

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PD 13-006 AMENDMENT (Mullahey / MW Architects)

DATE: AUGUST 12, 2014

Needs: For the Planning Commission to consider an amendment to PD 13-006 to allow changes to the building's exterior materials.

- Facts:
1. The project is located on the northeast corner of Golden Hill Road and Tractor Street (see Vicinity Map, Attachment 1).
 2. PD 13-006 was approved by the Planning Commission in January 2014 to establish a 29,907 square foot new car dealership with automotive repair. The plans approved by the Planning Commission had a stucco finish on the west elevation, and a portion of the south elevation. The other elevations were approved with metal siding.
 3. Upon review of the construction drawings for the building, it was determined that the stucco material had been replaced with metal siding.
 4. The applicants have provided a letter requesting the use of metal siding as opposed to exterior plaster. The reasoning for use of metal siding is to reduce the potential for the exterior plaster to crack. The increased longevity and lower maintenance of the metal siding was also noted in the letter.
 5. Since the building plans submitted differ from the plans approved by the Planning Commission, an amendment to the development plan is necessary to allow a change in the use of exterior materials visible to the public.

Analysis
and

Conclusion: When this project was originally submitted, metal siding was proposed on all four sides of the building. The main focus architecturally was the front (south) elevation. After initial comments by the DRC and staff, it was requested that more attention to detail be provided on the south elevation.

A revised plan was presented to the DRC with changes to the west elevation which included: extending the metal parapet along the entire length of the west elevation; replacing the metal siding with an exterior plaster finish; and extending the use of glass around the corner of the building. Changes to the south elevation included replacing the metal siding with an exterior plaster

finish. The DRC recommended that the Planning Commission approve the plans, and on January 28, 2014 the Commission approved PD 03-006.

On July 14, 2014, Mr. Mullahey and MW Architects presented revised plans to the DRC, along with material samples and photos of the metal siding. The metal has a corrugated design to it, which is an upgraded panel from the typical metal used on standard industrial buildings. The architect indicated that the panel (with the power coated finish) would enhance the look from the stucco and provide shadow lines that could change the look throughout the day. There was also discussion about the low maintenance and longevity of the metal panel when compared to the stucco finish. The architect indicated that the stucco, when used on a metal frame building, is more likely to crack over time, and that this is the primary reason for the request to change to metal materials.

The DRC supported the change to metal siding on the west elevation, and the portion of the front (south), since it would be consistent with the metal siding used on the rest of the building. Additionally, the metal parapet will remain on the west elevation. The DRC indicated that site planning elements such as the tubular steel fence, the parkway landscaping (including street trees), and new cars displayed in the parking lot, would all help to break-up the view of the building as seen from the street. Lastly, the maintenance and longevity of the metal vs. the stucco was taken into account.

Policy

Reference: CEQA, the City of Paso Robles Zoning Code, and Commercial and Industrial Design Guidelines

Fiscal

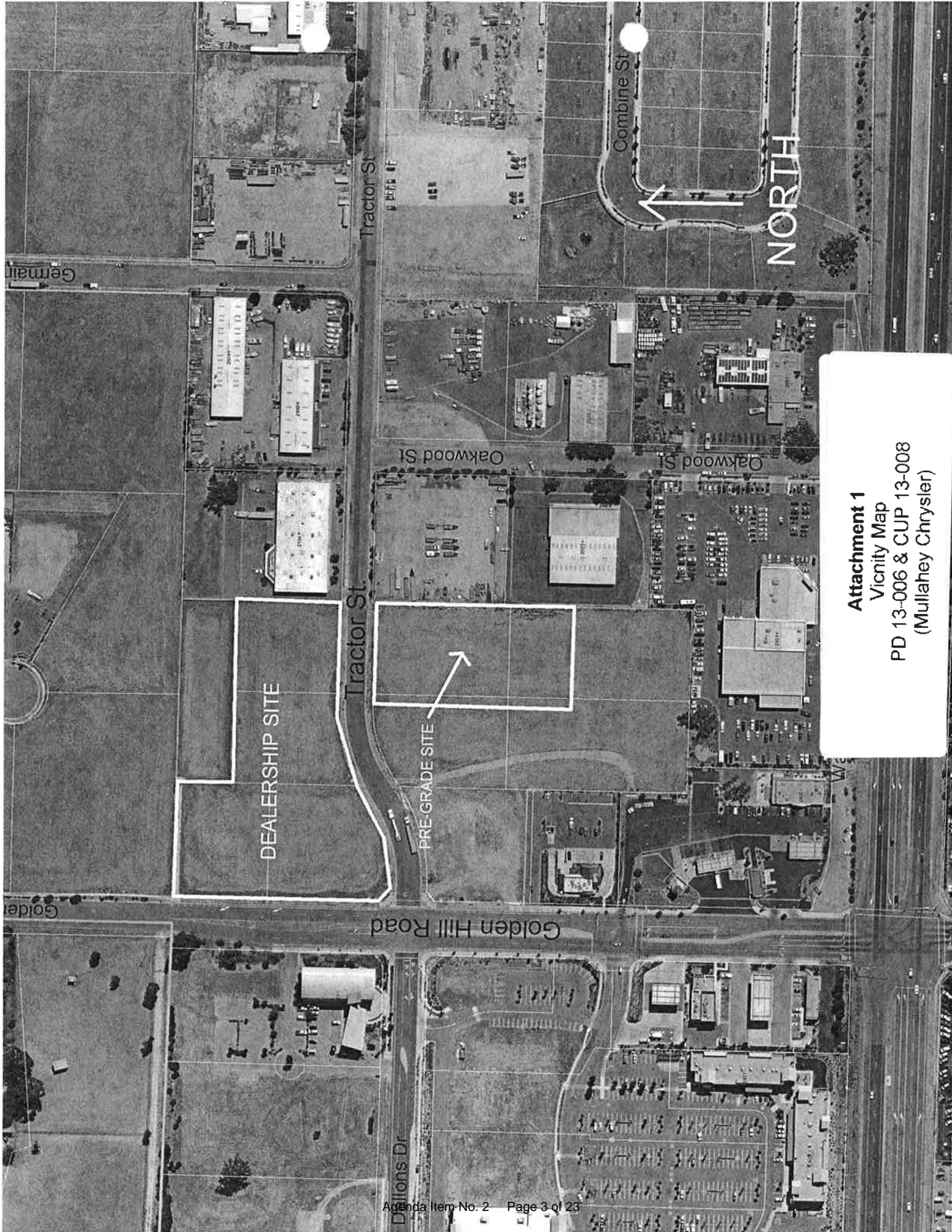
Impact: None identified at this time.

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution approving the amendment to PD 13-006, allowing for the change from stucco finish to metal siding on the buildings west elevation, and portions of the front elevation;
- b). Amend, modify or reject the above noted option.

Attachments:

- 1. Vicinity map
- 2. Applicant's Letter
- 3. Resolution Approving PD 13-006 Amendment
- 4. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
PD 13-006 & CUP 13-008
(Mullahey Chrysler)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PD 13-006 AMENDMENT
(MULLAHEY)
APN: 025-421-065, 066, 067, 068, 071 & 074

WHEREAS, in January 2014, the Planning Commission approved PD 13-006 to establish a 29,907 square foot new car dealership with automotive repair for Mullahey Chrysler on the property located at the north east corner of Golden Hill Road and Tractor Street; and

WHEREAS, the plans approved with PD 13-006 indicated the use of exterior plaster (stucco) on the west elevation, and a portion of the south elevation. The other elevations were approved with metal siding; and

WHEREAS, the applicants are requesting the use of metal siding, consistent with the rest of the building, to be used on the west and south elevations instead of the stucco, mainly because of concern with maintenance and longevity of the stucco (see Exhibit A: Project Elevation/Materials); and

WHEREAS, a public hearing was conducted by the Planning Commission on August 12, 2014, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this PD amendment request; and

WHEREAS, the DRC reviewed the plans prompting this PD amendment request and supported the change to metal siding on the west elevation, and the portion of the front; 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. Architectural elements including: the glass wrapped around the front (south) and east sides of the building; continued use of the metal parapet on the west side of the building; and additional site planning elements to help break-up the view of the building as seen from the street on the west side, the use of the corrugated metal panel would be consistent with adopted codes, policies, standards, and plans of the City including relevant criteria in the Commercial and Industrial Design Guidelines; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City since the

Attachment 3
Resolution
Approving PD 13-006 Amendment

project controls offsite impacts such as adequately shielded lighting to prevent off-site glare and retention of storm water on site through installation of low-impact development (LID) features; and

3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way, since the subject lots are not visible from Highway 46 East, and since the vehicles stored in the yard area will be lower than the screen fencing; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts. The area of Combine Street is an area that has had historic outdoor equipment storage lots and with the required screen fencing, and landscaping, the storage lots will be adequately screened; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc., since the lots in which the proposed outdoor storage yard is located is not considered scenic, nor does it have existing environmental resources; and
6. As an infill development project, the proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan amendment as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for uses similar to equipment rental and contractor storage, which are types of uses anticipated in the Commercial Services (CS)/ Commercial/Light-Industrial (C3) designated areas of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve PD 13-006 Amendment, allowing for the use of the corrugated metal siding, consistent with the siding used on the rest of the building, in place of the stucco on the west, and portions of the south elevations, subject to the following conditions:

1. That all conditions within resolutions 14-004 and 14-005 remain in full effect, except that Exhibit F of Resolution 14-005 be superseded by a new architectural elevation, attached as Exhibit A.

PASSED AND ADOPTED THIS 12th day of August, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

DOUG BARTH, CHAIRMAN

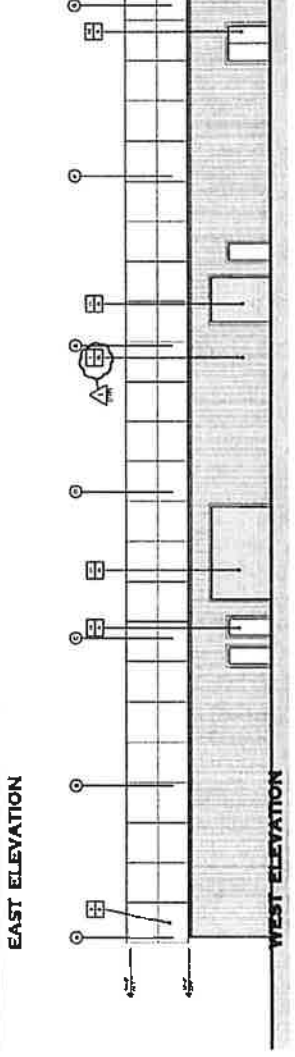
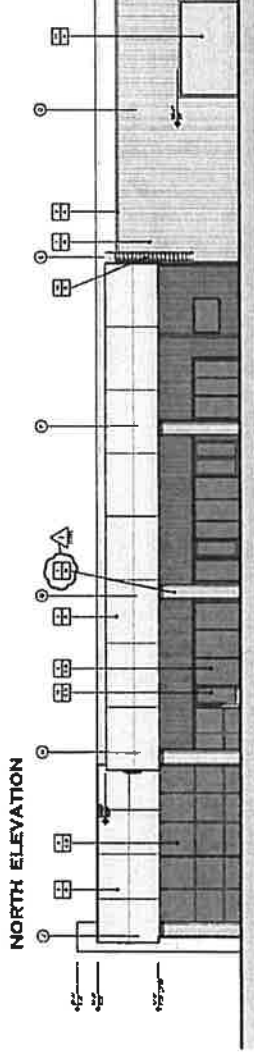
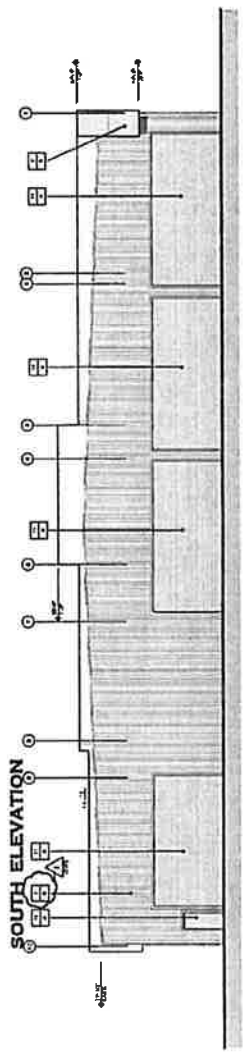
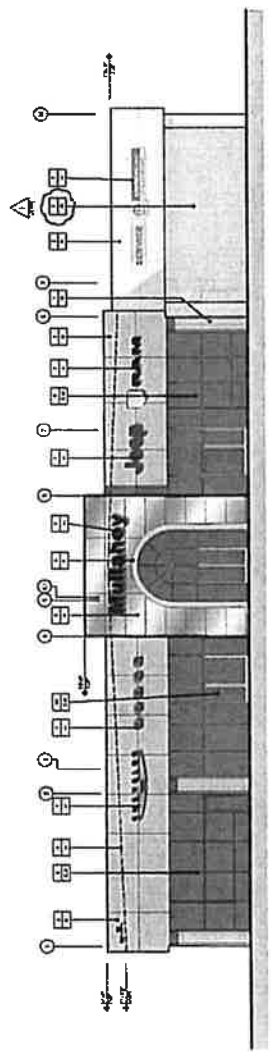
ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

MATERIAL AND COLOR DESIGNATIONS



GENERAL NOTES
 1. MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 2. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 3. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 4. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 5. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 6. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
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 8. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 9. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
 10. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.



BUILDING ELEVATIONS

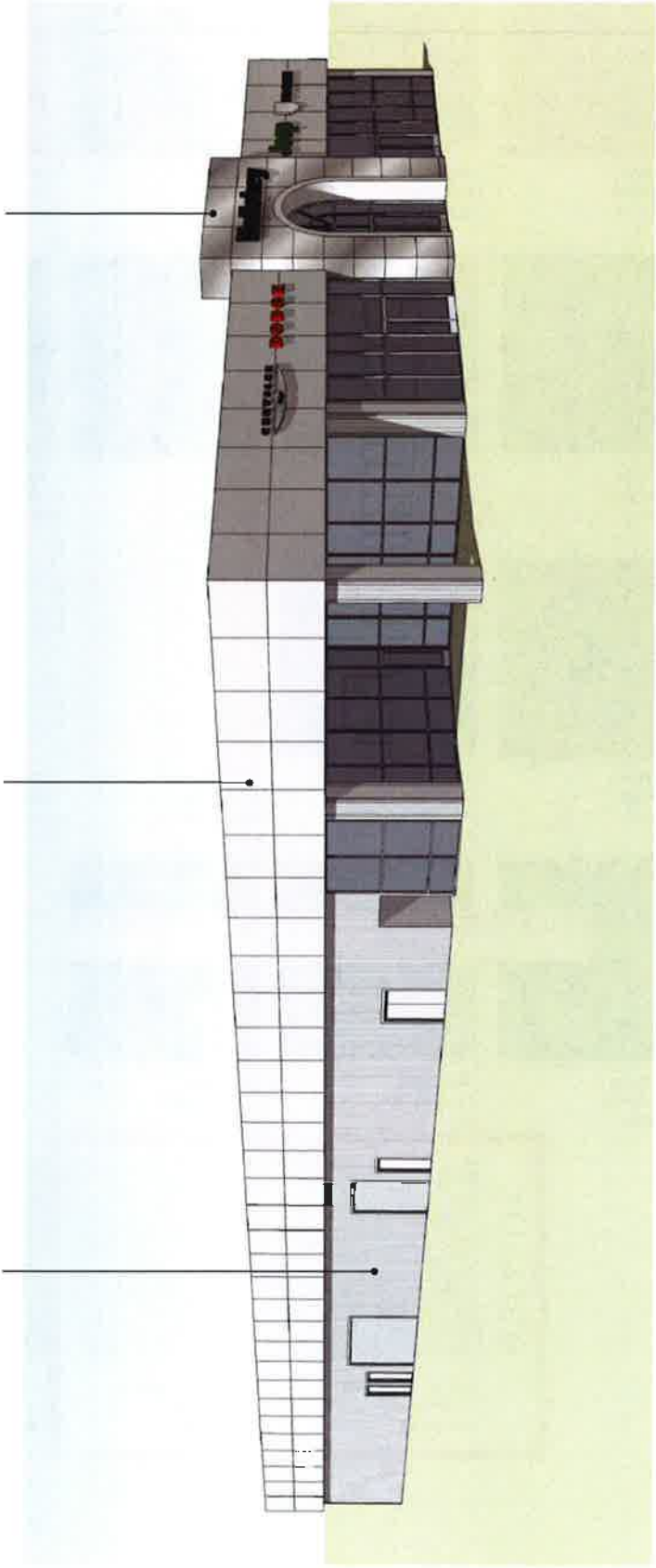


MW ARCHITECTS

ARCHITECTS
W. WAYNE & STEVENY
250 PRUDEN ROAD, SUITE 0
SAN FELIX, CALIFORNIA 92374-1401
TEL: (951) 744-2334
FAX: (951) 844-1339

SCHEMATIC COLOR BOARD
MULLAHEY CHRYSLER

14461 - part 07.25.14



COLOR BOARD

FOUR MILLIMETER STOCK PROGRAM COLORS

20 Year Finish Warranty

SOLID



BBR Red
4&3-BBR-30
LRV 8.06



BTR Red
4&3-BTR-50
LRV 11.57



TOR Red
4-TOR-70
LRV 9.06



JLR Red
4-JLR-50
LRV 5.44



JXR Red
4-JXR-35
LRV 10.60



TRC Red
4-TRC-35
LRV 8.52



AUB Blue
4-AUB-50
LRV 3.26



CVB Blue
4-CVB-70
LRV 13.79



HNB Blue
4-HNB-50
LRV 16.78



RTB Blue
4-RTB-50
LRV 9.08



MBU Blue
4-MBU-30
LRV 10.69



HYB Blue
4-HYB-30
LRV 4.20



ABE Blue
4-ABE-70
LRV 23.73



AYW Yellow
4-AYW-70
LRV 81.77



RVW White
4-RVW-G45
LRV 86.34

PROPOSED FINISH FOR ACM PANELS



COW White
4-COW-30
LRV 88.67



BLX Black
4&3-BLX-30
LRV 0.89



TBL Black
4&3-TBL-70
LRV 0.76

CVG Gray
4&3-CVG-50
LRV 14.38

MICA



Mica MFS Grey
4-MFS-30
LRV 13.41

METALLIC



TSZ Silver Metallic
4-TSZ-70
LRV 32.00



TBX Silver Metallic
4&3-TBX-30
LRV 38.65



GOY Gold Metallic
4-GOY-70
LRV 25.51

*Colors shown are as close to actual colors as allowed by the printing process. Due to product improvements, changes and other factors Mitsubishi Plastics Composites America, Inc. reserves the right to change or delete information herein without prior notice. Please refer to warranty details for exclusions and limitations. Additional warranty coverage over that stated may be given to some projects/products. Please consult Customer Service.

PVDF (Kynar 500®) Paint System

Linen White (81) ^{1,2,3}	Snowdrift White (W81) ¹	Sandstone (W51) ¹	Parchment (W74) ¹	Taupe (74)
Patina Green (W58)	Hemlock Green (M7)	Aged Copper (65)	Felt Green (W66)	Classic Green (66)
Khaki (88)	Weathered Copper (W50)	Mansard Brown (133) ¹	Dark Bronze (50)	Medium Bronze (H4) ¹
Metallic Silver (K7) ^{1,4}	Champagne Metallic (L1) ¹	Mistique Plus (W31) ¹	Copper Penny (W92) ¹	Antique Patina (M1) ¹
Tahoe Blue (W71)	Regal Blue (W35) ¹	River Teal (59)		

**PROPOSED FINISH FOR
CORRUGATED METAL SIDING**



¹ CRRC Listed for Steep Slopes
² CRRC Listed for Low Slopes
³ Meets or Exceeds Low Slope ENERGY STAR® Requirements
⁴ Metallic Finish

www.metalsales.us.com

24 GAUGE

45 Year Paint Warranty

All colors carry a 45 year limited paint warranty
 Color selections are close representations but are limited by
 printing and viewing conditions. Actual samples are available by request.





RECEIVED

JUL 28 2014

City of Paso Robles
Community Development Dept.

July 25, 2014

This letter is a response to the issue raised in the altering of the lower wall materials on the South and West elevations from stucco to corrugated metal. At the time of planning review, the building structure had yet to be finalized. When stucco was proposed by the planning commission, the owner and previous design team did not consider the ramification that stucco would have on the now finalized pre-engineered metal building structure. Pre-engineered metal buildings have a considerable amount of deflection, which is not good for stucco. The use of corrugated metal siding in place of stucco is a preferred material in the current building's construction type. Stucco walls have a greater risk of developing cracks and inconsistencies over the course of the building's life; substituting metal siding will drastically reduce building maintenance and increase overall longevity.

In regards to aesthetics, the proposed corrugated metal siding is an option lending itself to a higher quality finish that aligns closely with other examples of higher end projects throughout San Luis Obispo County which also utilize the material, including the Merrill and Associates building located adjacent to the site. In conjunction with these assets, the corrugated metal siding achieves the same effect of adding texture and material differentiation as achieved with stucco, without compromising the general aesthetic of the dealership and simultaneously offering a material of superior durability. The corrugated metal siding achieves all of the perceived attributes of stucco, while outperforming for its purpose and maintaining a visual congruency with other buildings of similar nature in the San Luis Obispo area.

Attachment 2
Applicant's Letter

M W A R C H I T E C T S

225 Prado Road, Suite G, San Luis Obispo CA 93401 Tel. (805) 544.4334 Fax. (805) 544.4330
ARCHITECTS: Michael Peachey • Wayne Stuart, AIA, CSI

Examples



Merrill & Associates, TRACTOR STREET & DALLONS, PASO ROBLES



Merrill & Associates, GOLDENHILL, PASO ROBLES

M W ARCHITECTS

225 Prado Road, Suite G, San Luis Obispo CA 93401 Tel. (805) 544.4334 Fax. (805) 544.4330
Agenda Item No. 2 Page 14 of 23
ARCHITECTS: Michael Peachey • Wayne Stuart, AIA, CSI

Examples



Example of Siding, BUILDING LOCATION UNKNOWN



Mindtap Building, EMPRESSA STREET, SAN LUIS OBISPO

M W ARCHITECTS

225 Prado Road, Suite G, San Luis Obispo CA 93401 Tel. (805) 544.4334 Fax. (805) 544.4330
ARCHITECTS: Michael Peachey • Wayne Stuart, AIA, CSI

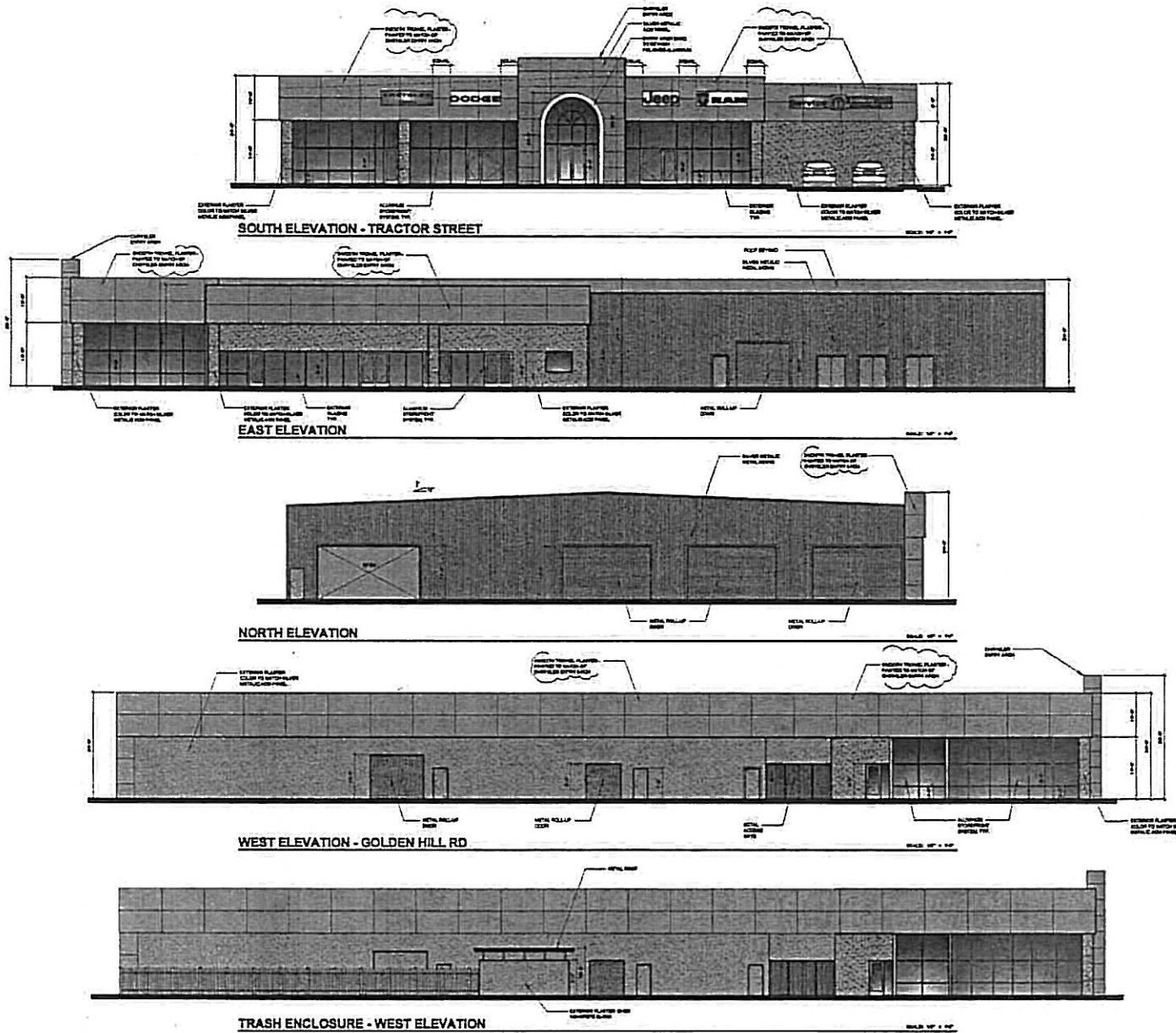
Examples



Pacific Coast Center, SOUTH HIGUERA STREET, SAN LUIS OBISPO

M W ARCHITECTS

225 Prado Road, Suite G, San Luis Obispo CA 93401 Tel. (805) 544.4334 Fax. (805) 544.4330
Agenda Item No. 2 Page 16 of 23
ARCHITECTS: Michael Peachey • Wayne Stuart, AIA, CSI



DENNIS J. FLYNN ARCHITECTS, INC.

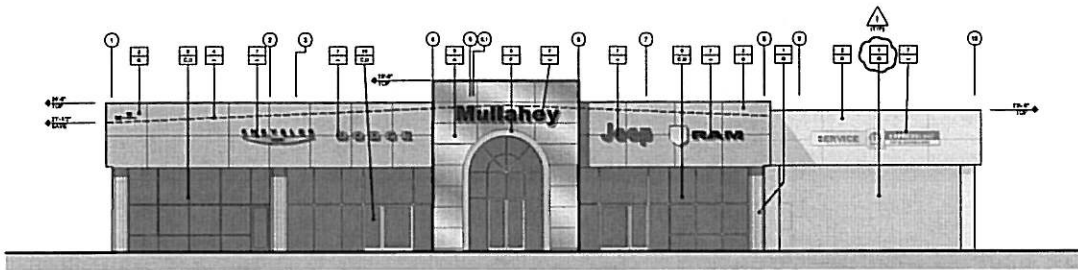
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 PROJECT NO. 0000 0000 0000
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 SCALE 00/00/00
 SHEET NO. 0000 0000 0000
 TOTAL SHEETS 0000 0000 0000
 PROJECT NAME 0000 0000 0000
 PROJECT ADDRESS 0000 0000 0000
 PROJECT CITY 0000 0000 0000
 PROJECT STATE 0000 0000 0000
 PROJECT ZIP 0000 0000 0000
 PROJECT PHONE 0000 0000 0000
 PROJECT FAX 0000 0000 0000
 PROJECT EMAIL 0000 0000 0000

PASO ROBLES
 CHRYSLER JEEP DODGE RAM
 PROPOSED ELEVATIONS

PROJECT INFO
 PROJECT NO. 0000 0000 0000
 PROJECT NAME 0000 0000 0000
 PROJECT ADDRESS 0000 0000 0000
 PROJECT CITY 0000 0000 0000
 PROJECT STATE 0000 0000 0000
 PROJECT ZIP 0000 0000 0000
 PROJECT PHONE 0000 0000 0000
 PROJECT FAX 0000 0000 0000
 PROJECT EMAIL 0000 0000 0000

A3.01

Exhibit F
 Architectural Elevations
 PD 13-006 & CUP 13-008
 (Mullahey Chrysler)



MATERIAL AND COLOR DESIGNATIONS

- MATERIAL DESIGNATIONS**
- 1 METAL PANEL, REFER TO FLOOR PLAN
 - 2 ALUMINUM STOREFRONT DOORS, REFER TO FLOOR PLAN
 - 3 STEEL SHIM COILING, REFER TO FLOOR PLAN
 - 4 CONCRETE MASONRY WALL SYSTEM
 - 5 ALUMINUM STOREFRONT WINDOWS, REFER TO FLOOR PLAN
 - 6 ALUMINUM STOREFRONT DOORS, REFER TO FLOOR PLAN
 - 7 INTERIORS FINISH BY OTHER TRADES, REFER TO FLOOR PLAN
 - 8 STEEL SHIM COILING, REFER TO FLOOR PLAN
 - 9 REFER TO REFLECTED CEILING PLAN FOR HOPPERS
 - 10 ROOF LAYOUT, REFER TO DETAIL

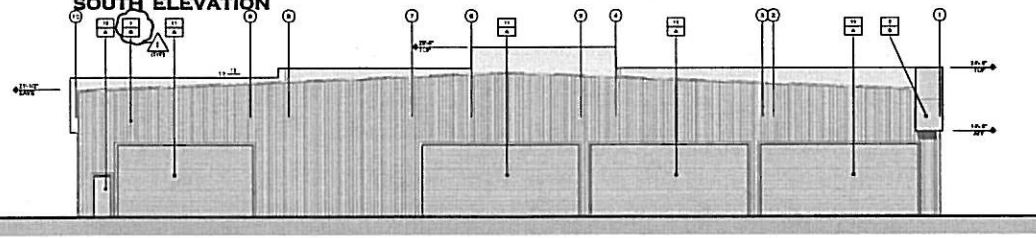
COLOR DESIGNATIONS

- A SILVER METAL - REFLECTIVE
- B BLUE METAL - REFLECTIVE
- C DARK GREY METAL
- D UNPAINTED GALV. STEEL
- E FACTORY FINISH
- F CONCRETE MASONRY

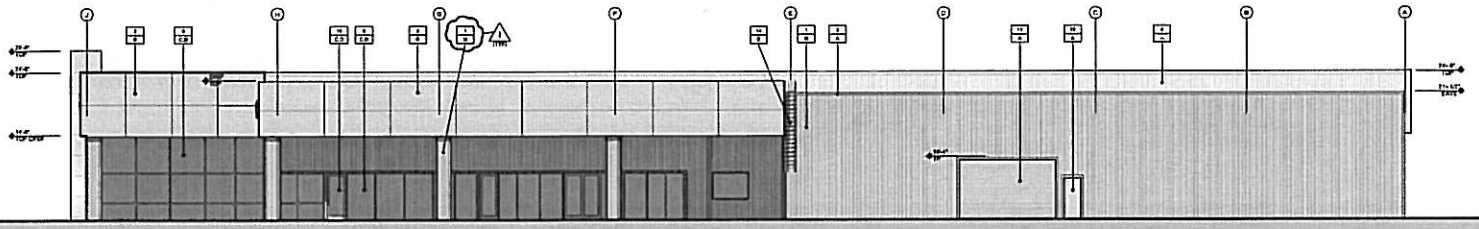
GENERAL NOTES

- A. GENERAL CONTRACTOR TO SUPERVISE THE FINISH WORK OF THE EXPOSED CHASIS WALLS TO ENSURE HIGH LEVEL OF QUALITY.
- B. CONTRACTOR TO WATER PROOF / SEAL EXPOSED CHASIS WALLS.

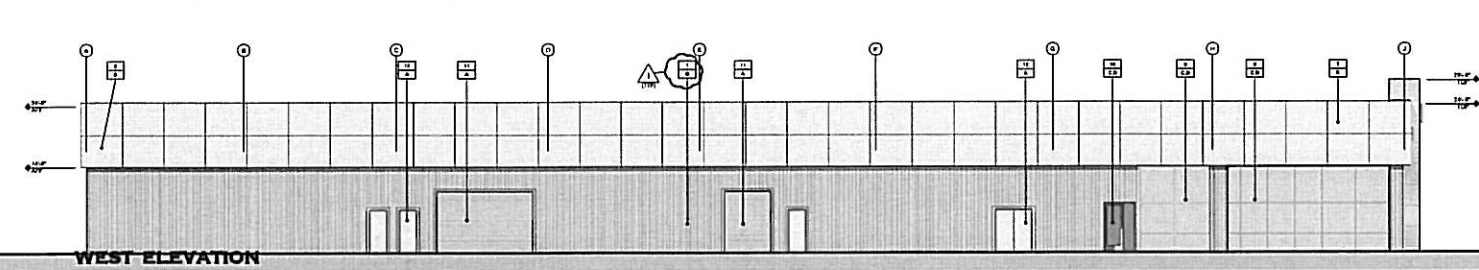
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



BUILDING ELEVATIONS



MW ARCHITECTS

A CAR DEALERSHIP FOR
CHEVROLET / DODGE / JEEP / RAM
 1000 W. MAIN ST., SUITE 100
 ST. LOUIS, MO 63101

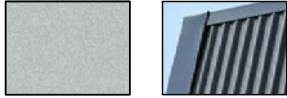
CHEVROLET
Jeep
DODGE
RAM

BUILDING ELEVATIONS

REVISIONS:
 REVISION NO. DATE BY
 1 3.17.14 JLR

JOB NUMBER: 14481
 DATE: 3.17.14
 SHEET NUMBER: **A5.00**
 SCALE: 1/8" = 1'-0"

CORRUGATED METAL SIDING



METALLIC SILVER
K7

ACM PANEL

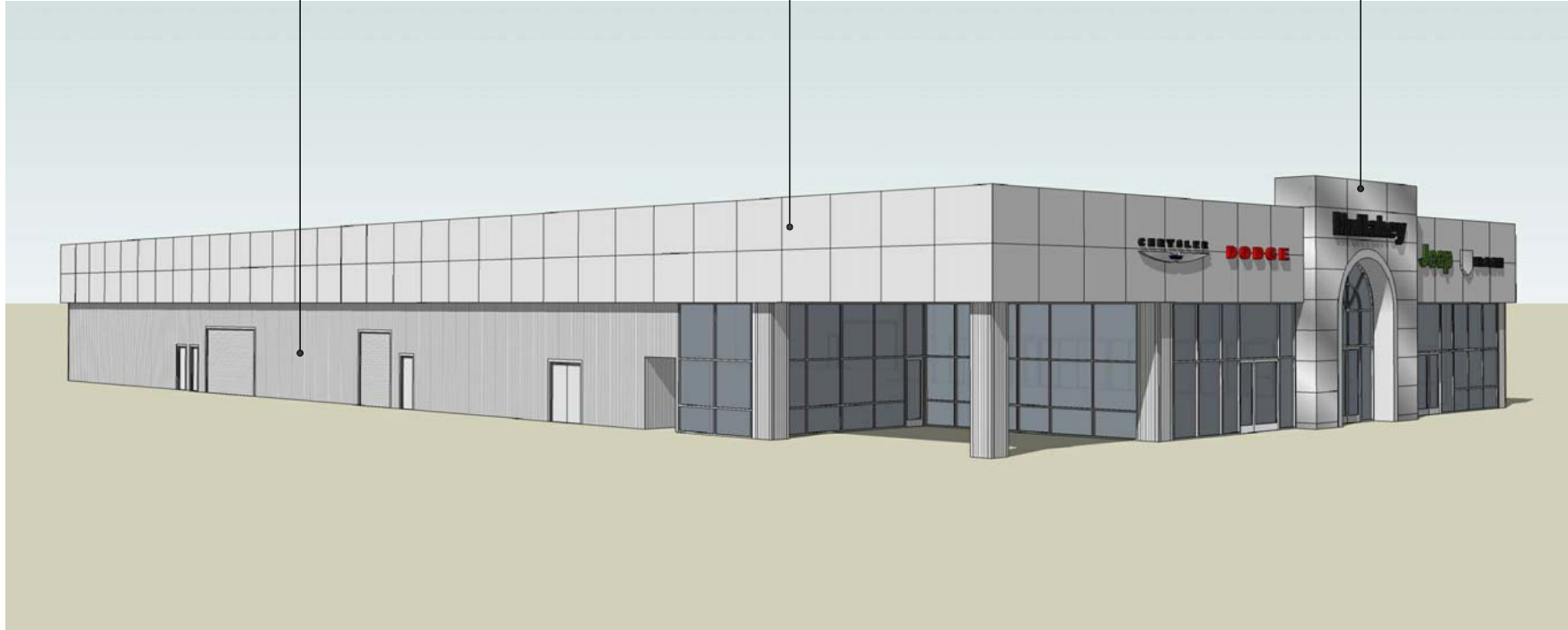


SILVER METALLIC
4-TSZ-70

ACM PANEL



SILVER METALLIC
483-TBX-30



ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330

**SCHEMATIC COLOR BOARD
MULLAHEY CHRYSLER**

COLOR BOARD

JN:14451 DATE:07.25.14

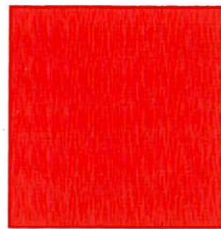
FOUR MILLIMETER STOCK PROGRAM COLORS

20 Year Finish Warranty

SOLID



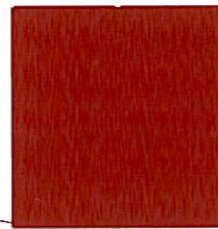
BBR Red
4&3-BBR-30
LRV 8.06



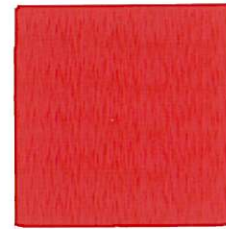
BTR Red
4&3-BTR-50
LRV 11.57



TOR Red
4-TOR-70
LRV 9.06



JLR Red
4-JLR-50
LRV 5.44



JXR Red
4-JXR-35
LRV 10.50



TRC Red
4-TRC-35
LRV 8.52



AUB Blue
4-AUB-50
LRV 3.25



CVB Blue
4-CVB-70
LRV 13.79



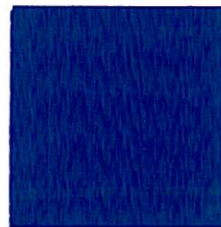
HNB Blue
4-HNB-50
LRV 16.78



RTB Blue
4-RTB-60
LRV 9.06



MBU Blue
4-MBU-30
LRV 10.59



HYB Blue
4-HYB-30
LRV 4.20



ABE Blue
4-ABE-70
LRV 23.73



AYW Yellow
4-AYW-70
LRV 61.77



RVW White
4-RVW-G45
LRV 86.34



COW White
4-COW-30
LRV 68.67



BLX Black
4&3-BLX-30
LRV 0.89



TBL Black
4&3-TBL-70
LRV 0.75



CVG Grey
4&3-CVG-50
LRV 14.38

PROPOSED FINISH FOR ACM PANELS

MICA



Mica MFS Grey
4-MFS-30
LRV 13.41

METALLIC



TSZ Silver Metallic
4-TSZ-70
LRV 32.00



TBX Silver Metallic
4&3-TBX-30
LRV 38.65

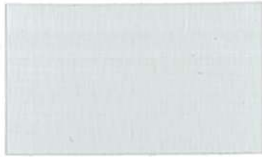


GOY Gold Metallic
4-GOY-70
LRV 25.51

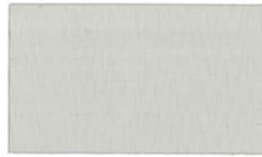
PVDF (Kynar 500®) Paint System



Linen White (81)^{1,2,3}



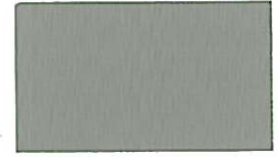
Snowdrift White (W81)¹



Sandstone (W51)¹



Parchment (W74)¹



Taupe (74)



Patina Green (W58)



Hemlock Green (M7)



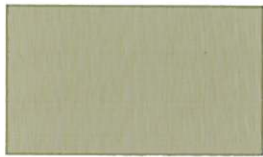
Aged Copper (65)



Felt Green (W66)



Classic Green (66)



Khaki (88)



Weathered Copper (W50)



Mansard Brown (133)¹



Dark Bronze (50)



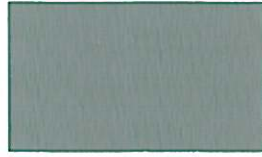
Medium Bronze (H4)¹



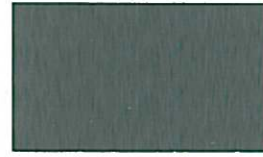
Brandywine (P8)^{1,4}



Patriot Red (73)



Colonial Red (W75)



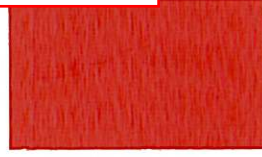
Terra Cotta (W72)¹



Rustic Steel (W45)¹



Metallic Silver (K7)^{1,4}



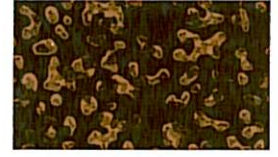
Champagne Metallic (L1)⁴



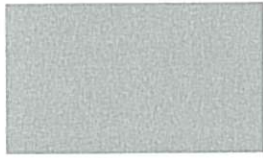
Mistique Plus (W31)⁴



Copper Penny (W92)⁴



Antique Patina (M1)⁴



Tahoe Blue (W71)



Regal Blue (W35)¹



River Teal (59)



All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

- ¹ CRRC Listed for Steep Slopes
- ² CRRC Listed for Low Slopes
- ³ Meets or Exceeds Low Slope ENERGY STAR® Requirements
- ⁴ Metallic Finish

PROPOSED FINISH FOR CORRUGATED METAL SIDING

www.metalsales.us.com

24 GAUGE

45 Year Paint Warranty

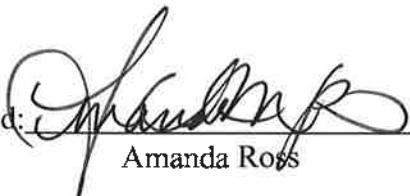
All colors carry a 45 year limited paint warranty. Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.



AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Amanda Ross, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the amendment to PD 13-006 to allow for the use of metal siding as opposed to exterior plaster on the building side fronting Golden Hill Road and on portions of the front of the building facing Tractor Street (PD 13-006) on this 24th day of July, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Amanda Ross

AUG 05 2014

CITY OF PASO ROBLES

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 1173489
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; AUGUST 1, 2014, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: AUGUST 1, 2014

AD-COST: \$137.86

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 12, 2014 at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following:

A request to amend PD 13-006, an approved new car dealership with automotive repair, to allow the use of metal siding as opposed to exterior plaster on the building side fronting Golden Hill Road and on portions of the front of the building oriented toward Tractor Street.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

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

If you challenge the project 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.

Amanda Ross
Planning Intern
August 1, 2014

1173489