

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 13-006 (TUCKER)

DATE: JANUARY 14, 2014

Needs: For the Planning Commission to consider an application for a Conditional Use Permit filed by Nick Gilman on behalf of Tucker Family Trust, proposing to construct a new 15 bed residential care facility for the elderly.

Facts:

1. The project is located on the vacant 21,000 square foot lot located at 725 Pine 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-1 (Town Center 1) zoning designation.
3. The Specific Plan allows residential care facilities in the TC-1 zone with the approval of a Conditional Use Permit (CUP).
4. The new 10,000 square foot building will be oriented in a manner where the front of the building is built near the back of the sidewalk along Pine Street. The parking will be off the alley at the rear of the site.
5. The project has been designed to provide 13 parking spaces for the facility. For non-residential projects, the Specific Plan requires 1 space per 400 square feet, which would require 25 parking spaces for this project based on the 10,000 square feet building. The applicant is requesting that the Planning Commission allow a modification to lower parking ratio for this use to 13 spaces, as allowed for in Section 5.1.D.4 of the Specific Plan. See additional discussion on this matter in the Analysis and Conclusion section below.
6. The DRC reviewed the project on November 25, 2013. The DRC recommended that the Planning Commission approve the project.
7. 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:

Kathleen Tucker has indicated that the proximity of the proposed facility in the downtown is a great asset to the residents of the facility by allowing them and their families to be able to walk to the business and activities that the downtown has to offer. Mrs. Tucker is not concerned with noise from existing uses such as the theater, and various restaurant and bars. The project has been designed so that most of the bedrooms will be buffered from Pine Street by other activities within the building. The outdoor patio area is designed to be within a courtyard area that is buffered by neighboring uses by the building.

As mentioned above, the applicant is requesting that the Planning Commission allow 13 parking spaces for this use. Since residential care facilities have a low demand for parking spaces, requiring 25 parking spaces would seem excessive. Staff looked at examples from other Cities for residential care facilities parking ratios and determined that a typical ratio is 1 parking space for every 3 beds. Based on the 15 bed facility, 5 parking spaces would be the typical number required for the proposed facility. Additionally, the City has found that more than half of the parking spaces provided for Creston Village residential care facility for the elderly are never used. Therefore, the applicant's request to provide 13 spaces seems more than adequate.

The proposed project appears to be consistent with the Uptown Town Center Specific Plan, since it has been designed to orient the building to the street with the parking located at the rear of the building.

Policy

Reference:

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

Fiscal

Impact:

None.

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 Conditional Use Permit 13-006, allowing for the development and operation of the 15 bed residential care facility, with the approval to construct 13 parking spaces, subject to the site specific and standard conditions of approval;
- b. Amend, modify, or reject the above-listed action;

Attachments:

1. Vicinity Map
2. Kathleen Tucker Letter
3. City Engineer's Memo
4. Draft Resolution to approve PD 13-006
5. Mail and Newspaper Affidavits



Attachment 1
Vicinity Map
(Tucker)

City of Paso Robles
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

October 19, 2013

Dear Staff,

We are requesting approval for a Residential Care Facility for the elderly, for 15 clients. This business development will also include office space for a construction company, and other businesses. This development will be located at 725 Pine Street.

This business will provide housing, leisure activity space, kitchen and storage areas for the elderly guests staying there. It will include 14 private rooms with private baths. All bathrooms will be en suite, except for public and office bathrooms.

Parking will be located off the alley, between 7th and 8th Streets. Parking will include one handicap accessible space, and will not disturb the existing trees. Trash access will also be off of the alley.

Office spaces and the main entry for the Residential Care Facility will be accessed through a common lobby, which will face Pine Street.

Current setback and other regulatory requirements will be adhered to.

It is our goal to create an attractive building which will encourage foot traffic in this area. Please feel free to contact us, or our architect Nick Gilman, for any additional information regarding this project.

Sincerely yours,



Kathleen Tucker
Tucker Family Trust / Pine Lodge LLC
PO Box 3029
Paso Robles, CA 93447
805-674-3793

RECEIVED
NOV 15 2013
City of Paso Robles
Community Development Dept.

Attachment 2
Kathy Tucker Letter
CUP 13-006
Agenda Item No. 2 Page 5 of 22
(Tucker Res. Care)

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: CUP 13-006, Tucker
DATE: November 25, 2013

Streets

The project fronts on Pine Street. With angle parking along the frontage of the project we could pick up 11 parking spaces within walking distance to downtown as opposed to maybe seven; as well as setting a pattern to establish more in the future. The Uptown Plan identifies this block as a good candidate for additional angle parking. Angle parking also tends to calm traffic which is needed on Pine Street.

Grading, Drainage and Storm Water Quality

On July 12, 2013, the Regional Water Quality Control Board adopted storm water management requirements for development projects in the Central Coast region. Upon the Board's direction, the City has adopted a Storm Water Ordinance requiring 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. The best management practices include strict numeric criteria for design of storm water control measures.

This project will create over 15,000 square feet of impervious surface. This subjects the project to on-site storm water retention requirements. The implementation of pervious pavement in the angle parking on Pine Street can be used to meet the retention requirement. ***In order to complete the application, a Storm Water Control Plan must be submitted in a format similar to that prescribed by the Water Board.***

Sewer and Water

A 12-inch water main and an 8-inch sewer main are available to the project in Pine Street.

Conditions

Prior to occupancy, Pine Street shall be improved with curb, gutter and sidewalk arranged for angle parking. A decorative street light shall be included with the improvement plans.

To the extent feasible, existing overhead utility lines adjacent to the property in the alley 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 necessary to treat storm water runoff to the maximum extent practicable.

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
 OF THE CITY OF EL PASO DE ROBLES
 TO APPROVE CONDITIONAL USE PERMIT 13-006
 (TUCKER)
 APN: 009-203-011, 012 & 019

WHEREAS, Table 5.3-1 Allowed Land Uses within the Uptown Town Center Specific Plan, requires approval of a Conditional Use Permit for residential care facilities in the TC-2 (Town Center - 2) zoning district; and

WHEREAS, Nick Gilman on behalf of Tucker Family Trust has filed a Conditional Use Permit (CUP) application to establish and operate a 15 bed, 10,000 square foot residential care facility on the vacant site located at 725 Pine Street; and

WHEREAS, the applicant is requesting that the Planning Commission allow a reduction of parking spaces to 13 spaces; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 14, 2014, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building, along with the Planning Commission's modification to reduce the number of off-street spaces from 25 spaces to 13, would be consistent with the General Plan and not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 13-006, subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Site Plan / Floor Plan
C	Drainage Plan
D	Elevations
E	Landscape Plans

2. This Conditional Use Permit (CUP) authorizes the establishment and operation of the 15 bed, 10,000 square foot residential care facility as shown in the attached Exhibits B-C on the site located at 725 Pine Street. This approval provides for a modification of the Code's requirement for off-street parking spaces as allowed by Section 5.1.D.4 of the Uptown Town Center Specific Plan to provide 13 off-street parking spaces.
3. Prior to or concurrent with the submittal of plans for plan check review by the Building Department, the project shall be reviewed by a City's approved Arborist to insure the project complies with the Oak Tree Preservation Ordinance. Please note that a portion of the building may need to be re-oriented away from the trees in order to comply with the Ordinance. The revised plans will need to be reviewed by City Staff to insure compliance.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the 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.
6. Prior to occupancy, Pine Street shall be improved with curb, gutter and sidewalk arranged for angle parking. A decorative street light shall be included with the improvement plans.
7. Existing overhead utility lines adjacent to the property in the alley shall be relocated underground.
8. 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 necessary to treat storm water runoff to the maximum extent practicable.

PASSED AND ADOPTED THIS 14th day of January, 2014 by the following Roll Call Vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

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: Jan. 14, 2014

Applicant: Tucker Location: 725 Pine St.

APN: 009-203-011, 012 & 019

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 Jan. 14, 2016 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 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.

(Adopted by Planning Commission Resolution _____)

- 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 _____)

- 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: Arborist Report

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 improvements shall be designed and placed to the Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution _____)

- 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:

Street Name	City Standard	Standard Drawing No.
Pine Street		

- 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.

(Adopted by Planning Commission Resolution _____)

- 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 Union Road 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 _____)

- 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.

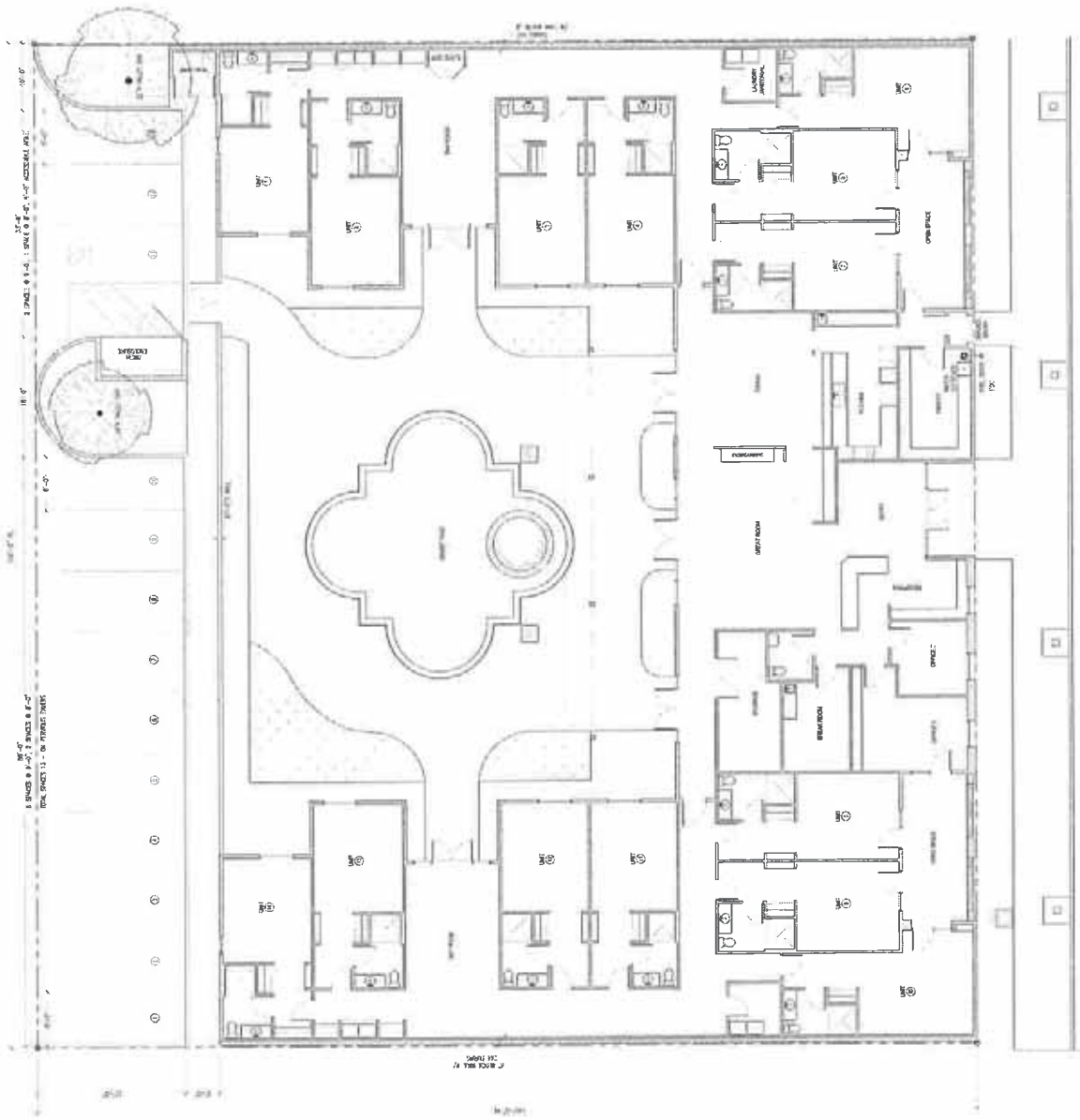
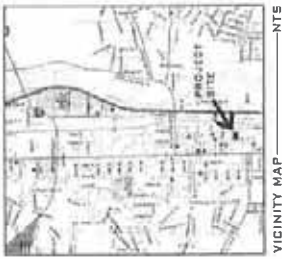
- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 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 _____)

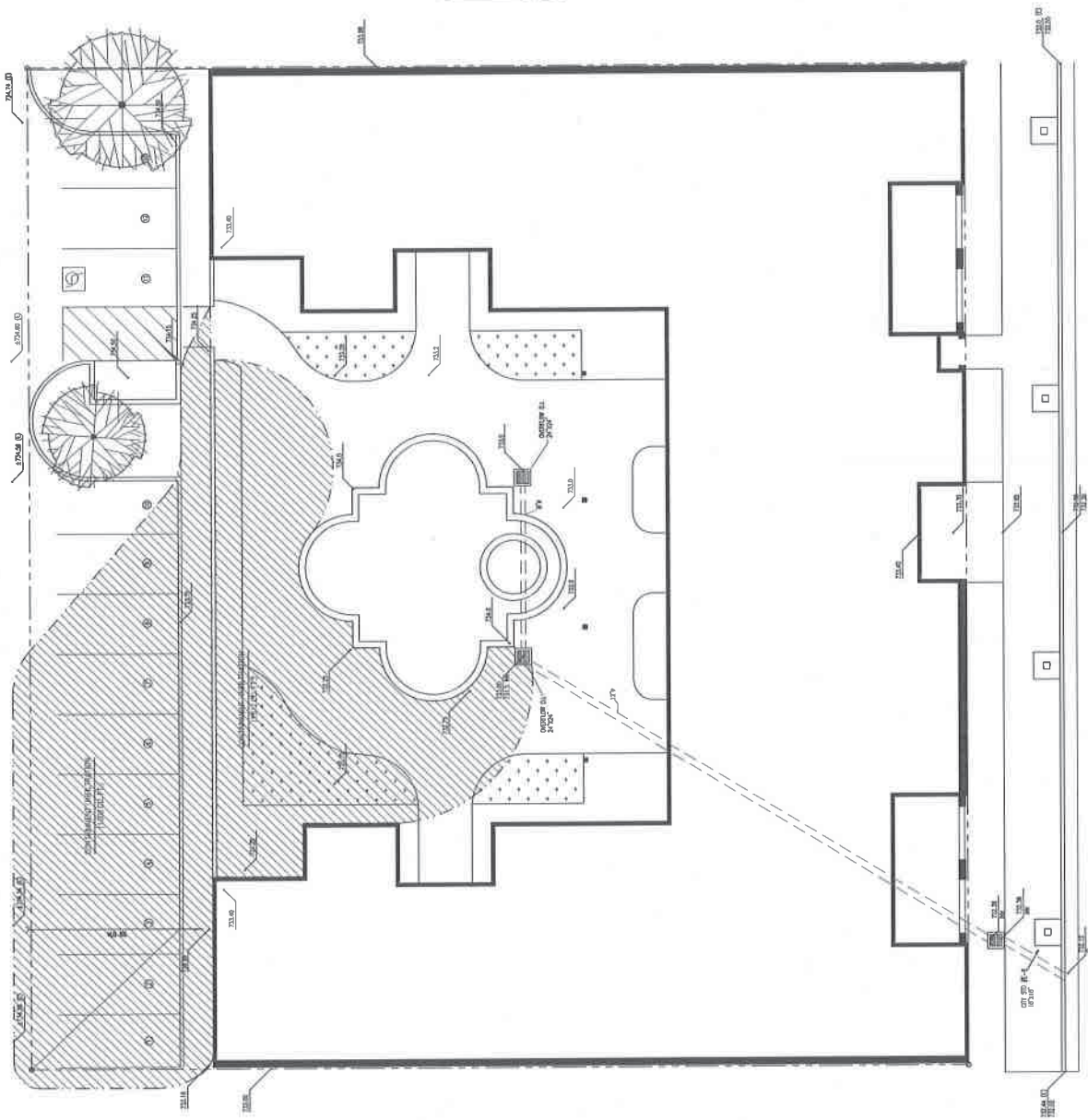


PROJECT	SITE PLAN - FLOOR PLAN
DATE	NOV 15 2013
DESIGNER	PAUL BIRDA, CALIFORNIA STATE ARCHITECT
CLIENT	CITY OF PASO ROBLES, CALIFORNIA
LOCATION	1000 WEST 1ST STREET, PASO ROBLES, CALIFORNIA 93226
SCALE	AS SHOWN

Exhibit B
Site Plan - Floor Plan
CUP 13-006
(Tucker Res. Care)



RECEIVED
NOV 15 2013
City of Paso Robles
Community Development Dept.



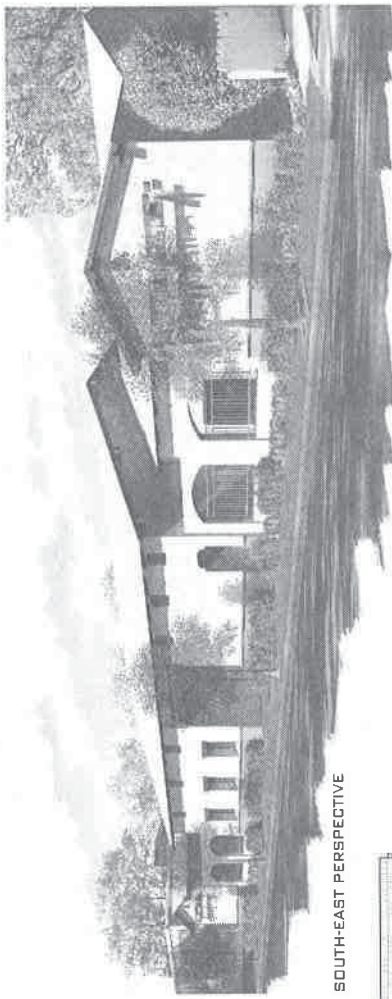
SITE AREA
 IMPERVIOUS AREA
 95% STORM
 PROVIDED CONTAINMENT / INFILTRATION
 CUT / FILL NEGLIGIBLE

- 21,000 SQ.FT.
 - 17,644 SQ.FT.
 - 1.4" / DAY
 - 17,644/12 X 1.4 = 2058 CU.FT.
 - 2620 CU.FT.

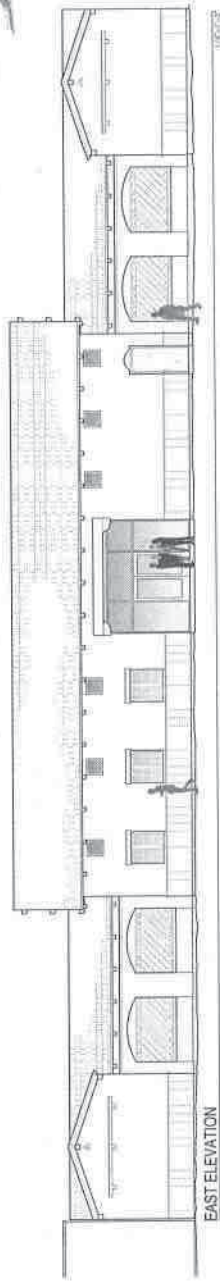
PROJECT NO.	DRAINAGE PLAN	SHEET	2
DATE	04/11/13	DATE	04/11/13
PROJECT	PAUC STREET, CALIFORNIA 92444	NO.	1000
DESIGNER	W. J. BENTLEY, INC. 2714 STREET, SUITE C, P.O. BOX 20164, DALLAS, TX 75220-0164	DATE	04/11/13



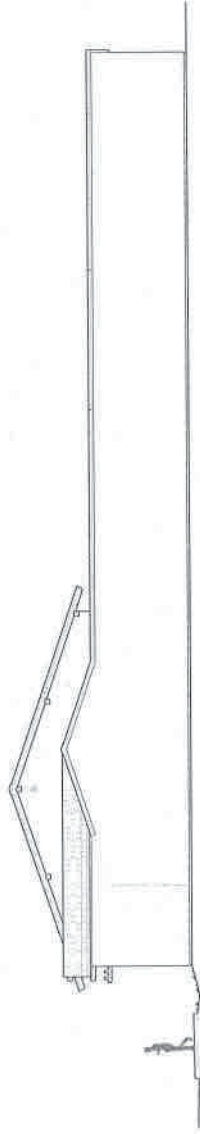
Exhibit C
Drainage Plan
CUP 13-006
(Tucker Res. Care)



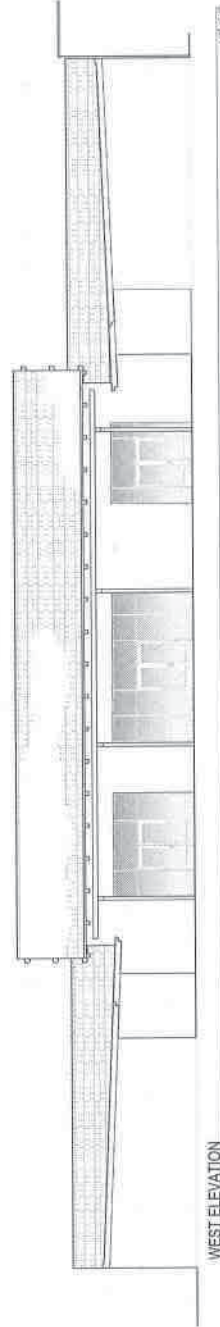
SOUTH-EAST PERSPECTIVE



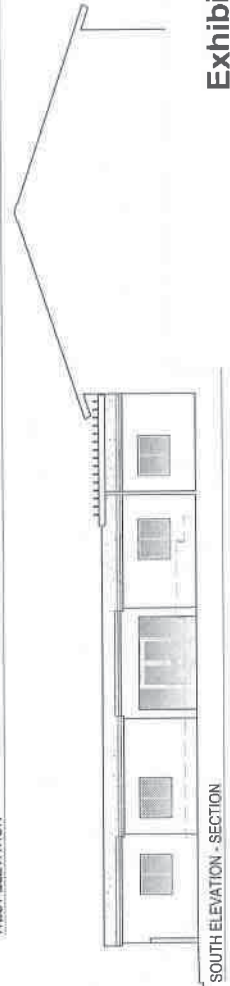
EAST ELEVATION



NORTH ELEVATION



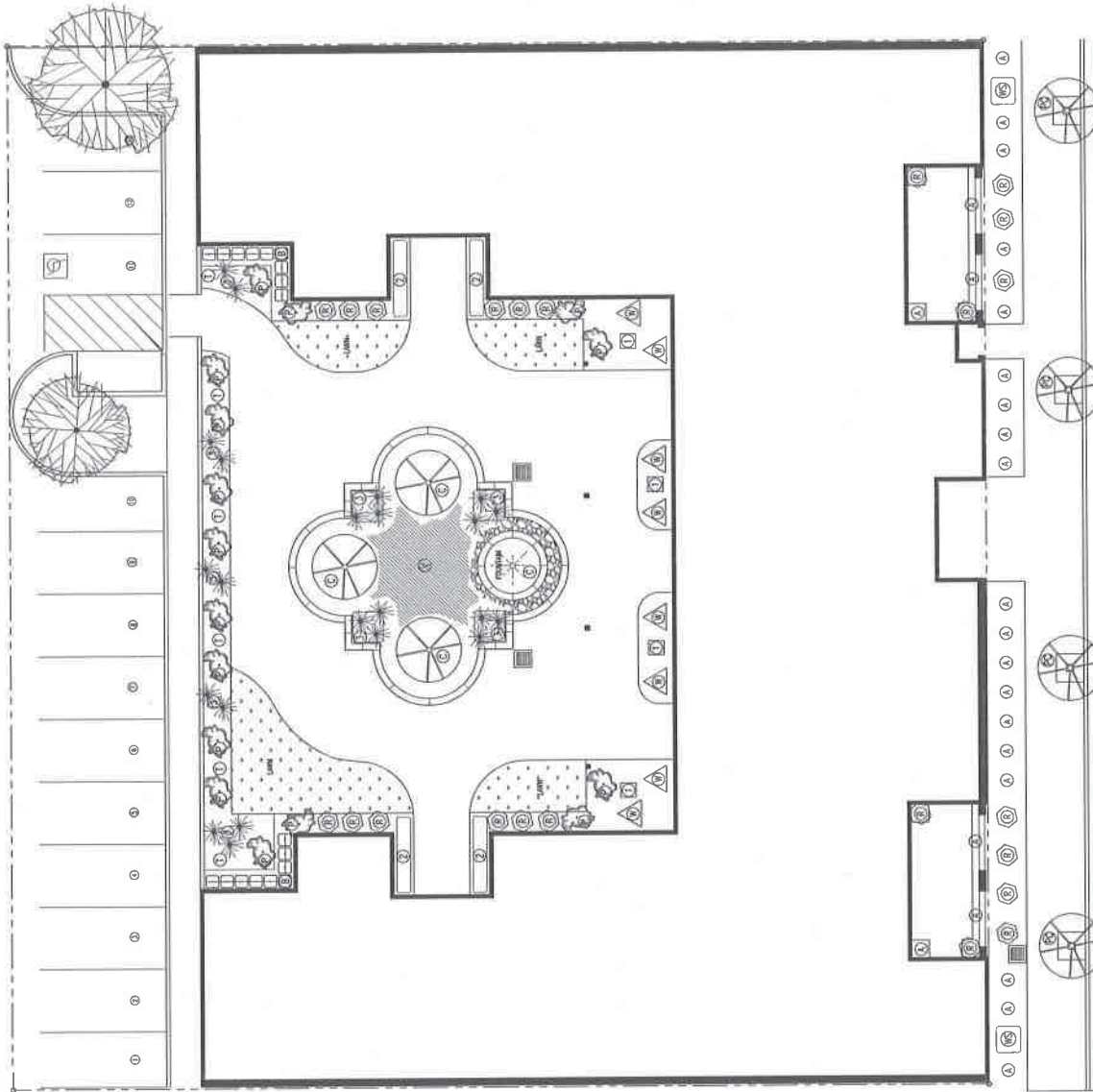
WEST ELEVATION



SOUTH ELEVATION - SECTION

PROJECT	ELEVATIONS	SHEET	3
DATE	12/11/11	NO.	
PROJECT	PAUSD RES. CARE CENTER, 13000 S. TUCKER BLVD., PALMDALE, CALIFORNIA 93446	NO.	
DESIGNER	PAUSD RES. CARE CENTER, 13000 S. TUCKER BLVD., PALMDALE, CALIFORNIA 93446	NO.	
DATE	12/11/11	NO.	

Exhibit D
Architectural Elevations
CUP 13-006
(Tucker Res. Care)



LANDSCAPE SCHEDULE

COURT YARD

- C - SHROUJEN FLOWERING CHERRY
- T - THALIA EVERALD
- R - RHAPHIOLEPS INDICA - PINK, 3' TALL
- B - BIRCHWOOD 'GREEN BEAUTY'
- V - VINCA MINOR

MIXED PERENNIALS

- 1 - CORAL BELLS - RED FLOWERS
- 2 - CAMPANULA POSCHARYANA
- 3 - CORAL BELLS - RED FLOWERS
- 4 - CAMPANULA POSCHARYANA
- 5 - CORAL BELLS - RED FLOWERS
- 6 - CAMPANULA POSCHARYANA
- 7 - CORAL BELLS - RED FLOWERS
- 8 - CAMPANULA POSCHARYANA
- 9 - CORAL BELLS - RED FLOWERS
- 10 - CAMPANULA POSCHARYANA
- 11 - CORAL BELLS - RED FLOWERS
- 12 - CAMPANULA POSCHARYANA
- 13 - CORAL BELLS - RED FLOWERS
- 14 - CAMPANULA POSCHARYANA
- 15 - CORAL BELLS - RED FLOWERS
- 16 - CAMPANULA POSCHARYANA
- 17 - CORAL BELLS - RED FLOWERS
- 18 - CAMPANULA POSCHARYANA
- 19 - CORAL BELLS - RED FLOWERS
- 20 - CAMPANULA POSCHARYANA
- 21 - CORAL BELLS - RED FLOWERS
- 22 - CAMPANULA POSCHARYANA
- 23 - CORAL BELLS - RED FLOWERS
- 24 - CAMPANULA POSCHARYANA
- 25 - CORAL BELLS - RED FLOWERS
- 26 - CAMPANULA POSCHARYANA
- 27 - CORAL BELLS - RED FLOWERS
- 28 - CAMPANULA POSCHARYANA
- 29 - CORAL BELLS - RED FLOWERS
- 30 - CAMPANULA POSCHARYANA
- 31 - CORAL BELLS - RED FLOWERS
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- 33 - CORAL BELLS - RED FLOWERS
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- 49 - CORAL BELLS - RED FLOWERS
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- 51 - CORAL BELLS - RED FLOWERS
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- 83 - CORAL BELLS - RED FLOWERS
- 84 - CAMPANULA POSCHARYANA
- 85 - CORAL BELLS - RED FLOWERS
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- 89 - CORAL BELLS - RED FLOWERS
- 90 - CAMPANULA POSCHARYANA
- 91 - CORAL BELLS - RED FLOWERS
- 92 - CAMPANULA POSCHARYANA
- 93 - CORAL BELLS - RED FLOWERS
- 94 - CAMPANULA POSCHARYANA
- 95 - CORAL BELLS - RED FLOWERS
- 96 - CAMPANULA POSCHARYANA
- 97 - CORAL BELLS - RED FLOWERS
- 98 - CAMPANULA POSCHARYANA
- 99 - CORAL BELLS - RED FLOWERS
- 100 - CAMPANULA POSCHARYANA

STREET PLANTING

- PC - CHANTICLEERY FLOWERING PEAR
- PC - CHANTICLEERY FLOWERING PEAR
- R - RHAPHIOLEPS INDICA - PINK, 3' TALL
- A - ARCTOSTAPHYLOS EMBEDALD CARET
- WS - WISTERIA SINENSIS

IRRIGATION NOTES:

- ALL PLANT MATERIAL TO HAVE 7 DAY TIME CLOCK CONTROLLED IRRIGATION.
- PROVIDE MIN. 8 STATION CONTROLLER
- ALL SHRUBS & TREES TO HAVE 0.5 GPM BUBBLERS "HUNTER", "RAINBIRD", OR EQ.
- MIN. 2 PER SHRUB, 3 PER TREE.

PROJECT	LANDSCAPE PLAN
DATE	4
DESIGNER	PAUL STREET, CALIFORNIA 92448
CLIENT	WINDYBUSH LANDSCAPE ARCHITECTURE, 1000 S. GARDEN, SUITE 100, ANAHEIM, CA 92805
SCALE	AS SHOWN
DATE	05/20/2015
BY	WSP
CHECKED	WSP
DATE	05/20/2015

LANDSCAPE PLAN

Exhibit E
Landscape Plan
CUP 13-006
(Tucker Res. Care)



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

ATTACHMENT 5

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 13-006 located at 725 Pine Street, on this 127th day of December, 2013.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen Buxkemper