property is zoned T-4NC, which allows a mix of neighborhood commercial and residential uses. The Vision for the Uptown Neighborhood described in Section 2.1.1.B of the Specific Plan, includes the following Short-Term project:

*Introduce a neighborhood-serving retail plaza along Spring Street between 34th and 32nd Streets. The realignment of 34<sup>th</sup> Street as shown in the Illustrative Plan is an option, but not a mandate. Angled parking that may be developed on 34<sup>th</sup> Street may be used to meet a portion of the off-street parking requirements of this plaza; the actual percentage of which will be determined at the time of review of a development plan and shall be appropriate to the nature and intensity of the proposed uses on the plaza site.*

The development plan proposes a mix of neighborhood commercial and ownership residential comprised of the following components:

- A 23,550 sq. ft. two-story commercial center, anchored by a 10,000 sq. ft. neighborhood grocery store, along the Spring Street frontage.
- A 42 unit single family subdivision on the east side of the site with 28 detached units on small fee lots and 14 attached "carriage-house" units above garage buildings.

The proposed design of the residential portion of the site does not closely resemble any of the “allowed” building types described in Section 5.5.1.F. (of the Specific Plan) or the grid-style subdivision pattern described in Section 5.8. However, constraints posed by the positions of the commercial portion of the site, 34<sup>th</sup> Street, Park Street, and the existing apartment complex to the south of the site make it infeasible to design a residential site that fits into those building types and subdivision patterns. What appears to be needed to foster residential development, particularly ownership housing, is a hybrid development type that incorporates two important design elements that underlie the specified standards: (a) units that have porch or stoop frontages onto the street and (b) interior living spaces that allow residents to view the street. The design of the detached units accomplishes this. Additionally, the detached units and carriage-houses share several features of single dwellings and carriage houses, as described in Sections 5.5.1.F.1 and F.2.

Section 5.1.D.4 allows the Planning Commission to approve modifications of development standards subject to a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from the street or neighboring property. Given the constraints described above and the efforts made to incorporate important specific plan principles into the development plan, it appears that such a finding can be made.

### Parking

The Specific Plan requires 84 parking spaces for the 42 residential units. The development plan proposes 42 garage spaces, 33 on-site parking spaces, and 12 parallel parking spaces on Park Street, adjacent to the residential units, yielding a total of 87 spaces.

The Specific Plan requires 59 parking spaces for the 23,550 sq ft of commercial space. The development plan proposes 46 on-street angled parking spaces in Spring and 34<sup>th</sup> Streets. Further, there are 11 parallel parking spaces on the north side of 34<sup>th</sup> Street and 3 “extra” parallel spaces on the west side of Park Street (i.e., not needed to meet the needs of residential units). Street section Detail #3 in Chapter 3 of the Specific Plan calls for introduction of angled parking in Spring Street, between 32<sup>nd</sup> and 34<sup>th</sup> Streets. Street section Detail #23 calls for introduction of 90 degree parking in 34<sup>th</sup> Street between Spring and Park Streets. The 90 degree parking is proposed to be replaced with angled parking, which yields fewer parking spaces, in return for reducing the paved width of 34<sup>th</sup> Street in order to provide a bio-swale to help the project address its low impact development needs.

The discussions that occurred during the public workshops during the preparation of the Uptown/Town Centre Specific Plan acknowledged that the neighborhood commercial center would attract a relatively high percent of pedestrian clients from the surrounding apartment complexes, particularly Oak Park, but also the privately-

owned complexes on Spring, Oak, Park, 34<sup>th</sup> and 36<sup>th</sup> Streets. Altogether, this would result in a substantially-lower parking demand than that found in other neighborhood centers that are situated in a manner that, for all practical purposes, necessitate access by vehicles. This acknowledgment was partially-recorded in the vision statement cited above, which allows for a reasonable percentage of parking need to be met via on-street parking.

It appears that the proposed mix of on- and off-site parking spaces will meet the needs of the project and would be consistent with the Uptown/Town Centre Specific Plan.

### Community Room

Section 5.7.8.B requires “multi-family” complexes with 32 or more units to provide a community room with a minimum of 1,200 sq ft. The Specific Plan does not define “multi-family”. The City has historically that term to refer to rental housing. However, the City also allows single family developments at densities greater than 4-6 units per acre (i.e., small lot single family subdivisions, with attached and detached units, and condominiums) to be developed on land that the General Plan has designated for multi-family use. This has created some confusion in whether ownership housing should be regarded as being a type of “multi-family” land use, and therefore, subject to the requirement to provide a community room for those developments with 32 or more units.

The most recently-approved (2007) small-lot single family (ownership) project was “The Cove”, a 51 lot subdivision to be located on the southwest corner of Experimental Station Road and River Oaks Drive. For that project, the Planning Commission did determine that a community room was not required.

### Oak Trees

The Arborist Report prepared for this project indicates that Trees 1-4 are young trees that have grown within the existing chain link fence that has been on site for many years. Tree 5 is the largest of the trees and also has bush-like characteristics. It also has grown into the chain link fence and according to the Arborist Report, the crotch of the tree, where the multiple trunks come together is weak and in poor condition.

The trees are young trees that do not appear to have been cared for or pruned in the past and are more of a bush form, rather than a tree. While the trees are healthy and could be designed around, given their location and low aesthetic value, the applicant is requesting that the trees be removed and replacement trees be planted in more useful focal areas. It will be up to the City Council to determine if the trees warrant removal or not. If Council does not allow removal, a condition of approval has been

added to the PD resolution that would require the applicant to bring the project back to the DRC to show how the redesign to preserve the oak trees can be achieved.

It is worth noting that the City Council in 2007 approved the removal of Tree 1, with a previous project proposed by Mr. Jeffrey on this site. The tree was located within the entrance drive of the project off of 34<sup>th</sup> Street, which is the same situation for this project.

Conclusion

Overall, the project seems reasonable for the site given the challenges mentioned above. The proposed modifications to the specific plan would help develop the site in a manner that provides for a reasonable amount of residential density along with commercial uses that would be beneficial to the residents in this area of the City.

The project would seem to be consistent with the Economic Strategy, by providing a cohesive, compact, and livable community for individuals and family. The project would meet the intent of the Specific Plan T4-NC zone, by providing a mix of housing types and by creating a “vibrant, walkable, primarily residential neighborhood”.

**Policy**

**Reference:** General Plan Land Use and Noise Elements, Uptown Town Centre Specific Plan, 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:

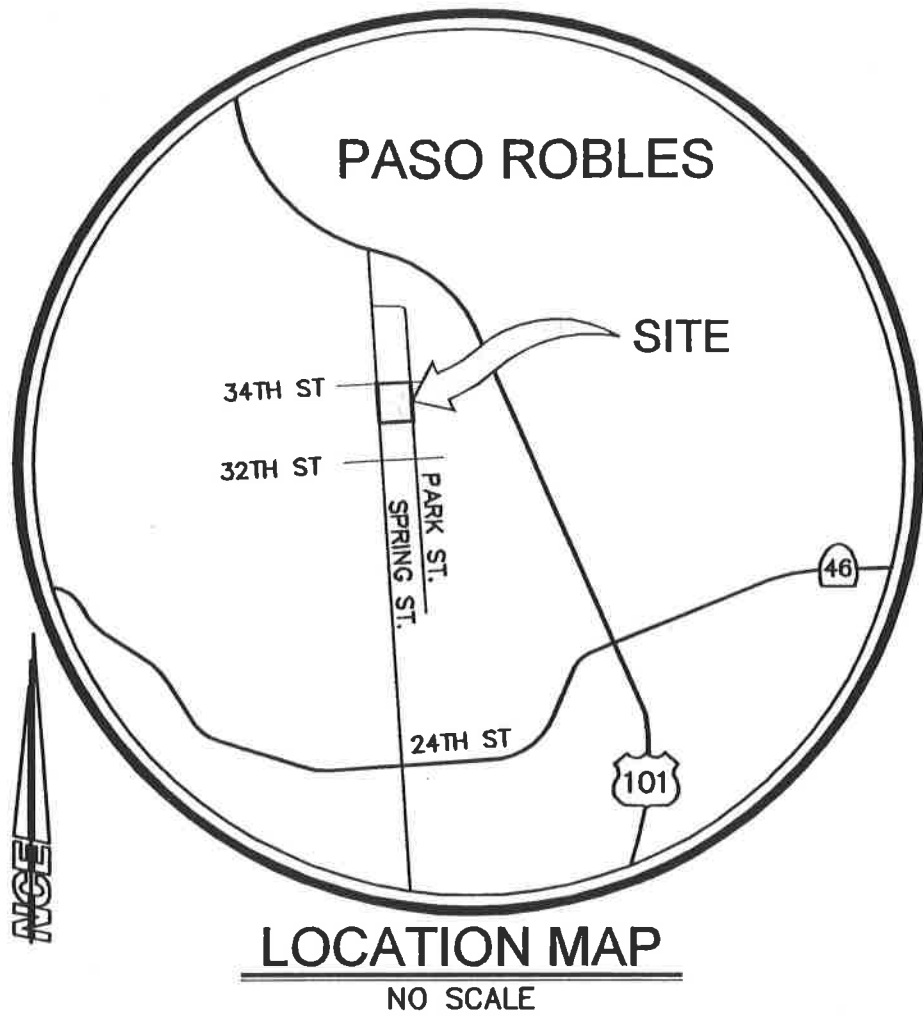
- a. Adopt the attached Resolution approving Vesting Tentative Tract 3047 allowing the subdivision of the site into 46 lots, and approving Planned Development 13-001, allowing for the construction of 28 single family homes, 14 residential condominium units, and 20,500 square feet of commercial space, and determine that, since the project would be considered single family residential, that a community room is not required, and allow modification to the Uptown Town Center Specific Plan “allowed” building types, to allow for the small lot single family type of development as proposed, subject to standard and site specific conditions; this resolution includes a recommendation that the City Council approve the removal of five oak trees on the site.

- b. Amend, modify, or reject the above-listed action;

Prepared by Darren Nash and Ed Gallagher

**Attachments:**

1. Vicinity Map
2. Project Description
3. City Engineer's Memo
4. Arborist Report
5. Larry Werner letter dated June 19, 2013
6. Draft Resolution to approve Tentative Tract 3047 & PD 13-001
7. Mail and Newspaper Affidavits



**Attachment 1**  
**Vicinity Map**  
PD 13-001 & Tract 3047  
(Uptown Center)



## Uptown Center Project Description

The Uptown Center is proposed to be a combination of commercial, community services and residential development located on the former Ford Dealership site at the South East corner of Spring Street and 34<sup>th</sup> Street. The site, which was previously covered with buildings and paving has been vacant for some time now. The parcel currently contains 3 lots and is 2.34 acres in area. It is located within the T-4 Neighborhood designation of the Uptown Specific Plan.

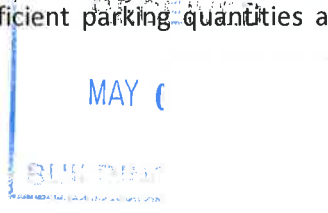
The Residential component of the Uptown Center consists of 24 single family homes on individual lots and 14 residential airspace condominium units. The homes will be for ownership and will be some of the first new homes proposed in this part of town for many years. Home ownership will provide a high degree of stability and will provide the homeowners the opportunity to invest in their neighborhood while being close to goods and services. The homes facing the street are designed to integrate into the neighborhood with street orientation, front stoops and “eyes on the street”. Each home has a one car garage which is located in clustered garages below the condominium units and an additional on site space.

The Commercial component of the Uptown Center is designed to provide commercial, community services and office services within easy walking distance of all of the residents and many surrounding blocks, reducing vehicle use and promoting pedestrian travel. A wide sidewalk is provided from Park Street allowing families from the Oak Park area to comfortably walk to the store and offices. The Commercial Center is comprised of two commercial areas joined by a community courtyard space designed as a comfortable area where people can congregate, enjoy food and drinks from the center or just enjoy being outdoors.

The Neighborhood Grocery component of the Uptown Center is 10,000 SF. This area would be sufficient to provide a well sized grocery with the ability to provide specialty services such as a delicatessen, butcher, bakery and food services. The building would be served with deliveries by an internal loading dock gaining access from 34<sup>th</sup> Street. The back of the building is screened from the residences while allowing easy pedestrian access to the Courtyard and Commercial areas from the residential area.

The Office and Community Services component of the Uptown Center is envisioned to provide opportunities for small businesses and neighborhood office uses. Located on the Courtyard to the south of the Grocery, this area is intended to provide additional centralized services to the neighborhood. The total square footage of the commercial component is 23,700 SF.

Public Improvements include a 10’ wide sidewalk along Spring Street and a 6’ wide sidewalk on 34<sup>th</sup> Street, providing pedestrian and handicap access to the Commercial, Office and Community Services. Diagonal parking would be provided along Spring Street and the south side of 34<sup>th</sup> Street. The diagonal parking has the advantage of providing very efficient parking quantities and traffic calming and is a requirement of the Uptown Specific Plan.



**Attachment 2**  
**Project Description**  
PD 13-001 & Tract 3047  
(Uptown Center)



Stormwater management is an important consideration of the Uptown Center design. Considering an auto dealership previously covered the entire site with paving and impermeable surfaces, the Uptown Center provides the City with an opportunity to improve stormwater quality. A bioswale along 34<sup>th</sup> Street will be used to treat storm water. Homes will either sheet drain off of the property or will be contained in a storm drain system. Roof gutters will be drained within the backyards of the homes. Storm drain inlets will be provided to assure drainage in the most extreme rain events.

Development of the site will require the removal of five existing oak trees. It is planned that the developer will contribute to the City's oak tree replacement fund in lieu of replanting on the development site, as the trees would not be a good fit for the proposed development.

The Economic Benefit of the Uptown Center to the community would be considerable. Benefits include job creation for the construction of the Uptown Center and the purchase of construction materials and supplies from local vendors. Increased revenue to the City would result from property taxes and sales tax generated from the homes and the commercial component. The Development Impact and building permit fees alone would be in excess of 2 million dollars. The most important impact that the development of the Uptown Center may not be measurable, but it is the catalytic effect that a project like this could have on the area, encouraging other positive development.

## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PD 13-001, Tentative Tract 3047 Jeffrey  
**DATE:** July 1, 2013

### Streets

The project fronts on Spring Street, 34<sup>th</sup> Street and Pine Street. Angle parking is proposed on Spring Street consistent with the Uptown Plan. Angle parking is also proposed on 34<sup>th</sup> Street which is somewhat consistent with the 90 degree parking concept offered in the Uptown Plan.

Angle parking on Spring Street provides parking for the project, promotes the concept of a community center and tends to calm traffic on Spring Street. Traffic calming on Spring Street is a very desirable outcome particularly with respect to the high volume of pedestrian traffic and the route to Georgia Brown Elementary School from Oak Park and other residential complexes nearby.

These changes to the curb alignments of Spring and 34<sup>th</sup> Streets will result in a corner return that does not align with the other corners of the intersection. It would be appropriate to finish the southern leg of the intersection with a lighted cross-walk. Consideration of improvements to the western curb return and the future of the west side of Spring Street with respect to angle parking should be made.

### Grading, Drainage and Storm Water Quality

The City is obligated by the Regional Water Quality Control Board to require all projects to implement low impact development best management practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical. As the Regional Board continues to work towards a long-term hydro-modification mitigation strategy, they require us to implement interim criteria.

A storm water control plan has been submitted offering a site assessment of constraints and opportunities and corresponding storm water management strategies. Additional mitigation strategies may be considered.

### Sewer and Water

An 8-inch sanitary sewer main is available to the project in Park Street at 34<sup>th</sup> Street. The main on-site trunk line may ultimately be a City sewer. All branches shown on the preliminary plans will be privately maintained.

Water is available to the project from 6-inch lines on Spring Street and Park Street and an 8-inch line in 34<sup>th</sup> Street.

## **Conditions**

Prior to occupancy, Spring Street, 34<sup>th</sup> Street and Park Street shall be improved as generally indicated on the preliminary plans and in accordance with plans approved by the City Engineer. Decorative street lights shall be included in the improvement plans.

Pedestrian activated lighted cross-walks shall be installed across Spring Street to control both north and south legs of the intersection. (All Spring Street improvements are subject to reimbursement through the AB 1600 impact fee program).

All existing overhead utility lines adjacent to the property on Spring Street, 34<sup>th</sup> Street and Park Street shall be relocated underground.

Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans along with any additional measures identified by the City Engineer as reasonable and necessary to meet the City's interim design criteria.

A drainage inlet shall be constructed at the northeast corner of 34<sup>th</sup> and Park Streets and tied to the existing 24-inch concrete storm drain pipe located behind the existing sidewalk.

An 8-inch sewer main shall be extended in Park Street and within an easement within the project to serve the commercial properties fronting Spring Street. The sewers will be constructed in accordance with plans approved by the City Engineer.

New fire hydrants will be installed as required by the Chief of Emergency Services.



5-2-13

Rick Jefferey  
Beachfront Construction  
Tract 3047, Paso Robles, CA

This report is in regard to five coast live oak trees (*Quercus agrifolia*) located on Tract 3047 (old Ford dealership) on Spring Street in Paso Robles. Included in this report are photographs and the city required removal form.

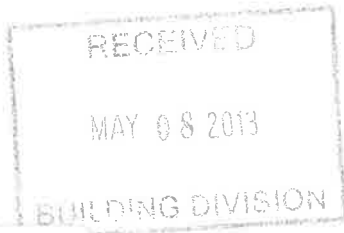
Four of the five trees are fairly young. They range in size from eight to 14 inches in diameter. All of these young trees have either major branches or the trunk growing through the cyclone fence that will definitely affect their growth later on. Often, smaller oaks of this size can be transplanted, however, we don't recommend it with the wire through the trees. The largest tree is located along Park Street at the south east corner of the property. This tree although 30 inches in diameter is probably no more that 35 years old. We have examined large coast live oaks over 72 inches in diameter at Oak Park nearby and they were not visible in old aerial photographs dated in 1942.

All five trees are being proposed for removal with the development of this property. 74 diameter inches are being proposed for removal. Per the Paso Robles Oak Tree Ordinance, a 25% replacement ratio is required. Therefore, 19 inches in replacement trees will need to be planted either on site or another approve property within city limits. Replacement trees are normally 24 inch box size with an approximate diameter of 1.5 inches each. This equals approximately 13 replacement trees. The other option is to donate funds equal to \$200.00 per replacement tree to the city for planting in city right of ways or parks.

Please feel free to call us with any questions

Chip Tamagni  
Certified Arborist #WE 6436-A

A handwritten signature in black ink, appearing to read "CTM", written over the printed name and certification number.



TREE PROTECTION SPREAD SHEET

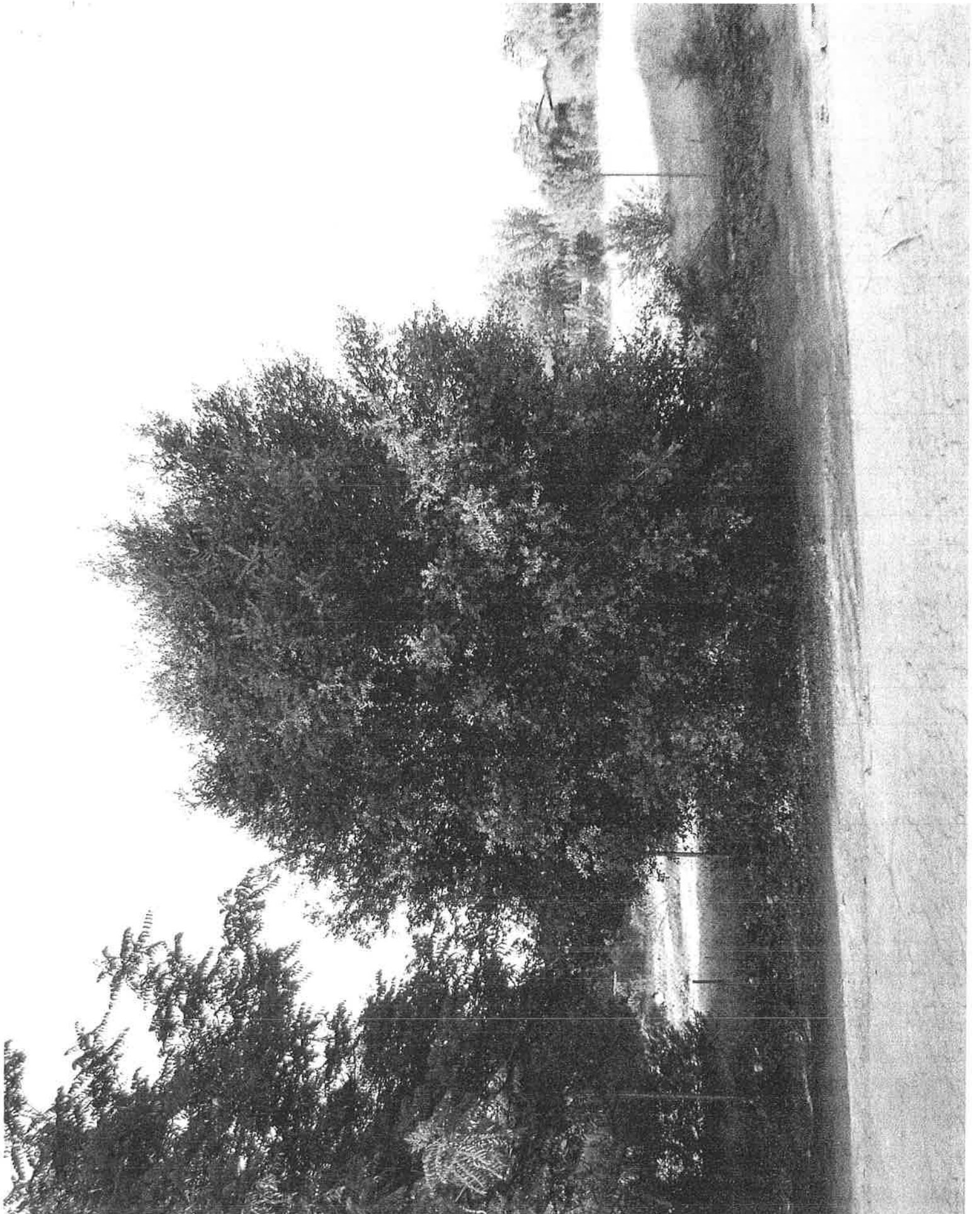
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST. STATUS	CRZ % IMPACT	CONST. IMPACT	MITIGATION PROPOSAL	MONT. REQUIRED	PRUNING CLASS	GAESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
1	LO	Q. agrif.	12	2	R	100%	GR	replace	NO		good	growing in fence			60
2	LO	Q. agrif.	10	2	R	100%	GR	replace	NO		good	growing in fence			60
3	LO	Q. agrif.	14	2	R	100%	GR	replace	NO		good	growing in fence			60
4	LO	Q. agrif.	8	2	R	100%	GR	replace	NO		good	growing in fence			60
5	LO	Q. agrif.	30	4	R	100%	GR	replace	NO		good	poor crotch			100
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH  
 2 = TREE TYPE: COMMON NAME IE W.O = WHITE OAK  
 3 = SCIENTIFIC NAME  
 4 = TRUNK DIAMETER @ 46"  
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT  
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL  
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE  
 8 = CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING, FILL  
 9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,  
 10 = ARBORIST MONITORING REQUIRED: YES/NO  
 11 = PRESCRIBED PRUNING: CLASS 1-4  
 12 = AESTHETIC VALUE  
 13 = FIELD NOTES  
 14 = CANOPY SPREAD  
 15 = LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE  
 16 = USEFUL LIFE EXPECTANCY

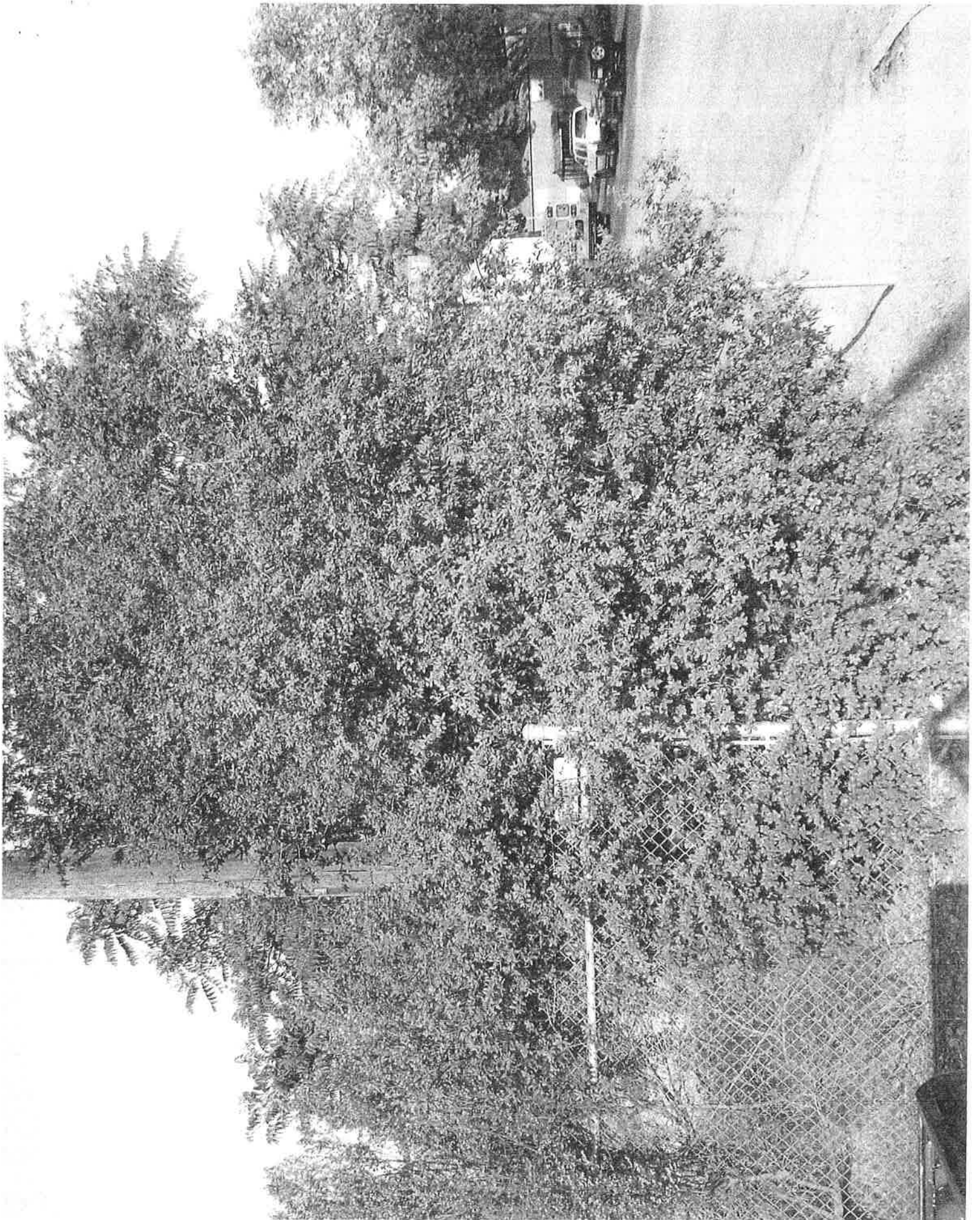
5/6/2013





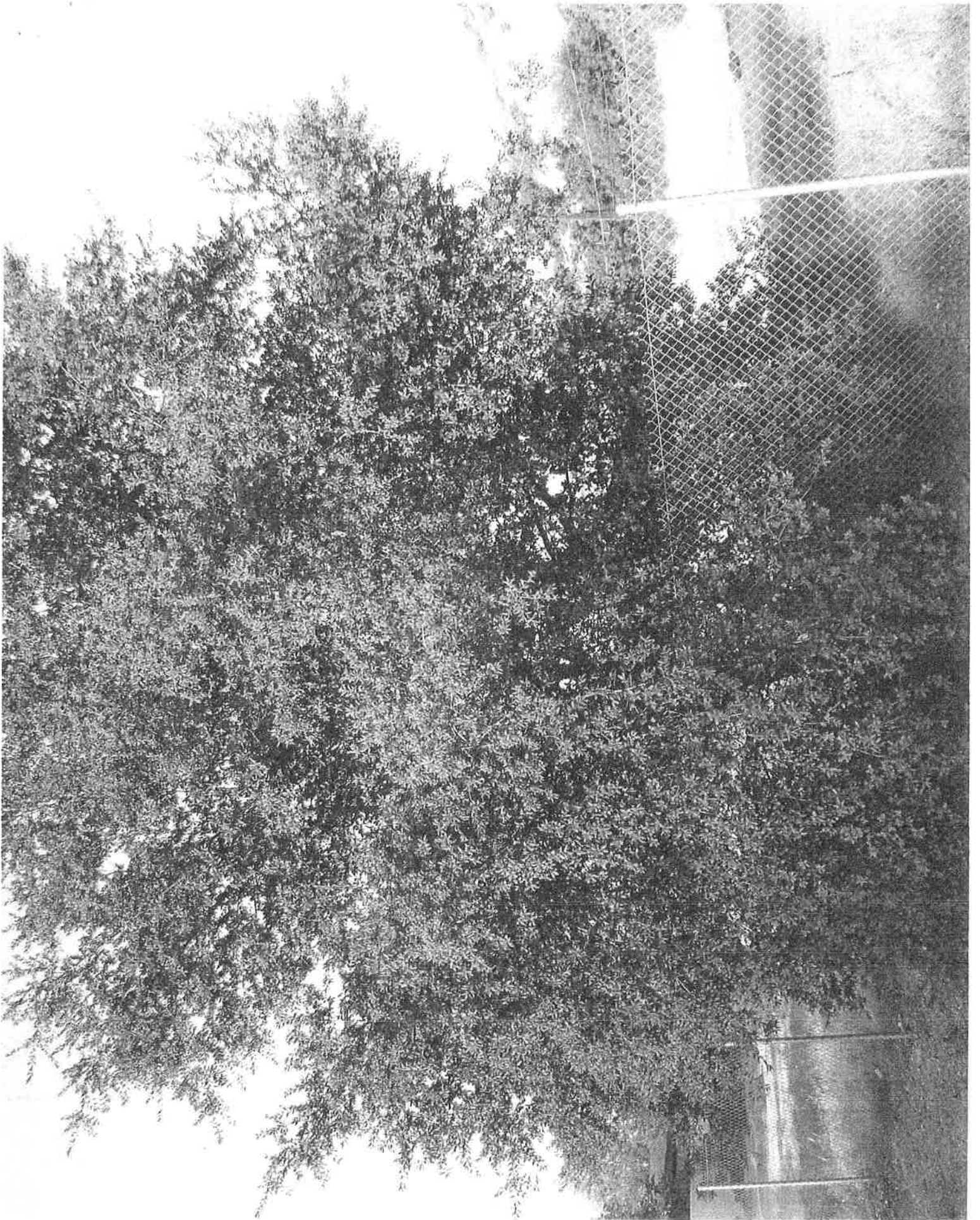


①



2



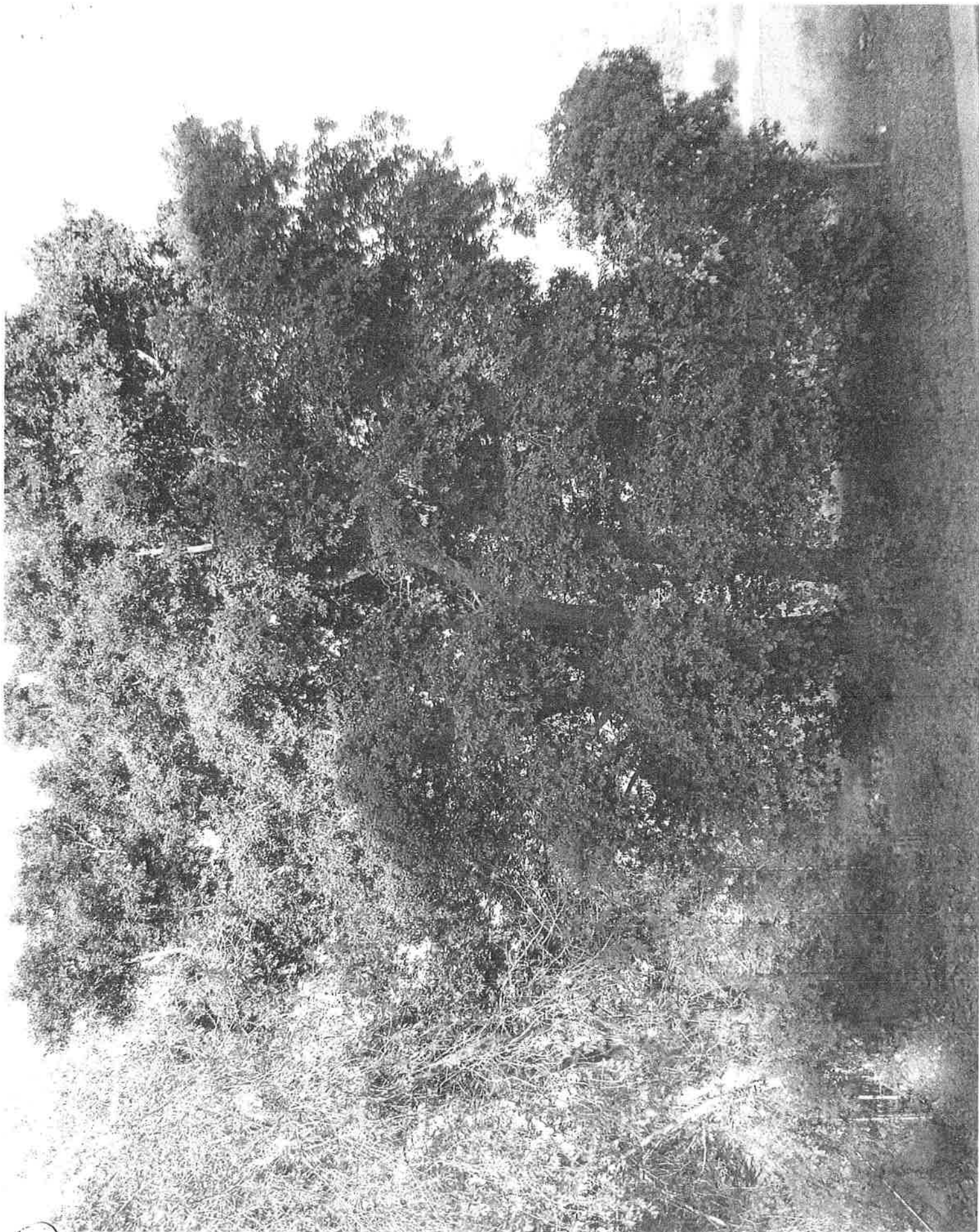


3



4





5



**MEMORANDUM**

**DATE:** June 19, 2013  
**TO:** City of Paso Robles  
**FROM:** Larry Werner  
**SUBJECT:** Uptown Center Parking

---

The Uptown Center consists of 42 residential units and 23,550 SF of Commercial including a neighborhood market and other local commercial services. It is centrally located in the northern portion of the west side of Paso Robles. It is located immediately adjacent to Oak Park housing.

The residences are served with 42 on site garages - one garage designated for each residential unit. These garages are in the common area of the project. On site there are 33 residential parking places which are unassigned but restricted to residential use. The property entrances will have gates allowing only residents to park in the interior residential parking lot.

Due to the fact that 12 of the residential units face out to the public street it is very likely that these residences will park on the street in front of their residence. This occurs on 34<sup>th</sup> Street and on Park Street. We anticipate in particular that the parking spaces on Park Street will be primarily residential with the occasional commercial visitor parking there and then walking through the residential area to the commercial center. There are 12 spaces on Park Street which we have designated as "shared" parking. This provides a total of 87 parking spaces accessible to the residential. The code requires 84. The Uptown Specific Plan (Sect. 5.4.5.G1) allows for up to 50% of on street parking to be used for Residential. This falls well within that limit.

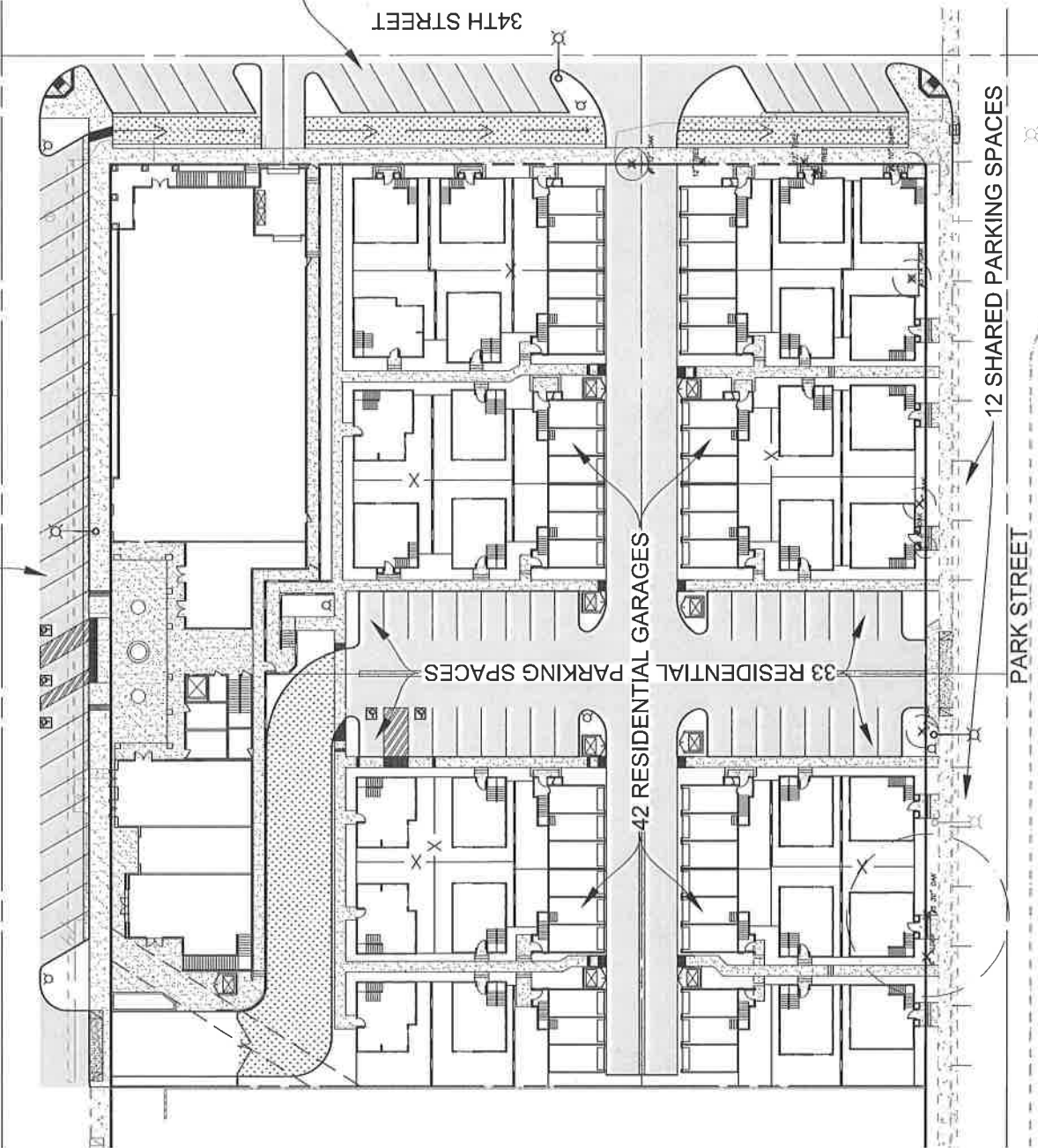
The commercial areas of 23,550 SF require one space per 400 sf for a total of 59 parking spaces. Including the shared spaces there are 57 on street parking spaces adjacent to the site. It is felt that this is sufficient considering the location of the project. Many of the users of the commercial facilities will live on site and in the immediate area and will walk to the commercial center. This is not a automobile driven commercial center and by virtue of the intent of the Uptown Specific Plan to create "walkable, livable" neighborhoods fits well with this intent.

The street parking along Spring Street has been designed to be angled to be consistent with the requirements of the Uptown Specific Plan. This serves to provide efficient street parking and traffic calming which is particularly important with the school in the immediate area and the future Uptown Park. Additionally the parking along 34<sup>th</sup> Street is angled, helping with traffic calming and providing parking efficiency.

**Attachment 5**  
**Larry Werner Memo - Parking**  
PD 13-001 & Tract 3047  
(Uptown Center)

SPRING STREET

27 COMMERCIAL PARKING SPACES



18 COMMERCIAL PARKING SPACES

34TH STREET

42 RESIDENTIAL GARAGES

33 RESIDENTIAL PARKING SPACES

12 SHARED PARKING SPACES

PARK STREET



# UPTOWN CENTER PARKING EXHIBIT

**NCE** NORTH COAST ENGINEERING INC.  
725 Creston Rd. Suite 8, Reno, Nevada, 238-3127

## UPTOWN CENTER PARKING SUMMARY

USE	AREA	PARKING REQUIRED	PARKING PROPOSED
COMMERCIAL BUILDING 01			
FIRST FLOOR	10,000 ST		
SECOND FLOOR	7,350 SF		
TOTAL	17,350 SF	43	
COMMERCIAL BUILDING 02			
FIRST FLOOR	3,200 SF		
SECOND FLOOR	3,00 SF		
TOTAL	6,200 SF	16	
TOTAL COMMERCIAL	23,550 SF	59	45+12=57 <sup>1</sup>
RESIDENTIAL UNITS	AREA	# UNITS	TOTAL AREA
PLAN 1 - CARRIAGE UNIT	1,480 SF	14	20,720 SF
PLAN 2	1,540 SF	11	16,940 SF
PLAN 3	1,465 SF	11	16,115 SF
PLAN 4	1,605 SF	6	8,025 SF
TOTAL RESIDENTIAL			61,800 SF
GARAGES	651 SF	14X3	9,114 SF
ON SITE PARKING			
ON STREET PARKING <sup>1</sup>			
TOTAL PARKING		84	

<sup>1</sup>PARALLEL PARKING ON PARK STREET IS UNLIKELY TO BE USED BY COMMERCIAL CUSTOMERS PARTICULARLY DURING HOURS WHEN RESIDENTS WOULD PARK THERE. THESE 12 SPACES WOULD BE SHARED BY COMMERCIAL & RESIDENTIAL

**RESOLUTION NO. 13-xxx**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
VESTING TENTATIVE TRACT 3047 & PLANNED DEVELOPMENT 13-001  
(RICK JEFFREY)  
APN: 008-042-011**

**WHEREAS**, Planned Development 13-001 has been submitted by Rick Jeffrey, requesting to subdivide an approximate 2.34-acre site to develop 28 single family homes, 14 residential condominium units, and 20,500 square feet of commercial space; and

**WHEREAS**, the project is located at 3328 Spring Street; and

**WHEREAS**, the site is located within the T4-Neighborhoodn Center (T4-NC) zoning district; and

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

**WHEREAS**, in conjunction with PD 13-001, the applicants have submitted an application for Vesting Tentative Tract 3047, requesting to subdivide the site into 46 lots: including 42 residential lots, 3 commercial lots, and 1 Common Area lot; and

**WHEREAS**, the applicants have requested that the Planning Commission allow modifications to the development standards within the Uptown Town Centre Specific Plan, as described in Section 5.1D.4 of the Specific Plan; and

**WHEREAS**, modification request is necessary, since the proposed design of the residential portion of the site does not closely resemble any of the “allowed” building types described in Section 5.5.1.F. (of the Specific Plan) or the grid-style subdivision pattern described in Section 5.8.; and

**WHEREAS**, the applicants are also requesting that the Planning Commission not require the construction of a community room based on the single family (ownership) nature of the project; and

**WHEREAS**, 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); and

**WHEREAS**, a public hearing was conducted by the Planning Commission on July 9, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and tentative tract map; 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 development plan and tentative tract map is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan and tentative tract map 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 and tentative tract map 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 and tentative tract map are compatible with, and are 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 and tentative tract map are compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan and tentative tract map contribute to the orderly development of the City as a whole.
7. The proposed development plan and tentative tract map as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing residential development in an area of the City that is in close proximity to schools, churches and shopping.
8. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
9. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibits B to this resolution);
10. The site is physically suitable for the proposed density of development by meeting the General Plan and Zoning requirements;
11. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;



12. The proposed development plan and tentative tract map as conditioned, would meet the intent of the Uptown Town Centre Specific Plan by providing neighborhood commercial and residential uses.
13. Given the constraints posed by the positions of the commercial portion of the site, 34<sup>th</sup> Street, Park Street, and the existing apartment complex to the south, and the efforts made to incorporate important specific plan principles into the development plan, modifications to the Uptown Town Centre Specific Plan will not create a physical hazard or negative visual impact when viewed from the street or neighboring property.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 13-001 and Vesting Tentative Tract 3047, 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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B	Preliminary Grading and Drainage Plan
C	Preliminary Underground Plan
D	Site Cross Sections
E	Vesting Tentative Tract Map
F	Site Plan
G	Street View Elevations
H	Commercial Buildings Floor Plan
I	Commercial Buildings Elevations
J	Residential Unit 1 Plans/Elevations
K	Residential Unit 2 Plans/Elevations
L	Residential Unit 3 Plans/Elevations
M	Residential Unit 4 Plans/Elevations
N	Project Views – Color Board
O	Project Views - Perspectives
P	Preliminary Landscape Plan

3. PD 13-001 along with Vesting Tentative Tract 3047, allows for the subdivision of the 2.34-acre lot into 46 lots; including 42 residential lots, 3 commercial lots, and 1 Common Area lot as presented in the Exhibits listed above. PD 13-001 establishes the site planning, architecture of the commercial and residential buildings. With the approval of PD 13-001, the Planning Commission allows modifications from the development standards for the construction of the project in the form as provide within the Exhibits above. Also, the Planning Commission allows the development of the project without the requirement of a Community Center.
4. All oak tree removals are subject to approval by the City Council. If the City Council does not allow removal of the oak trees, the project will need to be redesigned to accommodate the tree(s). The project revisions will need to be presented to the Development Review Committee (DRC) for approval.
5. Prior to the issuance of a building permit, the following final details shall be submitted for review by the Development Review Committee (DRC):
  - a. Final site plan;
  - b. architectural elevations;
  - c. Exterior light fixtures;
  - d. Final colors/materials;
  - e. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
  - f. Wall and Fencing Plan including any gates;
6. The final landscaping plan shall comply with the requirements with in the City Landscape and Irrigation Ordinance (Chapter 21.22B). A common landscape meter shall be provided to provide irrigation to all landscape areas that are not located within a private fenced yard area. All landscaping that is not located behind a private fenced yard area shall be under contract for common maintenance.
7. Prior to occupancy, Spring Street, 34<sup>th</sup> Street and Park Street shall be improved as generally indicated on the preliminary plans and in accordance with plans approved by the City Engineer. Decorative street lights shall be included in the improvement plans.
8. Pedestrian activated lighted cross-walks shall be installed across Spring Street to control both north and south legs of the intersection. (All Spring Street improvements are subject to reimbursement through the AB 1600 impact fee program).
9. All existing overhead utility lines adjacent to the property on Spring Street, 34<sup>th</sup> Street and Park Street shall be relocated underground.
10. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans along with any additional measures

identified by the City Engineer as reasonable and necessary to meet the City's interim design criteria.

11. A drainage inlet shall be constructed at the northeast corner of 34<sup>th</sup> and Park Streets and tied to the existing 24-inch concrete storm drain pipe located behind the existing sidewalk.
12. An 8-inch sewer main shall be extended in Park Street and within an easement within the project to serve the commercial properties fronting Spring Street. The sewers will be constructed in accordance with plans approved by the City Engineer.
13. New fire hydrants will be installed as required by the Chief of Emergency Services.

PASSED AND ADOPTED THIS 9th day of July 2013 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

VINCE VANDERLIP, 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: July 9, 2013 \_\_\_\_\_

Applicant: Jeffrey \_\_\_\_\_ Location: 3328 Spring Street \_\_\_\_\_

APN: 008-042-011

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 July 9, 2015 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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.
- 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:
- 

(Adopted by Planning Commission Resolution \_\_\_\_\_)

\*\*\*\*\*

**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

(Adopted by Planning Commission Resolution \_\_\_\_\_)





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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 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.
- 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.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

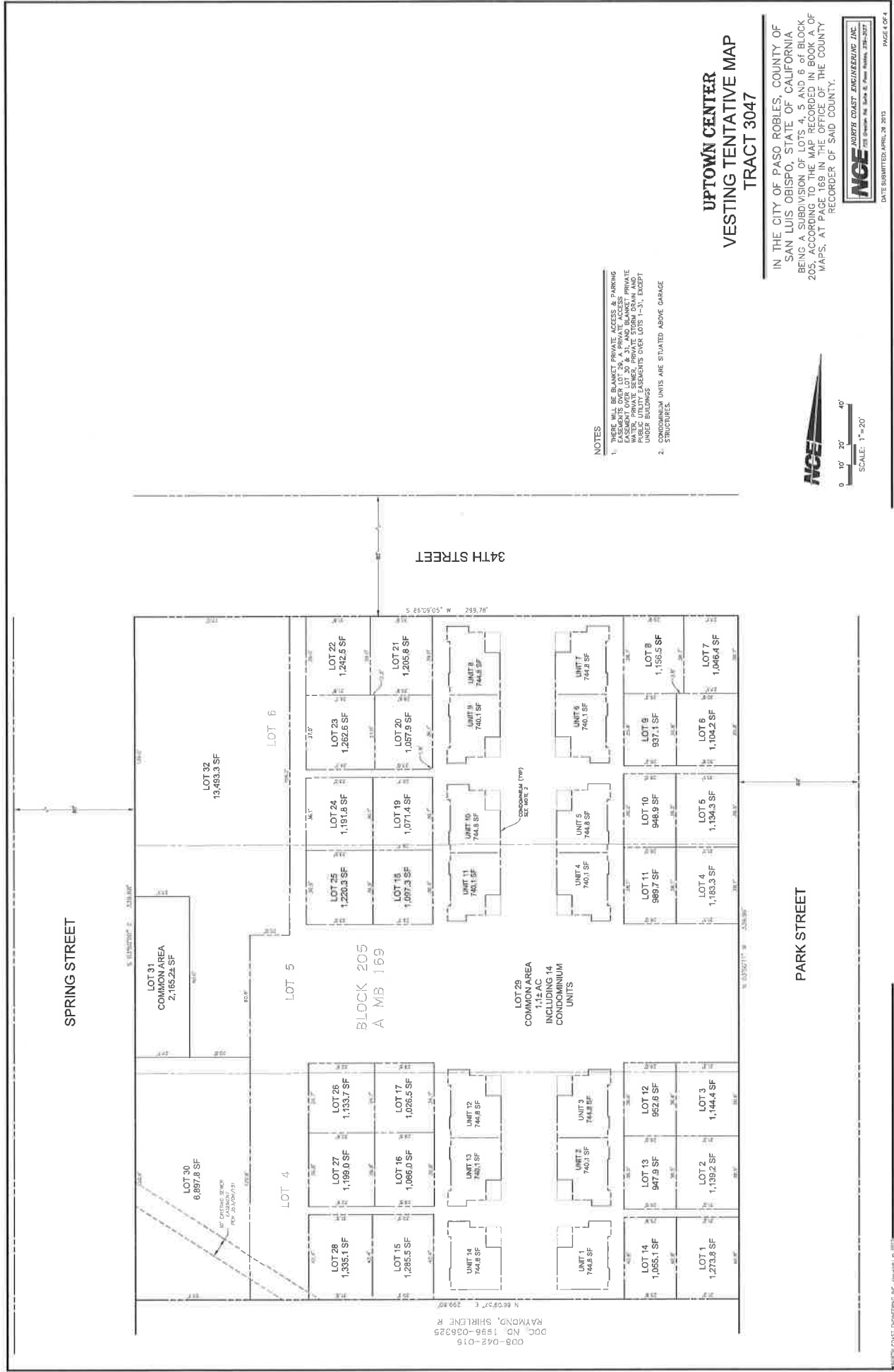
5.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7.  Prior to the issuance of Certificate 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 \_\_\_\_\_)





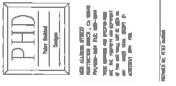




**Exhibit E**  
**Vesting Tentative Tract Map**  
**PD 13-001 & Tract 3047**  
**(Uptown Center)**







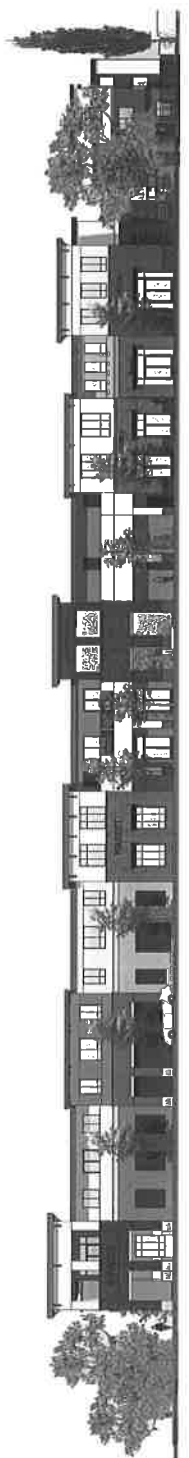
ITERATION
PLANNING CONCEPT

PROJECT VIEWS  
STREET VIEW ELEVATIONS

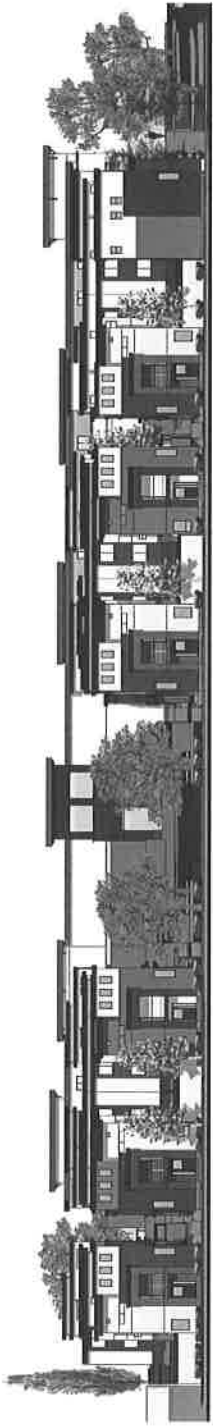
UPTOWN CENTER  
3328 Spring Street  
Paso Robles, CA

DRAWN	PH
DATE	
SCALE	
JOB NO.	

A-1



SPRING STREET ELEVATION



PARK STREET ELEVATION



34TH STREET ELEVATION

**Exhibit G**  
**Street View Elevations**  
PD 13-001 & Tract 3047  
(Uptown Center)



PHD  
 3228 Spring Street  
 Paso Robles, CA 92571  
 (805) 235-1100  
 www.phd.com

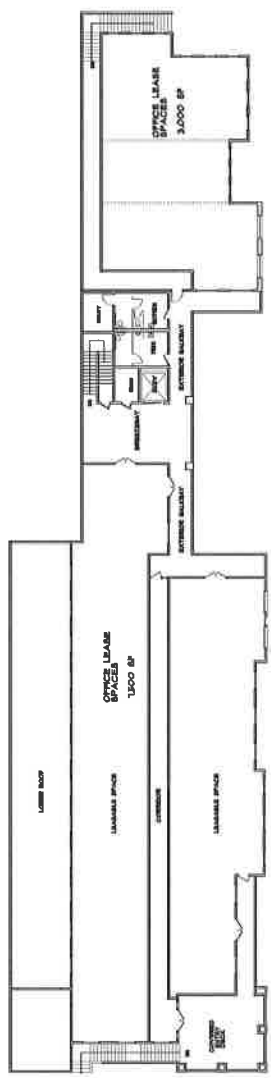
ITERATION	
PARKING SUBMIT	

COMMERCIAL BUILDINGS  
 FLOOR PLANS

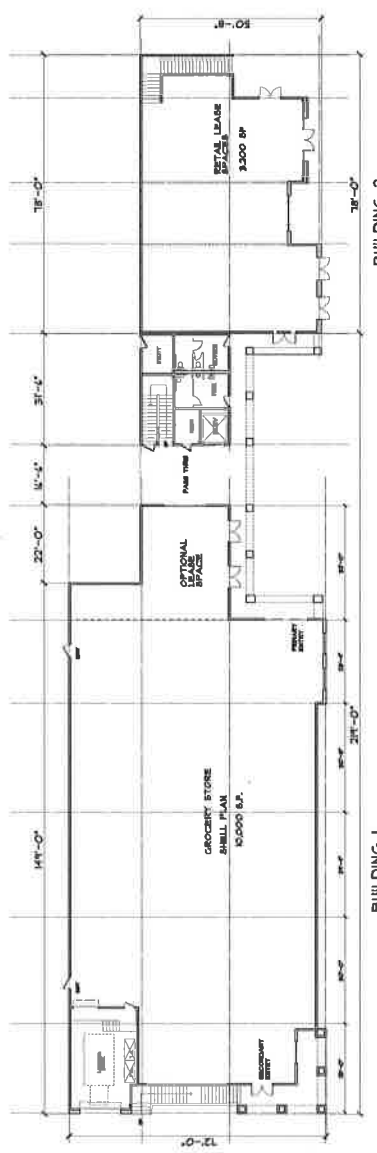
UPTOWN CENTER  
 3228 Spring Street  
 Paso Robles, CA

DATE	1/11/11
BY	PHD
SCALE	
SHEET NO.	
TOTAL SHEETS	

A-2




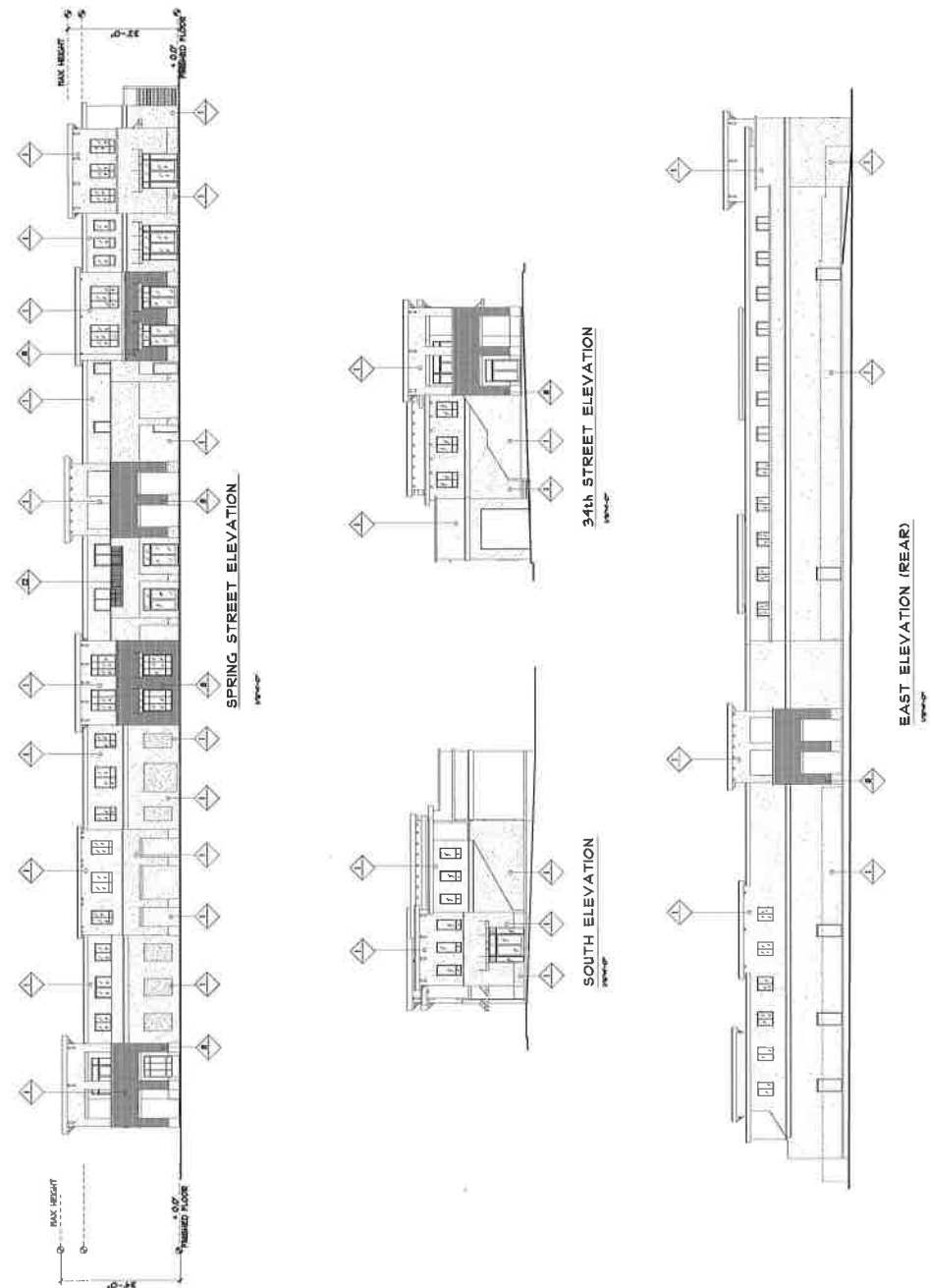
SECOND FLOOR



FIRST FLOOR  
 SPRING STREET COMMERCIAL RETAIL BUILDING

**Exhibit H**  
**Commercial Building Floor Plans**  
 PD 13-001 & Tract 3047  
 (Uptown Center)

		<b>UPTOWN CENTER</b> 328 Spring Street Paso Robles, CA	
<b>EXTERIOR FINISH SCHEDULE</b>		<b>COMMERCIAL BUILDINGS ELEVATIONS</b>	
<b>MATERIAL</b>		<b>FINISH</b>	
1	1/2" EXTERIOR STUCCO	1	ANDERSON BELLINI
2	FREEMANT CONCRETE PLANT-ON	2	ANDERSON BELLINI
3	ALUMINUM STORMDOOR	3	ANDERSON BELLINI
4	ALUMINUM ANODIZED FRAME	4	ANDERSON BELLINI
5	GLASS	5	ANDERSON BELLINI
6	GLASS	6	ANDERSON BELLINI
7	SPR TILING w/ TEXTURED ACETIC FIN	7	ANDERSON BELLINI
8	CLUMBERED BRASS	8	ANDERSON BELLINI
9	UNDER A SEPARATE PERMIT	9	ANDERSON BELLINI
10	HOLLOW CORE METAL DOOR	10	ANDERSON BELLINI
11	BRICK VENEER CLADDING	11	ANDERSON BELLINI
12	HORIZONTAL BRICK	12	ANDERSON BELLINI
13	4" x 4" PERIMETER PANELS	13	ANDERSON BELLINI
14	STUCCO SKEED CHANNEL	14	ANDERSON BELLINI
15	LIGHT PICTURE	15	ANDERSON BELLINI
16		16	ANDERSON BELLINI
17		17	ANDERSON BELLINI
18		18	ANDERSON BELLINI
19		19	ANDERSON BELLINI
20		20	ANDERSON BELLINI
21		21	ANDERSON BELLINI
22		22	ANDERSON BELLINI
23		23	ANDERSON BELLINI
24		24	ANDERSON BELLINI
25		25	ANDERSON BELLINI
26		26	ANDERSON BELLINI
27		27	ANDERSON BELLINI
28		28	ANDERSON BELLINI
29		29	ANDERSON BELLINI
30		30	ANDERSON BELLINI
31		31	ANDERSON BELLINI
32		32	ANDERSON BELLINI
33		33	ANDERSON BELLINI
34		34	ANDERSON BELLINI
35		35	ANDERSON BELLINI
36		36	ANDERSON BELLINI
37		37	ANDERSON BELLINI
38		38	ANDERSON BELLINI
39		39	ANDERSON BELLINI
40		40	ANDERSON BELLINI
41		41	ANDERSON BELLINI
42		42	ANDERSON BELLINI
43		43	ANDERSON BELLINI
44		44	ANDERSON BELLINI
45		45	ANDERSON BELLINI
46		46	ANDERSON BELLINI
47		47	ANDERSON BELLINI
48		48	ANDERSON BELLINI
49		49	ANDERSON BELLINI
50		50	ANDERSON BELLINI
51		51	ANDERSON BELLINI
52		52	ANDERSON BELLINI
53		53	ANDERSON BELLINI
54		54	ANDERSON BELLINI
55		55	ANDERSON BELLINI
56		56	ANDERSON BELLINI
57		57	ANDERSON BELLINI
58		58	ANDERSON BELLINI
59		59	ANDERSON BELLINI
60		60	ANDERSON BELLINI
61		61	ANDERSON BELLINI
62		62	ANDERSON BELLINI
63		63	ANDERSON BELLINI
64		64	ANDERSON BELLINI
65		65	ANDERSON BELLINI
66		66	ANDERSON BELLINI
67		67	ANDERSON BELLINI
68		68	ANDERSON BELLINI
69		69	ANDERSON BELLINI
70		70	ANDERSON BELLINI
71		71	ANDERSON BELLINI
72		72	ANDERSON BELLINI
73		73	ANDERSON BELLINI
74		74	ANDERSON BELLINI
75		75	ANDERSON BELLINI
76		76	ANDERSON BELLINI
77		77	ANDERSON BELLINI
78		78	ANDERSON BELLINI
79		79	ANDERSON BELLINI
80		80	ANDERSON BELLINI
81		81	ANDERSON BELLINI
82		82	ANDERSON BELLINI
83		83	ANDERSON BELLINI
84		84	ANDERSON BELLINI
85		85	ANDERSON BELLINI
86		86	ANDERSON BELLINI
87		87	ANDERSON BELLINI
88		88	ANDERSON BELLINI
89		89	ANDERSON BELLINI
90		90	ANDERSON BELLINI
91		91	ANDERSON BELLINI
92		92	ANDERSON BELLINI
93		93	ANDERSON BELLINI
94		94	ANDERSON BELLINI
95		95	ANDERSON BELLINI
96		96	ANDERSON BELLINI
97		97	ANDERSON BELLINI
98		98	ANDERSON BELLINI
99		99	ANDERSON BELLINI
100		100	ANDERSON BELLINI



**Exhibit I**  
**Commercial Building Elevations**  
 PD 13-001 & Tract 3047  
 (Uptown Center)



EXTERIOR FINISH SCHEDULE	
MATERIAL	
1	1/2" EXTENSION STUCCO
2	PRECAST CONCRETE PLANT-ON
3	ALUMINUM STOREFRONT
4	CUMBER ANODIZED FINISH
5	CLUB
6	CLUB
7	1/4" SLAB ON 2" SECURED MORTAR FINISH
8	ALUMINATED SQUAGE UNDER A SEPARATE PERMIT
9	HOLLOW CORE RETAL DOOR
10	BRICK VENEER CLADDING
11	HORIZONTAL SINGE HARDY PER CLIENT PANELS
12	STUCCO SCREEN CHANNEL
13	LIGHT FINISH
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	
137	
138	
139	
140	
141	
142	
143	
144	
145	
146	
147	
148	
149	
150	
151	
152	
153	
154	
155	
156	
157	
158	
159	
160	
161	
162	
163	
164	
165	
166	
167	
168	
169	
170	
171	
172	
173	
174	
175	
176	
177	
178	
179	
180	
181	
182	
183	
184	
185	
186	
187	
188	
189	
190	
191	
192	
193	
194	
195	
196	
197	
198	
199	
200	
201	
202	
203	
204	
205	
206	
207	
208	
209	
210	
211	
212	
213	
214	
215	
216	
217	
218	
219	
220	
221	
222	
223	
224	
225	
226	
227	
228	
229	
230	
231	
232	
233	
234	
235	
236	
237	
238	
239	
240	
241	
242	
243	
244	
245	
246	
247	
248	
249	
250	
251	
252	
253	
254	
255	
256	
257	
258	
259	
260	
261	
262	
263	
264	
265	
266	
267	
268	
269	
270	
271	
272	
273	
274	
275	
276	
277	
278	
279	
280	
281	
282	
283	
284	
285	
286	
287	
288	
289	
290	
291	
292	
293	
294	
295	
296	
297	
298	
299	
300	
301	
302	
303	
304	
305	
306	
307	
308	
309	
310	
311	
312	
313	
314	
315	
316	
317	
318	
319	
320	
321	
322	
323	
324	
325	
326	
327	
328	
329	
330	
331	
332	
333	
334	
335	
336	
337	
338	
339	
340	
341	
342	
343	
344	
345	
346	
347	
348	
349	
350	
351	
352	
353	
354	
355	
356	
357	
358	
359	
360	
361	
362	
363	
364	
365	
366	
367	
368	
369	
370	
371	
372	
373	
374	
375	
376	
377	
378	
379	
380	
381	
382	
383	
384	
385	
386	
387	
388	
389	
390	
391	
392	
393	
394	
395	
396	
397	
398	
399	
400	
401	
402	
403	
404	
405	
406	
407	
408	
409	
410	
411	
412	
413	
414	
415	
416	
417	
418	
419	
420	
421	
422	
423	
424	
425	
426	
427	
428	
429	
430	
431	
432	
433	
434	
435	
436	
437	
438	
439	
440	
441	
442	
443	
444	
445	
446	
447	
448	
449	
450	
451	
452	
453	
454	
455	
456	
457	
458	
459	
460	
461	
462	
463	
464	
465	
466	
467	
468	
469	
470	
471	
472	
473	
474	
475	
476	
477	
478	
479	
480	
481	
482	
483	
484	
485	
486	
487	
488	
489	
490	
491	
492	
493	
494	
495	
496	
497	
498	
499	
500	
501	
502	
503	
504	
505	
506	
507	
508	
509	
510	
511	
512	
513	
514	
515	
516	
517	
518	
519	
520	
521	
522	
523	
524	
525	
526	
527	
528	
529	
530	
531	
532	
533	
534	
535	
536	
537	
538	
539	
540	
541	
542	
543	
544	
545	
546	
547	
548	
549	
550	
551	
552	
553	
554	
555	
556	
557	
558	
559	
560	
561	
562	
563	
564	
565	
566	
567	
568	
569	
570	
571	
572	
573	
574	
575	
576	
577	
578	
579	
580	
581	
582	
583	
584	
585	
586	
587	
588	
589	
590	
591	
592	
593	
594	
595	
596	
597	
598	
599	
600	
601	
602	
603	
604	
605	
606	
607	
608	
609	
610	
611	
612	
613	
614	
615	
616	
617	
618	
619	
620	
621	
622	
623	
624	
625	
626	
627	
628	
629	
630	
631	
632	
633	
634	
635	
636	
637	
638	
639	
640	
641	
642	
643	
644	
645	
646	
647	
648	
649	
650	
651	
652	
653	
654	
655	
656	
657	
658	
659	
660	
661	
662	
663	
664	
665	
666	
667	
668	
669	
670	
671	
672	
673	
674	
675	
676	
677	
678	
679	
680	
681	
682	
683	
684	
685	
686	
687	
688	
689	
690	
691	
692	
693	
694	
695	
696	
697	
698	
699	
700	
701	
702	
703	
704	
705	
706	
707	
708	
709	
710	
711	
712	
713	
714	
715	
716	
717	
718	
719	
720	
721	
722	
723	



EXTERIOR FINISH SCHEDULE	
MATERIAL	
7/8" EXTERIOR STUCCO	1
PRECAST CONCRETE PLANT-ON	2
ALUMINUM STORMDOOR	3
CASERS ANODIZED FRAME	4
GLASS	5
LOE E	6
EPS INSULING & TEXTURED ACETIC FINISH	7
UNIVERSITY SERRAVALLO (UNDER A SEPARATE PERMIT)	8
HOLLOW DOOR METAL DOOR	9
BRICK VENEER CLADDING	10
HORIZONTAL BOND BRICK UNIT PANELS 4" x 8" BRANDING	11
STUCCO SCREED CHANNEL	12
LIGHT FIXTURE	13
	14
	15
	16
	17
	18
	19
	20
	21
	22
	23
	24
	25
	26
	27
	28
	29
	30
	31
	32
	33
	34
	35
	36
	37
	38
	39
	40
	41
	42
	43
	44
	45
	46
	47
	48
	49
	50
	51
	52
	53
	54
	55
	56
	57
	58
	59
	60
	61
	62
	63
	64
	65
	66
	67
	68
	69
	70
	71
	72
	73
	74
	75
	76
	77
	78
	79
	80
	81
	82
	83
	84
	85
	86
	87
	88
	89
	90
	91
	92
	93
	94
	95
	96
	97
	98
	99
	100

FINISH	
SHERWIN WILLIAMS	1
HEADQUARTERS	2
SHERWIN WILLIAMS	3
MILK CHALK	4
SHERWIN WILLIAMS	5
FLUOROCRYL	6
SHERWIN WILLIAMS	7
FLUOROCRYL	8
SHERWIN WILLIAMS	9
FLUOROCRYL	10
SHERWIN WILLIAMS	11
FLUOROCRYL	12
SHERWIN WILLIAMS	13
FLUOROCRYL	14
SHERWIN WILLIAMS	15
FLUOROCRYL	16
SHERWIN WILLIAMS	17
FLUOROCRYL	18
SHERWIN WILLIAMS	19
FLUOROCRYL	20
SHERWIN WILLIAMS	21
FLUOROCRYL	22
SHERWIN WILLIAMS	23
FLUOROCRYL	24
SHERWIN WILLIAMS	25
FLUOROCRYL	26
SHERWIN WILLIAMS	27
FLUOROCRYL	28
SHERWIN WILLIAMS	29
FLUOROCRYL	30
SHERWIN WILLIAMS	31
FLUOROCRYL	32
SHERWIN WILLIAMS	33
FLUOROCRYL	34
SHERWIN WILLIAMS	35
FLUOROCRYL	36
SHERWIN WILLIAMS	37
FLUOROCRYL	38
SHERWIN WILLIAMS	39
FLUOROCRYL	40
SHERWIN WILLIAMS	41
FLUOROCRYL	42
SHERWIN WILLIAMS	43
FLUOROCRYL	44
SHERWIN WILLIAMS	45
FLUOROCRYL	46
SHERWIN WILLIAMS	47
FLUOROCRYL	48
SHERWIN WILLIAMS	49
FLUOROCRYL	50
SHERWIN WILLIAMS	51
FLUOROCRYL	52
SHERWIN WILLIAMS	53
FLUOROCRYL	54
SHERWIN WILLIAMS	55
FLUOROCRYL	56
SHERWIN WILLIAMS	57
FLUOROCRYL	58
SHERWIN WILLIAMS	59
FLUOROCRYL	60
SHERWIN WILLIAMS	61
FLUOROCRYL	62
SHERWIN WILLIAMS	63
FLUOROCRYL	64
SHERWIN WILLIAMS	65
FLUOROCRYL	66
SHERWIN WILLIAMS	67
FLUOROCRYL	68
SHERWIN WILLIAMS	69
FLUOROCRYL	70
SHERWIN WILLIAMS	71
FLUOROCRYL	72
SHERWIN WILLIAMS	73
FLUOROCRYL	74
SHERWIN WILLIAMS	75
FLUOROCRYL	76
SHERWIN WILLIAMS	77
FLUOROCRYL	78
SHERWIN WILLIAMS	79
FLUOROCRYL	80
SHERWIN WILLIAMS	81
FLUOROCRYL	82
SHERWIN WILLIAMS	83
FLUOROCRYL	84
SHERWIN WILLIAMS	85
FLUOROCRYL	86
SHERWIN WILLIAMS	87
FLUOROCRYL	88
SHERWIN WILLIAMS	89
FLUOROCRYL	90
SHERWIN WILLIAMS	91
FLUOROCRYL	92
SHERWIN WILLIAMS	93
FLUOROCRYL	94
SHERWIN WILLIAMS	95
FLUOROCRYL	96
SHERWIN WILLIAMS	97
FLUOROCRYL	98
SHERWIN WILLIAMS	99
FLUOROCRYL	100

ITERATION	
PLUMBING, ELECTRICAL	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15
	16
	17
	18
	19
	20
	21
	22
	23
	24
	25
	26
	27
	28
	29
	30
	31
	32
	33
	34
	35
	36
	37
	38
	39
	40
	41
	42
	43
	44
	45
	46
	47
	48
	49
	50
	51
	52
	53
	54
	55
	56
	57
	58
	59
	60
	61
	62
	63
	64
	65
	66
	67
	68
	69
	70
	71
	72
	73
	74
	75
	76
	77
	78
	79
	80
	81
	82
	83
	84
	85
	86
	87
	88
	89
	90
	91
	92
	93
	94
	95
	96
	97
	98
	99
	100

RESIDENTIAL UNIT 4	
PLANS & ELEVATIONS	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15
	16
	17
	18
	19
	20
	21
	22
	23
	24
	25
	26
	27
	28
	29
	30
	31
	32
	33
	34
	35
	36
	37
	38
	39
	40
	41
	42
	43
	44
	45
	46
	47
	48
	49
	50
	51
	52
	53
	54
	55
	56
	57
	58
	59
	60
	61
	62
	63
	64
	65
	66
	67
	68
	69
	70
	71
	72
	73
	74
	75
	76
	77
	78
	79
	80
	81
	82
	83
	84
	85
	86
	87
	88
	89
	90
	91
	92
	93
	94
	95
	96
	97
	98
	99
	100

UPTOWN CENTER	
3228 Spring Street	1
Paso Robles, CA	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15
	16
	17
	18
	19
	20
	21
	22
	23
	24
	25
	26
	27
	28
	29
	30
	31
	32
	33
	34
	35
	36
	37
	38
	39
	40
	41
	42
	43
	44
	45
	46
	47
	48
	49
	50
	51
	52
	53
	54
	55
	56
	57
	58
	59
	60
	61
	62
	63
	64
	65
	66
	67
	68
	69
	70
	71
	72
	73
	74
	75
	76
	77
	78
	79
	80
	81
	82
	83
	84
	85
	86
	87
	88
	89
	90
	91
	92
	93
	94
	95
	96
	97
	98
	99
	100

PHD	
PROFESSIONAL SEAL	1
REGISTERED ARCHITECT	2
STATE OF CALIFORNIA	3
NO. 12345	4
EXPIRES 12/31/2025	5
1000 P STREET, SUITE 100	6
LOS ANGELES, CA 90012	7
TEL: (213) 555-1234	8
FAX: (213) 555-5678	9
WWW.PHD.COM	10
10/10/2024	11
10/10/2024	12
10/10/2024	13
10/10/2024	14
10/10/2024	15
10/10/2024	16
10/10/2024	17
10/10/2024	18
10/10/2024	19
10/10/2024	20
10/10/2024	21
10/10/2024	22
10/10/2024	23
10/10/2024	24
10/10/2024	25
10/10/2024	26
10/10/2024	27
10/10/2024	28
10/10/2024	29
10/10/2024	30
10/10/2024	31
10/10/2024	32
10/10/2024	33
10/10/2024	34
10/10/2024	35
10/10/2024	36
10/10/2024	37
10/10/2024	38
10/10/2024	39
10/10/2024	40
10/10/2024	41
10/10/2024	42
10/10/2024	43
10/10/2024	44
10/10/2024	45
10/10/2024	46
10/10/2024	47
10/10/2024	48
10/10/2024	49
10/10/2024	50
10/10/2024	51
10/10/2024	52
10/10/2024	53
10/10/2024	54
10/10/2024	55
10/10/2024	56
10/10/2024	57
10/10/2024	58
10/10/2024	59
10/10/2024	60
10/10/2024	61
10/10/2024	62
10/10/2024	63
10/10/2024	64
10/10/2024	65
10/10/2024	66
10/10/2024	67
10/10/2024	68
10/10/2024	69
10/10/2024	70
10/10/2024	71
10/10/2024	72
10/10/2024	73
10/10/2024	74
10/10/2024	75
10/10/2024	76
10/10/2024	77
10/10/2024	78
10/10/2024	79
10/10/2024	80
10/10/2024	81
10/10/2024	82
10/10/2024	83
10/10/2024	84
10/10/2024	85
10/10/2024	86
10/10/2024	87
10/10/2024	88
10/10/2024	89
10/10/2024	90
10/10/2024	91
10/10/2024	92
10/10/2024	93
10/10/2024	94
10/10/2024	95
10/10/2024	96
10/10/2024	97
10/10/2024	98
10/10/2024	99
10/10/2024	100

RESIDENTIAL UNIT 4	
PLANS & ELEVATIONS	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15
	16
	17
	18
	19
	20
	21
	22
	23
	24
	25







SPRING STREET from South



SPRING ST n 34th



SPRING n PARK

**PHD**  
 Planning & Design  
 3328 Spring Street  
 Paso Robles, CA 92571  
 Phone: (805) 238-1100  
 Fax: (805) 238-1101  
 www.phdplanning.com

ITERATION	
1	Initial Design
2	Final Design
3	Final Design
4	Final Design
5	Final Design

PROJECT VIEWS

**UPTOWN CENTER**  
 3328 Spring Street  
 Paso Robles, CA

DATE	11/11/2014
SCALE	1" = 100'
FILE NO.	14-001

**A-9**

**Exhibit O**  
**Project Views - Perspectives**  
 PD 13-001 & Tract 3047  
 (Uptown Center)



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

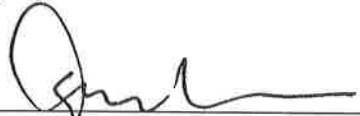
Newspaper: Tribune

Date of Publication: June 25, 2013

Meeting Date: July 9, 2013  
(Planning Commission)

Project: PD 13-001 Tract 3047  
(Uptown Center - Jeffrey)

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

Signed:   
Darren Nash

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 13-001 and Vesting Tract Map 3047, a request filed by North Coast Engineering on behalf of Rick Jeffrey to subdivide the vacant 2-acre site to provide 28 single family homes, 14 residential condominium units, and 20,500 square feet of commercial space. The project is located at 3328 Spring Street, (APN: 008-042-011).

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, July 9, 2013, at which time all interested parties may appear and be heard.

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).

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

If you challenge the Development Plan of Vesting Tract Map applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner  
June 25, 2013 7024802



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

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 13-001 and Tract 3047 (Uptown Center) on this 27<sup>th</sup> day of June, 2013.

City of El Paso de Robles  
Community Development Department  
Planning Division

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



Darren Nash