

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PD 05-012 AMENDMENT (BRUSH & CLAYTON)

DATE: JULY 28, 2015

Needs: For the Planning Commission to consider applications filed by Kevin Brush and Frank Clayton, to amend PD 05-012 amending the development standards for Lots 1-48 of Tract 2594. (APNs: 025-371- 001 thru 048)

- Facts:
1. Tract 2594 is located on Combine Street, which is located at the east end for Tractor Street (See Vicinity Map, Attachment 1).
 2. The site has a zoning designation of C3 (Commercial-Light Industrial).
 3. Tract 2594, along with PD 05-012, was approved by the Planning Commission in June 2005 creating the 48 lot light industrial subdivision (Combine Lots). PD 05-012 anticipated that each of the lots would be developed with a building and associated parking lot. Resolution 05-0052 is attached (Attachment 2), the Architectural Site Plan, is attached as Exhibit A of Res. 05-0052).
 4. PD 05-012 established architectural and development standards for the lots. The exhibits adopted with the PD 05-012 included the use of stucco, tile, and arches (see Architectural Elevations, Exhibit B1-B5 of Res. 05-0052).
 5. The applications to amend PD 05-012 requests that the Planning Commission consider amending Resolution 05-0052, by changing the conditions/exhibits as follows (See Nick Gilman Letter, Attachment 3):
 - No. 7: reduce the front and street side setbacks from 10-feet to 6-feet;
 - No. 8: allow building square footages less than those provided for on Exhibit A, Architectural Site Plan, and acknowledge the ability to have outdoor display on individual lots as long as the display is associated with an established building and as long as the use is permitted in the zoning district;
 - No. 9: amend the condition to allow for other materials besides stucco walls, tile roofs, and utilize the City's Industrial Guidelines as a guide for building design and architecture.

6. On July 13, 2015 the DRC reviewed the PD Amendment request and was supportive of the proposed amendment that would allow flexibility in the established architectural standards for the Combine lots and rely on the City's Commercial and Industrial Guidelines as the framework for design and materials of the buildings (See Industrial Guidelines, attached as Exhibit A to the Draft Resolution Amending PD 05-012, Attachment 7). The DRC was also supportive of the proposed setback reductions and building square foot reductions for lots 8-12.
7. This application is categorically exempt from environmental review per Section 15303/15332 (new construction, infill) of the State's Guidelines to Implement CEQA.

Analysis
and

Conclusion: The architectural exhibits that were provided by the subdivider at the time of the creation of the Combine Lots were a vision of the type of buildings proposed to be built on the lots at that time. No buildings have been built on the Combine Lots, except for the CNG facility on Lot 14, which was approved by the Planning Commission in 2013 as a result of an amendment of PD 05-012. There have been various plans presented to the DRC over the years, but none of them resembled the approved plans. Now that lots seem to be selling and there is more interest in building new buildings, there is more interest in taking the steps necessary to allow more flexibility in architectural design and materials.

Brush/Bohner Projects:

Nick Gilman has provided conceptual plans for Kevin Brush, who is a concrete contractor, and Kevin Bohner, who has a concrete pumping business, that would like to construct buildings on the Combine lots. (See Attachments 4 and 5). The Kevin Brush's plan proposes metal siding and roofing, with agrarian style architecture. Kevin Bohner's building would have stucco walls with a metal roof and could also be considered agrarian. These types of buildings would seem to fit in with the Wallace Industrial area. It is necessary to amend condition No. 9 in order to allow for buildings with the design and materials as proposed, since they are not consistent with the approved plans.

Frank Clayton Project:

Frank Clayton, along with his daughter Pam Wilken, own Central Coast Trailers and is currently located on Paso Robles Street. They would like to construct a new building and display area for the business on Lots 8-10 of the Combine Lots. The proposed building is also agrarian in style, with metal

siding and roof materials. The building is proposed to be 4,800 square feet and would be located Lot 8. Lots 9 & 10 would be used for the display of the new trailers for sale (see Attachment 6).

With the original subdivision, condition No. 8 was included to insure that Lots 8-12 have larger buildings since they were the larger lots along Highway 46 East. The concern was that if there were no parameters established that unsightly uses, such as general outdoor storage adjacent to the highway might be approved which would not result in an attractive entrance to the City. While it would seem that a vehicle sales business would be a good use for the lots along the highway and would be similar to other vehicles sales businesses in the area, the current PD requirements would require that the building be approximately 7,500 square feet. It would be necessary to amend Condition No. 8 to allow for buildings less than the square footages indicated on the original architectural site plan.

Setbacks:

Nick Gilman is requesting that the front and street side setbacks be reduced from 10-feet to 6-feet. As a result of the small lot sizes, especially corner lots, the reduced setbacks would help provide additional lot area for the building and parking. It was noted in the DRC meeting that when taking in consideration the 5-foot parkway strip, and a 6-foot setback, there would be ability to have 11-feet of landscaping between the street and the building. See Attachment 7, Setback Exhibit.

Industrial Guidelines:

Condition No. 4 of Resolution 05-0052 requires that developers proposing new buildings on the lots submit for DRC review of a Site Plan application. If the amendment is approved removing the original architectural requirements then it is suggested that the Industrial Guidelines, be utilized as the guidelines for building design and architecture for new buildings within the Combine Lots.

Driveways:

Many of the Combine Lots were designed to share driveways for lot access. Easements were not recorded with the Tract Map that would provide for joint access of the driveway areas. As mentioned in his letter, Nick Gilman suggested that a condition of approval be added that requires easements to be recorded for the joint access between the parcels. A condition of approval has been added to the attached PD Amendment Resolution that requires easements to be recorded.

Conclusion:

It seems reasonable to amend the established requirements to allow flexibility for architectural design and materials for buildings within the Combine Lots and using the Industrial Guidelines as a tool for design. The conceptual designs provided by the applicants would appear to be good examples of the types of building that could be approved for the Combine Lots.

The request for reduced setbacks will need to be discussed by the Planning Commission. Generally, commercial and industrial zoned properties have setbacks smaller than 10-feet, and many have zero setbacks. It would seem that the proposed 6-foot setback, along with the 5-foot landscape parkway would provide for a sufficient landscape separation between the street and buildings.

Regarding the Clayton request to amend Condition No. 8 allowing for a reduced building size on Lots 8-12, since new vehicle sales is a permitted use in the C3 zoning district, it would seem reasonable to allow such a use on the lots 8-12. Through the development review process and review at the DRC level, site planning, architecture, landscaping and fencing can be reviewed to insure that the project provides a good presentation along the Highway 46 frontage.

With the popularity of the Combine Lots increasing with new lot sales, amending the existing PD to allow for flexibility will allow for a more streamlined process at the DRC level for lot development. Using the Industrial Guidelines, which are already established, is also beneficial to the development review process.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

Impact: None identified at this time.

Options:

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

- a). 1. Adopt the attached resolution approving the amendment to PD 05-012, amending Conditions 7, 8, 9, and including the Industrial Guidelines as an, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Res. 05-0052
3. Nick Gilman Letter
4. Kevin Brush Site Plan – Elevations
5. Kevin Bohner Site Plan – Elevations
6. Frank Clayton Site Plan – Elevations
7. Setback Exhibit
8. Draft Resolution Amending PD 05-0052 (with attached Industrial Guidelines)
9. Newspaper notice and mail affidavits



Attachment 1
Vicinity Map
PD 05-012 Amendment
Combine Lots
(Brush - Clayton)

RESOLUTION NO.: 05-0052

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 05-012
(ROBERT SHANNON)
APN: 025-421-008

WHEREAS, Tract 2594 has been filed by Wilson Land Surveys on behalf of Richard Shannon to construct a 48-lot commercial/light industrial subdivision on a 17.46 acre site, where the parcels would range in size from 8,400 to 34,000 square feet; and

WHEREAS, the site is located at 2965 Wallace Drive, at the terminus of Combine and Wallace; and

WHEREAS, the General Plan land use designation is Commercial Service (CS), the Zoning is C3, Commercial/Light Industrial; and

WHEREAS, the project is located within Sub Area E of the Borkey Area Specific Plan; and

WHEREAS, in conjunction with Tract 2594, Planned Development 05-012 has been submitted to establish the architectural guidelines for the development of the parcels, the applicant has applied for Tentative Tract Map 2594; and

WHEREAS, at its June 14, 2005 meeting, the Planning Commission held a noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-012 and related applications; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is a destination resort hotel with ancillary/related land uses consistent with the City's Economic Strategy.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City.

Attachment 2

Res. 05-012

PD 05-012 Amendment

Agenda Item No. 1 **Combine Lots**

(Brush - Clayton)

- b. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- c. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- d. The design and the density of the Project is compatible with the surrounding development and does not create a disharmonious or disruptive element to the neighborhood.
- e. The Project is consistent with the purpose and intent of the Planned Development Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.
- f. The Project is consistent with the purpose and intent of the Borkey Area Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 05-012, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Tract 2594. In the event that either the tract or development plan is not approved, the approval of one plan does not automatically grant approval of the other.

PLANNING 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Architectural Site Plan
B1-B5	Architectural Elevations
C-1, C-2	Highway 46 Landscape Plan
D	Interior Landscape Plan
E	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 05-012, together with the application for Tentative Tract Map 2594, allows for the subdivision and development of a 48-lot Commercial/Light-Industrial for speculative development subject to standard and sight specific conditions of approval.

4. Prior to issuance of a Building Permit for each individual site, the applicant shall apply for a Major Site Plan Review where the following information will need to be provided for review and approval by the Development Review Committee. The Site Plan submittal shall include but not be limited to the following items:
 - a. Site Plan (see application guide for requirements for a site plan)
 - b. Architectural elevations
 - c. Landscaping Plan
 - d. Grading and Drainage Plan
 - e. Color and Materials Board
 - f. Fencing Plans
 - g. Exterior Light Cut-Sheets
5. Prior to or in conjunction with the recording of Tract 2594, a constructive notice shall be recorded against each parcel notifying future property owners that Planned Development 05-012 has been approved for the development which establishes architectural, landscape and site development standards.
6. Prior to or in conjunction with the recording of Tract 2594, a constructive notice shall be recorded against each parcel notifying future property owners that approved uses for each building will be based on adequate parking numbers as required by the Zoning Code at that time. There are many uses allowed in the C3 Zone; only uses that match the provided parking will be allowed.
7. A minimum 10-foot front landscape setback shall be required for buildings fronting on the street. A minimum 10-foot landscape setback shall be required for buildings side on to a street.
8. The lot sizes and building square footages for the Lots 8-12 are intended to be larger to provide more massing along Highway 46 East, therefore future development of these lots shall substantially comply with Exhibit A, Architectural Site Plan.
9. With the proposed development on each site, the architecture and site development shall be substantially compliant with Exhibits A-E attached to this resolution. The architecture of the buildings will need to be constructed of stucco walls and tile roofs and have four-sided architectural detailing as shown in the Exhibits.
10. Fencing for each lot shall comply with the following:
 - a. No fencing shall be installed within the 30-foot landscape easement;
 - b. Fencing along the street or along the 30-foot landscape easement (parallel along the northern side) shall be constructed to higher standards than chain link. Materials such as tubular steel, masonry, wrought iron and other quality materials as approved by the DRC;
 - c. Interior fencing can be chain link with slats;
11. Any outdoor storage shall be as an accessory to the on-site business and shall comply with the screening standards described in Section 21.21.110. Outdoor storage areas shall not back up to or be visible from Highway 46 East or any public street. Outdoor storage includes the storage of equipment and vehicles.

12. The development of Lots 10 and 14 shall be designed to stay out of the Critical Root Zone of the oak trees.

13. The following landscape areas shall be included in the City's Landscape and Lighting District:

- a. 30 foot landscape area adjacent to Highway 46 East;
- b. Open Space Easement on Lot 14;
- c. Parkway Landscaping.

14. The applicant shall mitigate their impact on the Highway 101-46 East intersection by depositing Development Impact Fees, at the time of building permits. The Development Impact Fee program will include the interim Highway 101-46 East project referenced in Caltrans letter dated 2-10-05.

PASSED AND ADOPTED THIS 14th day of June, 2005 by the following Roll Call Vote:

AYES: Johnson, Mattke, Menath, Steinbeck, Hamon, Holstine

NOES: None

ABSENT: Flynn

ABSTAIN: None



CHAIRMAN ED STEINBECK

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

Revisions	Date

ARCHITECT
 KEN M. SHANNON
 610 10th Street, Suite A
 San Francisco, CA 94146
 PH (415) 238-5501
 Fax (415) 239-5833

These drawings are the intellectual property of the Architect and shall remain confidential and shall not be used for any other purpose without the written consent of the Architect.

• ARCHITECTURE
 • GRAPHICS
 • DESIGN

BOB SHANNON COMMERCIAL
 Drawn By: Date
 Checked By: Date
 Drawing No.
 Scale: AS NOTED
 Sheet

A - 1

PROJECT DATA

OWNER: ROBERT SHANNON
P.O. BOX 2612
ALBANY, CA 94703

PROJECT ADDRESS: PORTION OF LOTS 5 AND 6 OF SHANNON SHOWN TRACT, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, A.P.N. 035-01-008

PROJECT DESCRIPTION: CONSTRUCT NEW COMMERCIAL BUILDINGS

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,000	1,000	1,000	1,000
2	1,000	1,000	1,000	1,000
3	1,000	1,000	1,000	1,000
4	1,000	1,000	1,000	1,000
5	1,000	1,000	1,000	1,000
6	1,000	1,000	1,000	1,000
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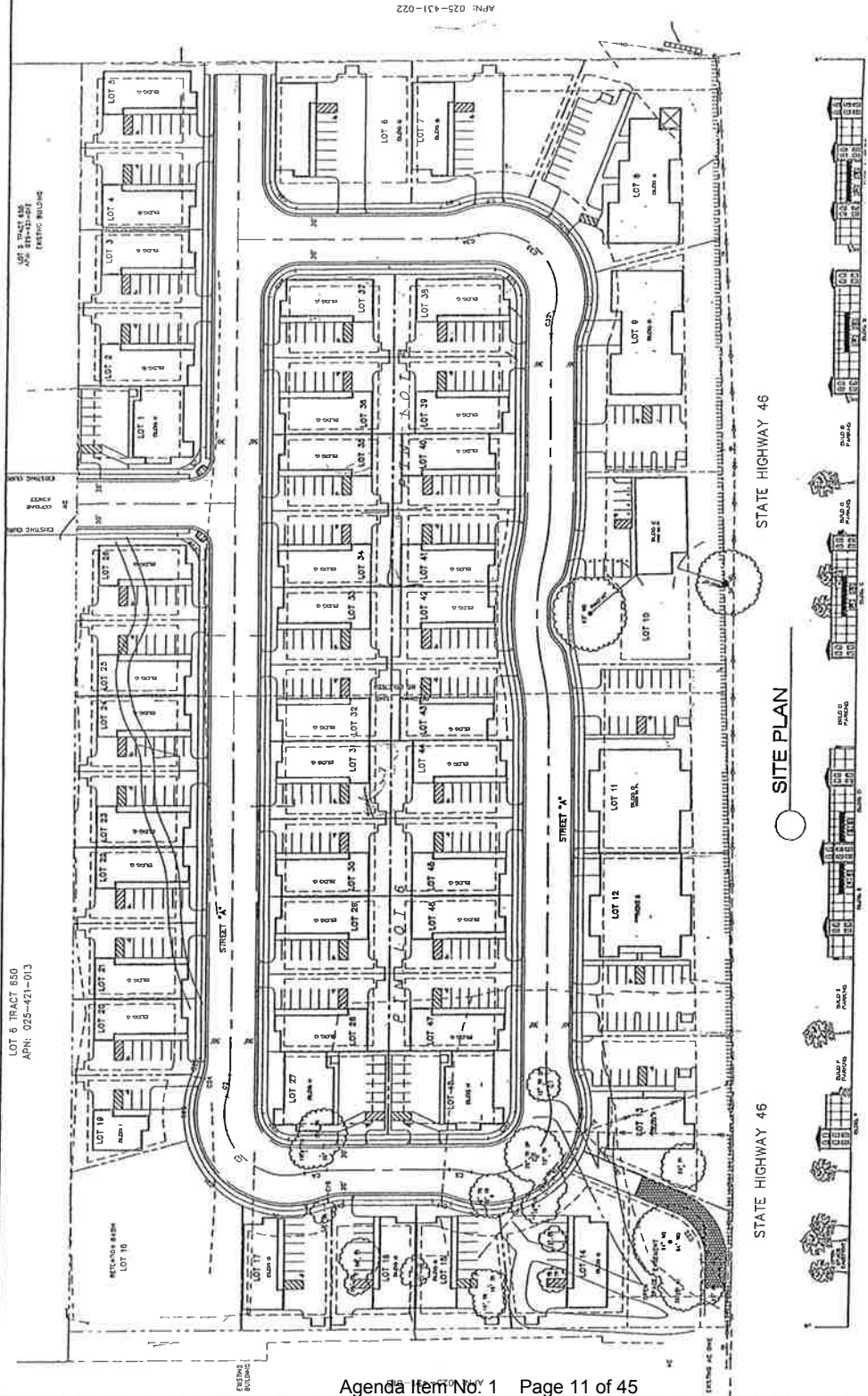
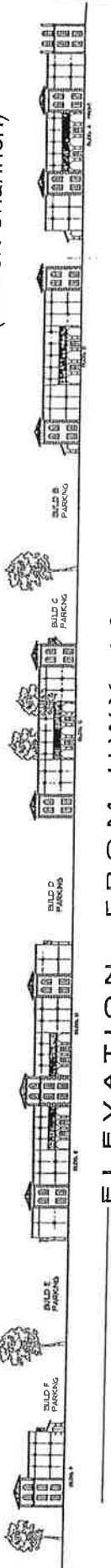


Exhibit A Architectural Site Plan Tract 2594 & PD 05-012 (Robert Shannon)

ELEVATION FROM HWY 46

STATE HIGHWAY 46

STATE HIGHWAY 46



ELEVATION FROM HWY 46

SCALE 1.5 : 1

SITE PLAN

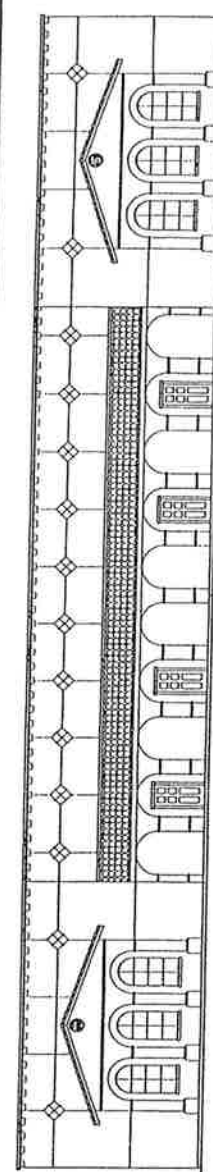
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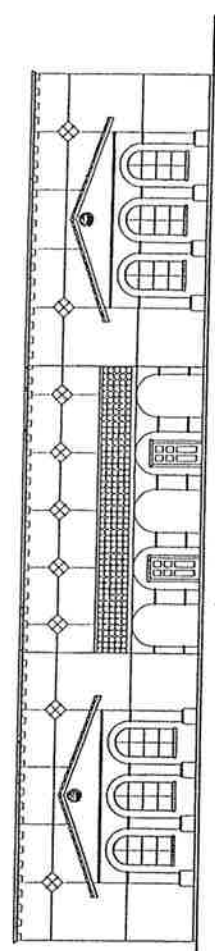
• ARCHITECTURE •
 • CIVIL •
 • DESIGN •
ARCHITECT
HAN
 Principal
 KEN W. MCGUIRE
 610 10th Street, Suite A
 Foxe Roberts, CA 95445
 PH (905) 238-5501
 Fax (905) 239-5853

A NEW COMPLEX FOR:
BOB SHANNON COMMERCIAL

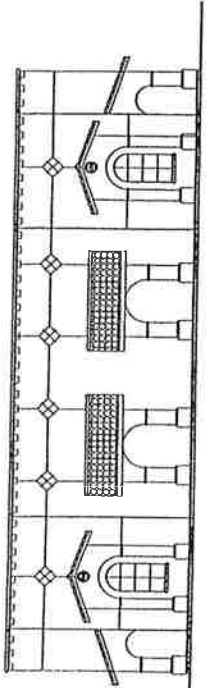
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 Checked By _____
 Drawing No. _____
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 Sheet _____
A - 4



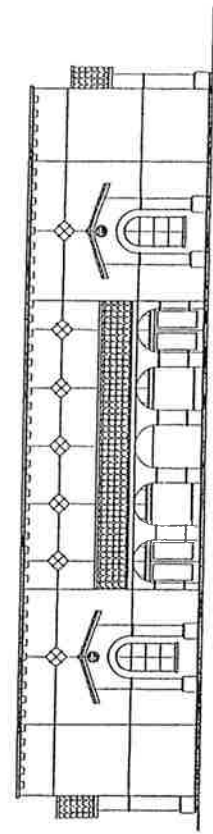
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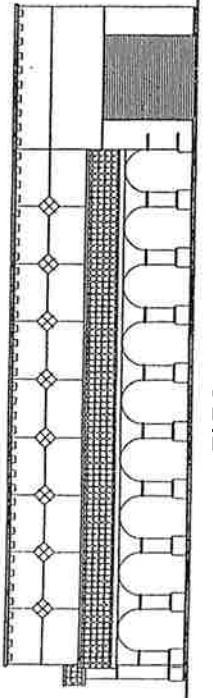
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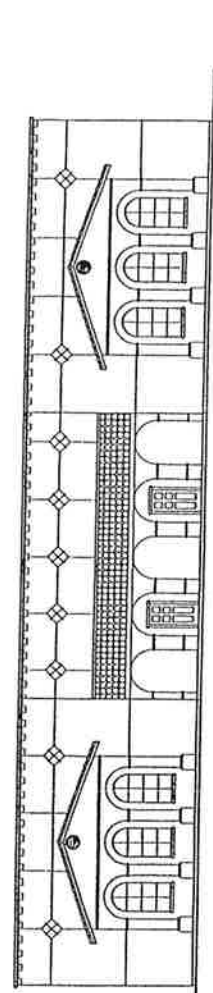
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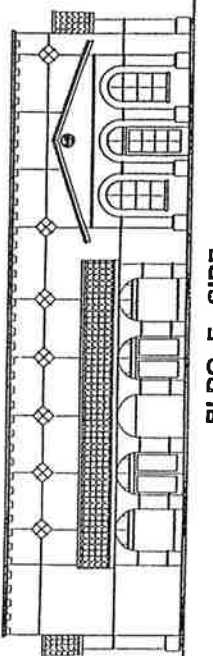
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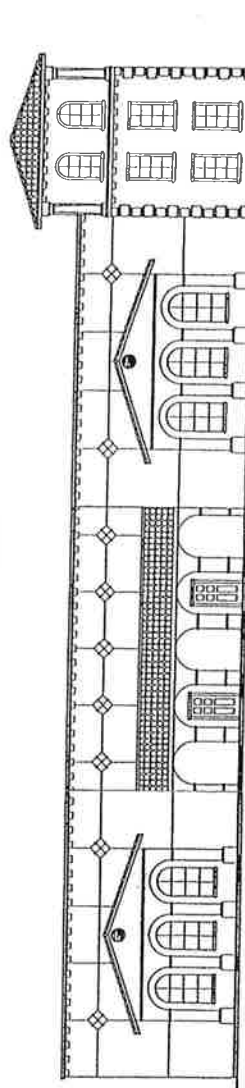
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BLDG. E SIDE



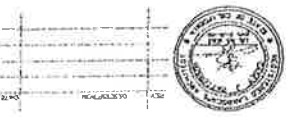
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BLDG. A FRONT

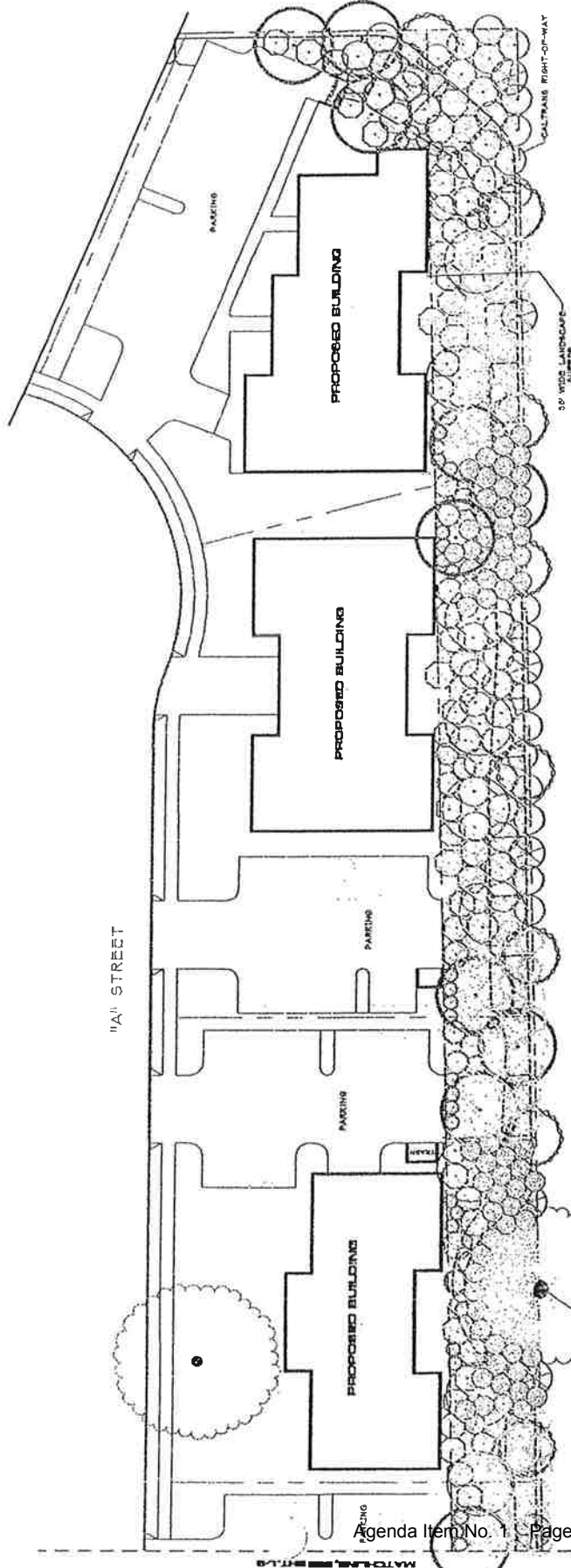
ELEVATIONS
 1/8" = 1'-0"

Exhibit B1-B5
 Architectural Elevations
 Tract 2594 & PD 05-012
 (Robert Shannon)



CJP PRODUCTIONS INC.
LANDSCAPE ARCHITECTURE
805 458 7829

PROJECT: HWY 46 LANDSCAPE PLAN
TENTATIVE TRACT 2594
PASO ROBLES, CA.
DATE: 10/18/18
JOB NO.:
SHEET NO.:
SCALE: 1" = 20' - 0"



HWY 46 LANDSCAPE PLAN

1" = 20' - 0"

PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME	QUANTITY	SIZE
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	42	8 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	14	1 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	28	8 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	17	1 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	31	8 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	72	1 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	88	1 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	12	15 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	15	15 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	18	15 GAL
(Symbol)	FRONTIER SAFFRON 'TIVE DART' (PERENNIAL)	17	15 GAL

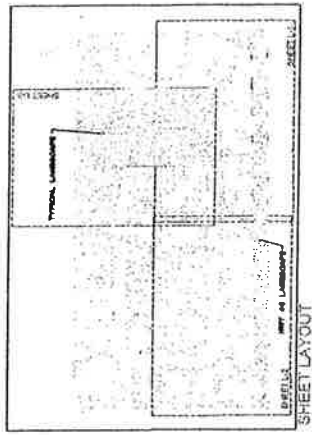
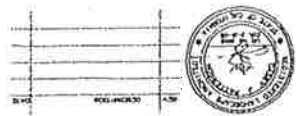


Exhibit C1, C2
Hwy 46 Landscape Plan
Tract 2594 & PD 05-012
(Robert Shannon)

C-1



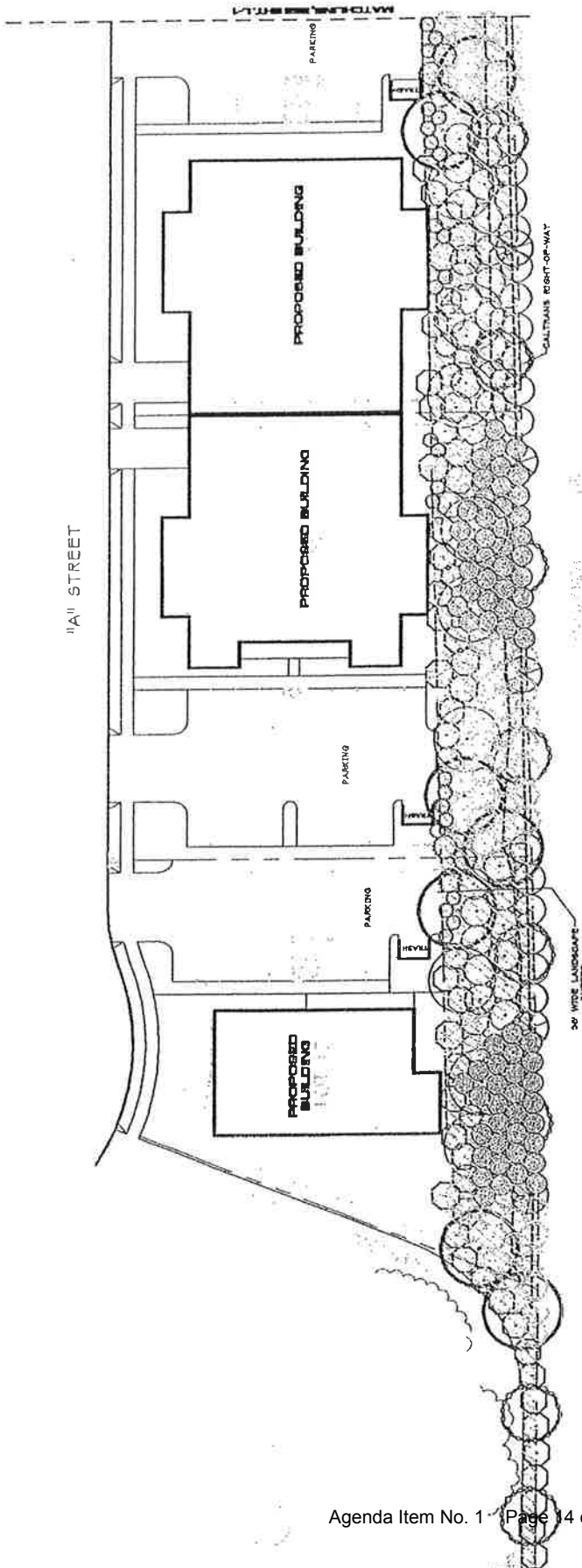
CJP PRODUCTIONS INC.
 LANDSCAPE ARCHITECTURE
 805 408 7620

PROJECT
 TENTATIVE TRACT 2694
 PASO ROBLES, CA

TITLE
 HWY 46 LANDSCAPE PLAN

SCALE
 DATE: 07/20/10
 JOB NO.
 SHEET NO.

2-1



GROUND COVERS

- [Symbol] STONET REDWOOD DARK MULCH

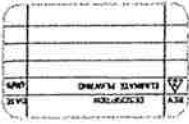
NOT TO SCALE
 SEE SHEET L-1 FOR PLANT SYMBOL LEGEND

HWY 46 LANDSCAPE PLAN



1"=20'-0"

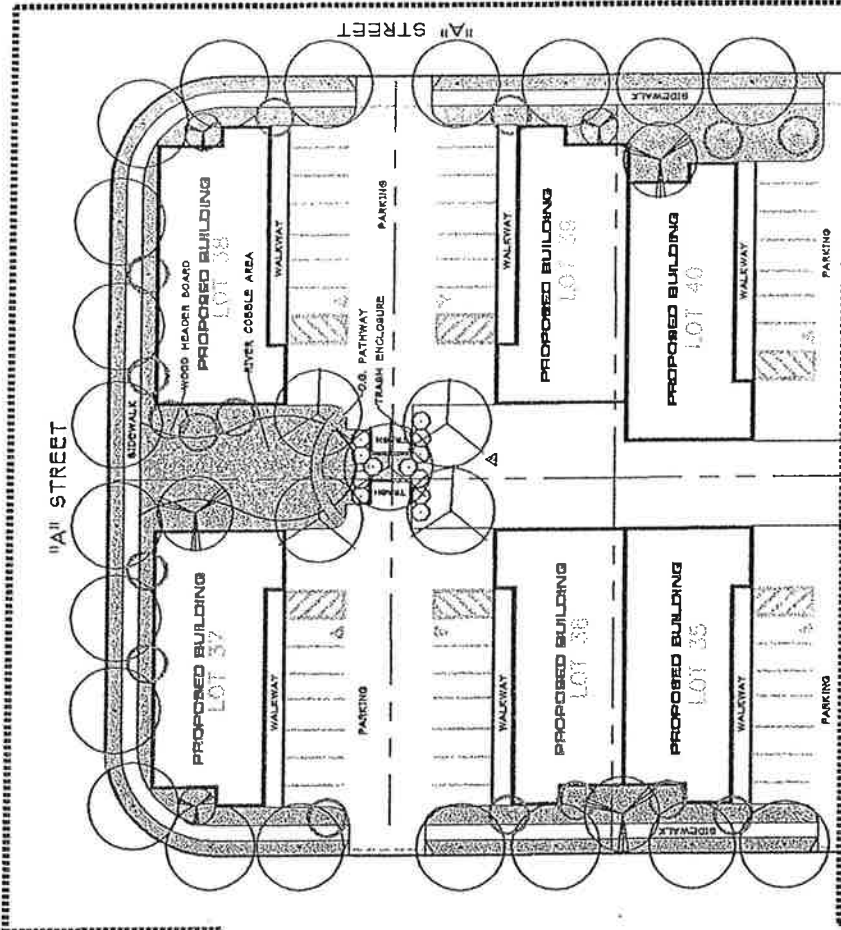
C-2



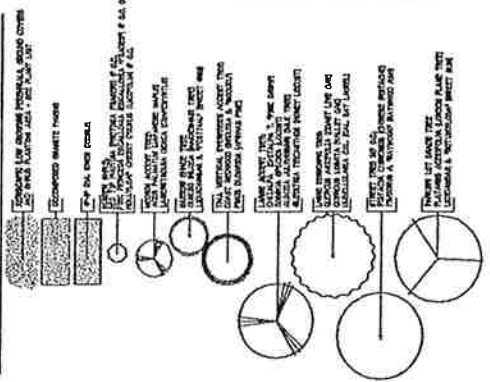
CJP PRODUCTIONS INC.
LANDSCAPE ARCHITECTURE
805 468 7028

TYPICAL LANDSCAPE PLAN
TENTATIVE TRACT 2594
PASO ROBLES, CA

TITLE
SCALE
DATE

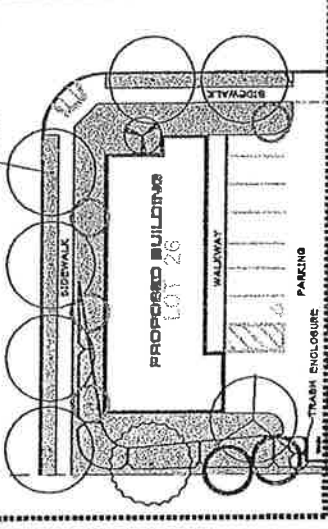
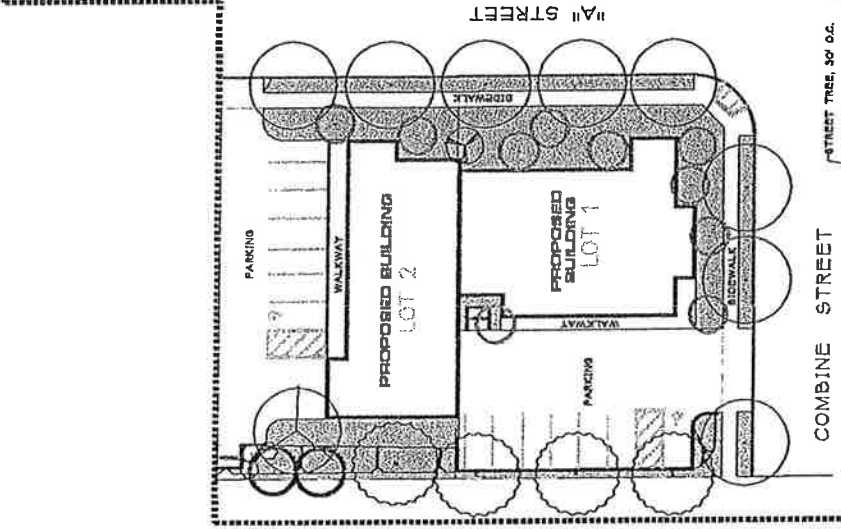


PLANT SYMBOL LEGEND



PLANT LIST

THE FOLLOWING IS A LIST OF PLANTS WITH PLANT SYMBOLS WHICH WILL BE USED FOR THE PLANTING PER MANS OF THE...
 CROWNED BARKETT TREE
 GOLF LINK CORAL
 ...



IRRIGATION NOTES
 ALL IRRIGATION SYSTEMS SHALL BE...
 ...

TYPICAL LANDSCAPE PLAN

Exhibit D
 Typical Interior Landscape Plan
 Tract 2594 & PD 05-012
 (Robert Shannon)

RE: PLANNED DEVELOPMENT # 05-012

FOR 10 YEARS PD# 05-012 HAS FAILED TO PROGRESS; THERE ARE THREE PRIMARY REASONS.

- 1) THE ORIGINAL ARCHITECTURAL STANDARDS AS REQUIRED BY SITE SPECIFIC CONDITION 2, AS THE ATTACHED EXHIBITS ARE APPROPRIATE FOR A RETAIL/PROFESSIONAL OFFICE MARKET. WITH NEITHER FOOT NOR VEHICULAR TRAFFIC #05-012 WAS NEVER GOING TO APPEAL TO THAT MARKET. CURRENT LIGHT INDUSTRIAL USERS PREFER A MORE RELAXED VARIETY OF ARCHITECTURE.
- 2) THE LOTS ARE SMALL BY LIGHT INDUSTRIAL STANDARDS, TYPICALLY REQUIRING THE PURCHASE OF TWO ADJOINING PARCELS. IN SOME CASES, CORNER LOTS, THE LANDSCAPE REQUIREMENTS ARE PUNITIVE.
- 3) THE ESTABLISHED PATTERN OF COMMON DRIVEWAYS BETWEEN ADJOINING LOTS MAKES DEVELOPMENT OF ANY INDIVIDUAL PARCEL MORE DIFFICULT. IT WAS UNREALISTIC TO EXPECT ADJOINING PARCELS TO DEVELOP SIMULTANEOUSLY AND CO-OPERATIVELY.

Attachment 3

Nick Gilman Letter

Agenda Item No. 05-012 Amendment

Combine Lots

(Brush - Clayton)

WE RECOMMEND THAT THE PLANNING COMMISSION REVIEW AND MODIFY THE PROJECT SITE SPECIFIC CONDITIONS:

CONDITIONS:

2. DELETE IN ITS ENTIRETY. A VARIETY OF ARCHITECTURAL PRODUCTS WILL ENHANCE THE FINAL RESULT AND ENCOURAGE POSSIBLE TENANTS. DRC REVIEW AND THE CITY'S ESTABLISHED GUIDELINES FOR METAL BUILDINGS WILL ACCOMPLISH ITEMS b, c, AND d, OF THE ORIGINAL FINDINGS.

3. O.K.

4. "MASON SITE PLAN REVIEW" IS OVERKILL. DRC REVIEW SHOULD BE SUFFICIENT. (SEE CONDITION 15 ADDED.) THE REQUIRED SUBMITTALS Q.T.G. SHOULD REMAIN.

5. WAS THIS DONE? IF SO, IT SHOULD BE MODIFIED BY THE REQUESTED ACTION.

6. O.K.

7. THE 10' SIDEYARD LANDSCAPE BELT (14' WITH THE 4' INSIDE OF SIDEWALK) SEVERELY DEPRECIATES THE CORNER LOTS. 5' OF LANDSCAPE INSIDE THE SIDEWALK SHOULD BE SUFFICIENT.

WHILE THIS WOULD ONLY REQUIRE A
1' INTRUSION ON THE PARCEL IT
MATCHES SIMILAR SCREENING
REQUIREMENTS # IN THE ORDINANCE,
(NOTE: THE 4 1/2' WIDE "PARKWAY"
LANDSCAPED IS ESTABLISHED.)
THE 10' FRONT LANDSCAPE, IF KEPT,
SHOULD BE ALLOWED TO USE THE
4' BEHIND THE SIDEWALK AS A PART
OF THE 10'.

8. DELETE

9. DELETE

10. KEEP.

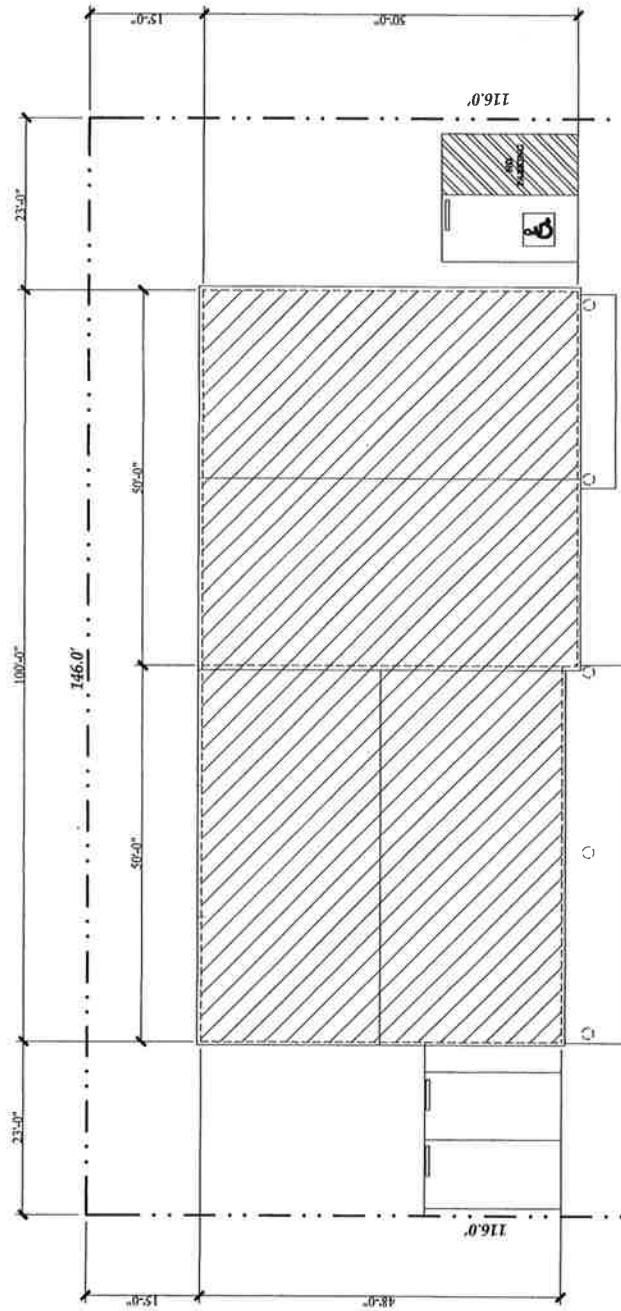
11. KEEP.

12. KEEP.

13. KEEP.

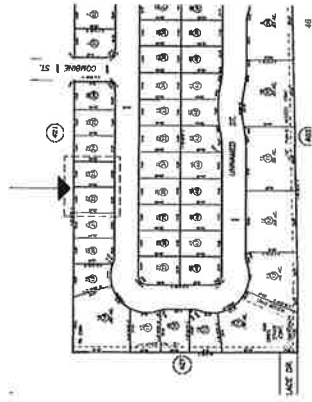
14. KEEP.

15. OWNERS OF ALL LOTS SHARING
A 30' WIDE DRIVEWAY SHALL
PREPARE A RECORDABLE JOINT ACCESS
EASEMENT IN FAVOR OF THE ADJOINING
PARCEL. SUCH EASEMENT SHALL BE
15' WIDE AND 45' LONG INTO THE PARCEL.
SUCH DOCUMENT SHALL BE IN A FORM
APPROVED BY THE CITY ENGINEER.



LANDSCAPE NOTES

- (A) TREASURE ORCHARD "WAYWOOD" - "WAYWOOD" 18" GAL 3" CAL
- (B) MORMONIS OPICALIS "HUNTINGTON BLUE" - 1 GAL 8" AL, STAGGERED
- (C) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (D) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (E) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (F) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (G) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (H) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (I) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (J) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (K) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (L) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (M) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (N) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (O) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (P) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (Q) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (R) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (S) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (T) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (U) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (V) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (W) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (X) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (Y) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED
- (Z) MISCANTHUS (SILVER) - "HAUDEN GRASS" - 1 GAL 8" AL, STAGGERED



Kevin Brush Concrete

PROJECT
 3545 & 3547 COMBINE ST.
 PASO ROBLES

OWNER
 KEVIN BRUSH
 423.4033

ARCHITECT
 NICK GILMAN
 945012th St
 PASO ROBLES
 238.3432

APN
 025-437-022, 023

05.04.2015

TS

PARCEL
 16,936 SF

BUILDING AREA
 4,900 SF

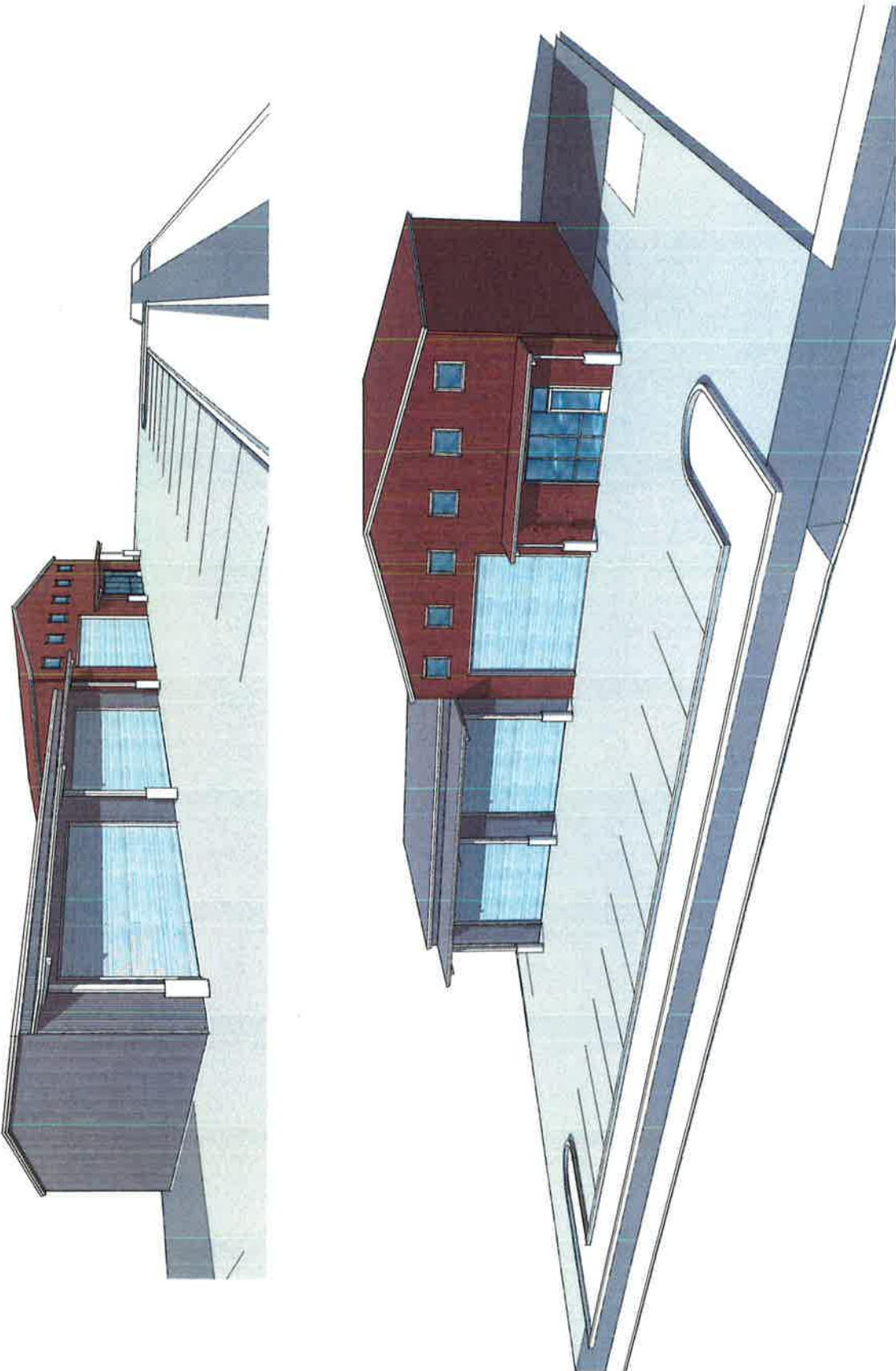
OFFICE
 +/- 500 SF

STORAGE
 +/- 4,300 SF

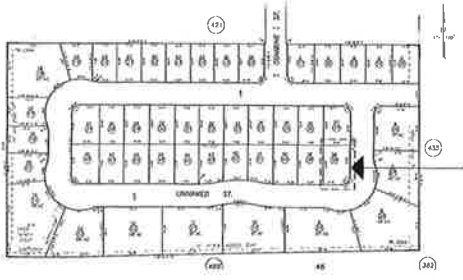
PARKING REQUIRED:
 5 + 4-1/2 = 10 SPACES

PARKING PROVIDED
 = 14 SPACES

Attachment 4-a
 Kevin Brush - Site Plan
 PD 05-012 Amendment
 Combine Lots
 (Brush - Clayton)



Attachment 4-b
Kevin Brush - Perspectives
PD 05-012 Amendment
Combine Lots
(Brush - Clayton)



SITE PLAN

Kevin Bohner Project

05.04.2015

TS

PROJECT COMBINE ST.
PASO ROBLES

OWNER KEVIN BOHNER

ARCHITECT NICK GILMAN
945012th St
PASO ROBLES
238.3432

APN 025-437-038

PARCEL 9,121.5 SF

BUILDING AREA 2,612 SF

OFFICE +/- 1232 SF

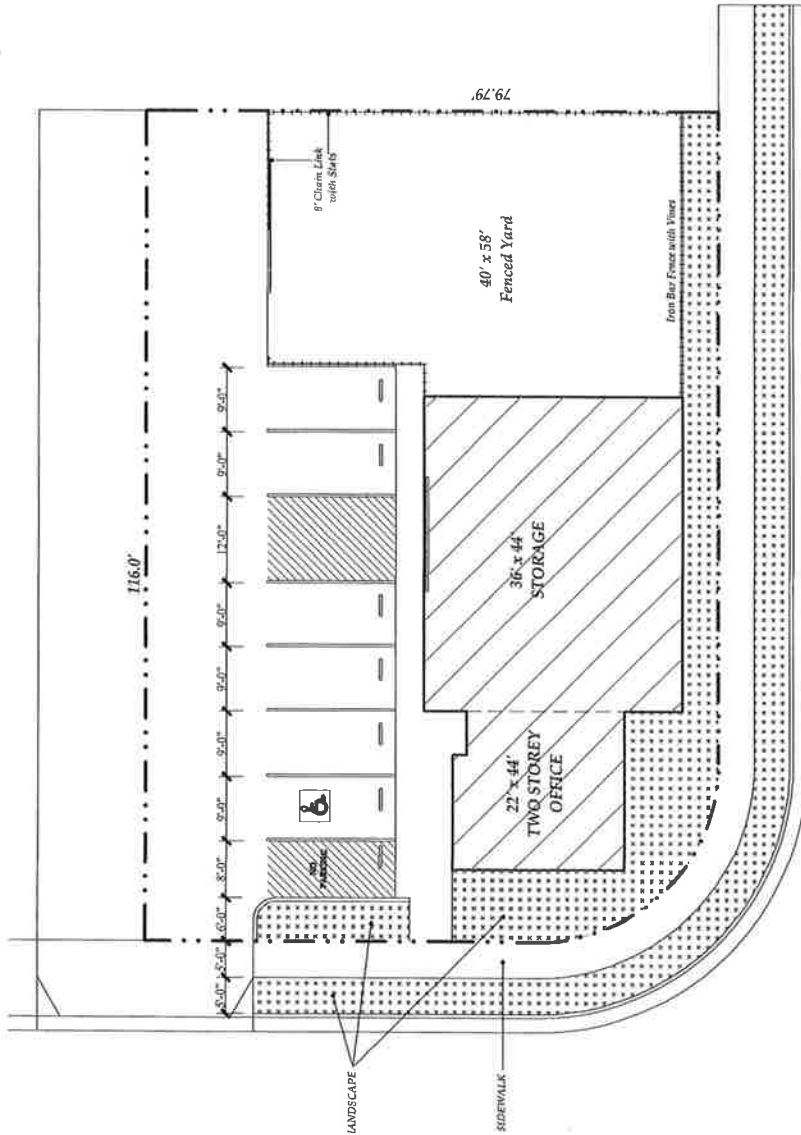
STORAGE +/- 1,580 SF

PARKING PROVIDED = 6 SPACES
Per City Paso table 21.22.01

RECEIVED

JUN 17 2015

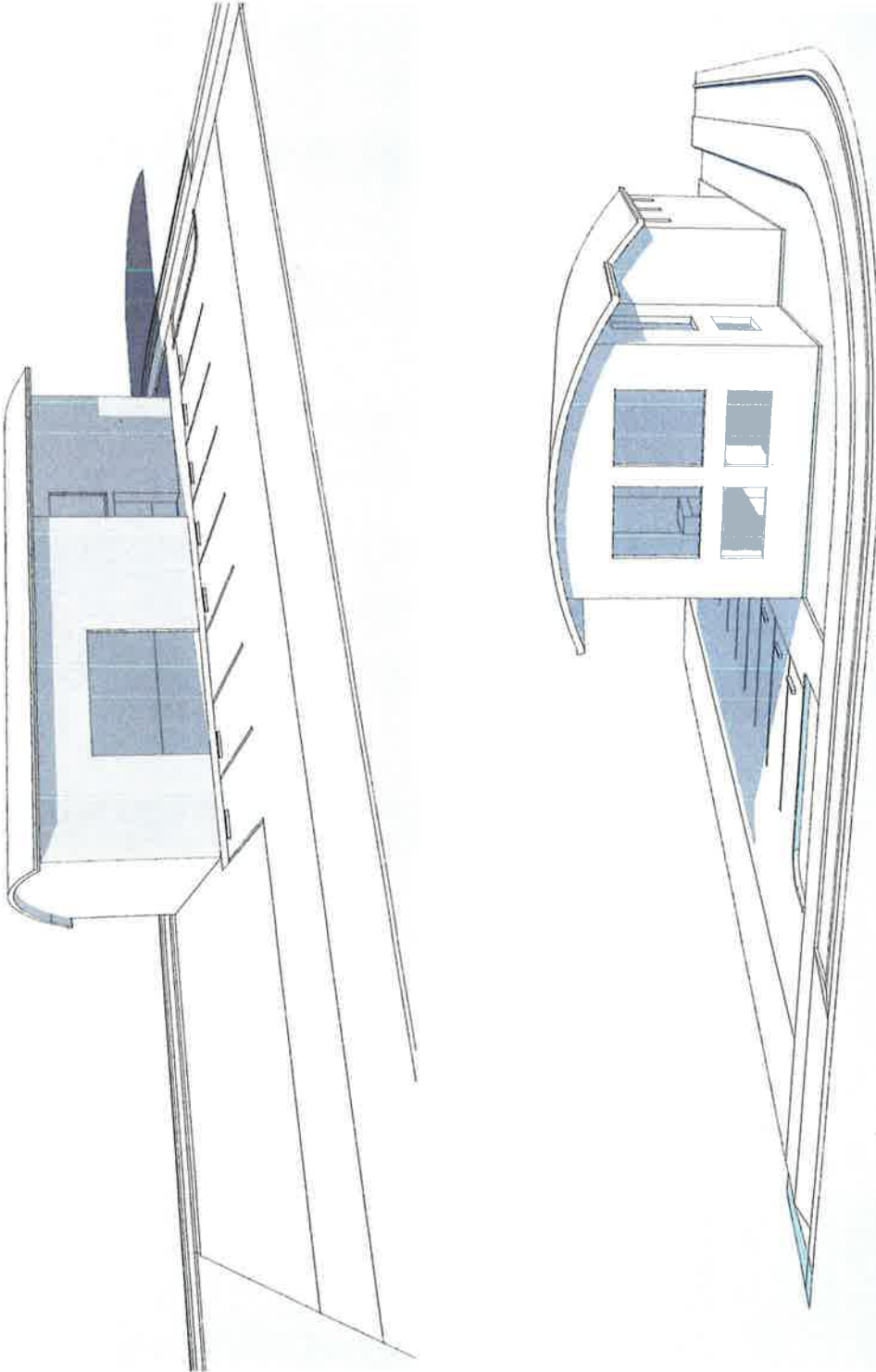
City of Paso Robles
Community Services Department



SITE PLAN SCALE 1" = 16'

NORTH

Attachment 5-a
Kevin Bohner - Site Plan
PD 05-012 Amendment
Combine Lots
(Brush - Clayton)



Attachment 5-b
Kevin Bohner - Perspectives
PD 05-012 Amendment
Combine Lots
(Brush - Clayton)

RECEIVED
 10 13 2011
 BUILDING DIVISION
 PASO ROBLES, CA 93446
 CENTRAL COAST TRAILERS
 STREET ADDRESS
 PASO ROBLES, CA 93446

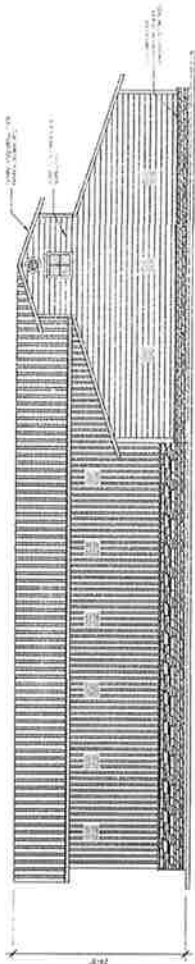
PLAN PREPARED FOR:
 ARCHITECTURE •
 GRAPHICS •
 DESIGN •
 KEN M. NAGAHARA
 Principal
 Ph. (805) 238-5501
 9110th Street, Suite
 A Paso Robles, Ca, 93446
 93446 Fax. (805)
 239-3853

PROJECT NO.

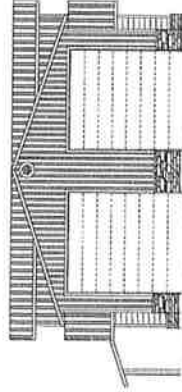
DATE

SCALE

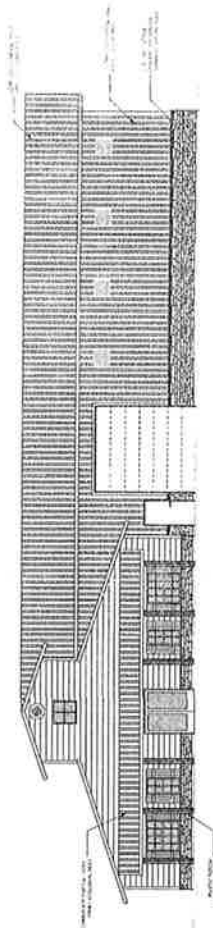
PROJECT NAME



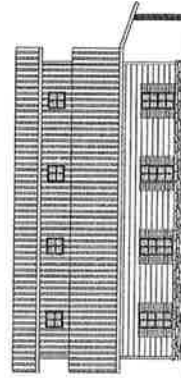
BACK ELEVATION
 1/8" = 1'



RIGHT ELEVATION
 1/8" = 1'



FRONT ELEVATION
 1/8" = 1'



LEFT ELEVATION
 1/8" = 1'

ELEVATIONS

REV.	REVISION	LOG	DATE

These drawings are the architect's representation of what is proposed and shall not be used for any other purpose without the express written consent of the architect and the client. Reproduction is prohibited.

PROJECT NO.
 DATE
 SCALE
 PROJECT NAME

Attachment 6-b
 Frank Clayton - Elevations
 PD 05-012 Amendment
 Combine Lots
 (Brush - Clayton)

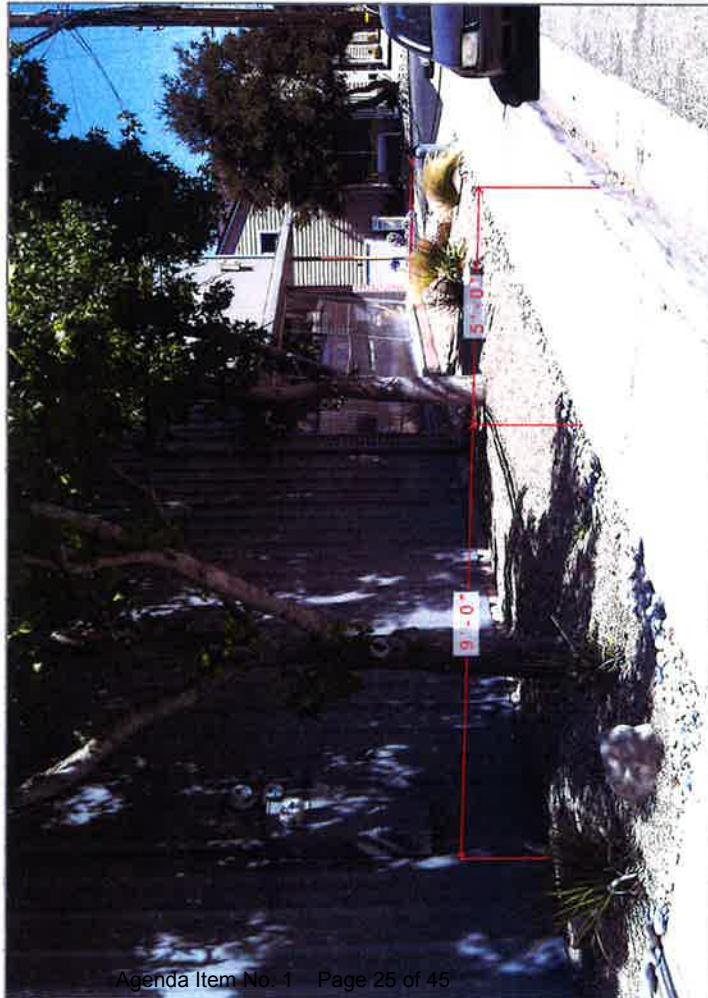
PROJECT NUMBER

A-3

RECEIVED

JUL 21 2015

City of Paso Robles
Community Development Dept.



CURRENT CONDITION
1148 12TH & PASO ROBLES ST.

NICK GILMAN - ARCHITECT
945 12TH ST., SUITE E
PASO ROBLES, CA 93446
805.238.3432



PROPOSAL
COMBINE ST.

Attachment 7
Setback Exhibit
Combine Lots
(Brush - Clayton)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PD 05-012 AMENDMENT
(Brush - Clayton)
APN: 025-437-015, 016 & 017

WHEREAS, Tract 2594, along with PD 05-012, was approved by the Planning Commission in June 2005 creating the 48 lot light industrial subdivision (Combine Lots); and

WHEREAS, Resolution 05-0052 was adopted approving PD 05-012, which listed the conditions of approval for the project including conditions and exhibits establishing the development standards for the lots; and

WHEREAS, Kevin Brush along with Frank Clayton have filed applications requesting to amend PD 05-012, to allow for flexibility in the development standards for lots within Tract 2954 (Combine Lots); and

WHEREAS, Tract 2594 is located on Combine Street which is located North of Highway 46 East, East of Golden Road, at the east end of Tractor Street; and

WHEREAS, Kevin Brush is proposing to construct on Lots 22 and 23, and Frank Clayton is proposing a project on lots 8-10; however the development standards would be a benefit to the development of all lots within Tract 2954, therefore all lots are included with this PD amendment; and

WHEREAS, the proposed PD amendment changes the conditions/exhibits as follows:

- No. 7: reduce the front and street side setbacks from 10-feet to 6-feet;
- No. 8: allow building square footages less than those provided for on Exhibit A, Architectural Site Plan, and acknowledge the ability to have outdoor display on individual lots as long as the display is associated with an established building and as long as the use is permitted in the zoning district;
- No. 9: amend the condition to allow for other materials besides stucco walls, tile roofs, and utilize the City's Industrial Guidelines as a guide for building design and architecture.

WHEREAS, a public hearing was conducted by the Planning Commission on July 28, 2015, 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, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan amendment 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 proposed amendments related to building architecture and setbacks and will not be detrimental to residents, the neighborhood or general welfare of the City; and
3. The proposed development plan amendment 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, because with the use of the Industrial Guidelines and through the development review process, aesthetic quality of development would be reviewed; and
4. The proposed development plan amendment 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, because the proposed amendments would require that projects be reviewed for consistency with the Industrial Guidelines and the development review process; and
5. The proposed development plan amendment is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc., since the proposed amendment would address architecture and design of buildings, including the lots visible from Highway 46, any current requirements for oak tree protection is still required, no other environmental resources would be impacted; and
6. The proposed development plan contributes to the orderly development of the City as a whole, by providing a development review process that will provide for a variety of buildings types for commercial and light-industrial users; 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 the development of commercial and light-industrial buildings, which are types of uses anticipated in the Commercial Service (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 05-012 Amendment and shall supersede Resolution 05-0052, subject to the following conditions:

STANDARD CONDITIONS:

1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Tract 2594. In the event that either the tract or development plan is not approved, the approval of one plan does not automatically grant approval of the other.

PLANNING SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Architectural Site Plan
B1-B5	Architectural Elevations
C-1, C-2	Highway 46 Landscape Plan
D	Interior Landscape Plan
E	Color and Materials Board (Colors and materials to be determined through Site Plan review process)
F	Industrial Design Guidelines

3. This Development Plan for PD 05-012, together with the application for Tentative Tract Map 2594, allows for the subdivision and development of a 48-lot Commercial/Light-Industrial for speculative development subject to standard and sight specific conditions of approval.
4. Prior to issuance of a Building Permit for each individual site, the applicant shall apply for a Major Site Plan Review where the following information will need to be provided for review and approval by the Development Review Committee. The Site Plan submittal shall include but not be limited to the following items:
 - a. Site Plan (see application guide for requirements for a site plan)
 - b. Architectural elevations
 - c. Landscaping Plan
 - d. Grading and Drainage Plan
 - e. Color and Materials Board
 - f. Fencing Plans
 - g. Exterior Light Cut-Sheets
5. Prior to or in conjunction with the recording of Tract 2594, a constructive notice shall be recorded against each parcel notifying future property owners that Planned Development 05-012 has been approved for the development which establishes architectural, landscape and site development standards. (Note: Tract 2594 has been recorded).

6. Prior to or in conjunction with the recording of Tract 2594, a constructive notice shall be recorded against each parcel notifying future property owners that approved uses for each building will be based on adequate parking numbers as required by the Zoning Code at that time. There are many uses allowed in the C3 Zone; only uses that match the provided parking will be allowed. (Note: Tract 2594 has been recorded).
7. ~~A minimum 10-foot landscape setback shall be required for buildings fronting on the street. A minimum 10-foot landscape setback shall be required for buildings that side on to a street.~~ **Setbacks for buildings, parking lots, and fencing shall be required as follows:**

	<i>Front</i>	<i>Street Side</i>	
<i>Buildings</i>			
- <i>Arch. features</i>	<i>6 feet</i>	<i>6 feet</i>	
- <i>No Arch. features</i>	<i>10 feet</i>	<i>10 feet</i>	
<i>Parking Lot</i>	<i>6 feet</i>	<i>6 feet</i>	
<i>Fences</i>	<i>Building face or beyond</i>	<i>10 feet</i>	

8. *The lot sizes and building square footages for the Lots 8-12 are intended to be larger to provide more massing along Highway 46 East, therefore future development of these lots shall substantially comply with Exhibit A, Architectural Site Plan, however, subject to the approval of a Site Plan review by the Development Review Committee, reduced building square footages can be approved, with a DRC finding that the project has been designed to provide aesthetic qualities for the building and site along the Highway 46 frontage. Signage along Highway 46 shall be limited to building wall mounted signs. If a free standing monument sign is proposed, it shall be no taller than 6-feet in height and 32 square feet in size. Please note that if a monument sign is utilized at the back of the lot for view from Highway 46, a second monument cannot be provided on the front of the site oriented toward Combine Street.*
9. ~~With the proposed development on each site, the architecture and site development shall be substantially compliant with Exhibits A-E F attached. The architecture of the buildings will need to be constructed of stucco walls and tile roofs and have four sided architectural detailing as shown in the Exhibits.~~
10. Fencing for each lot shall comply with the following:
 - a. No fencing shall be installed within the 30-foot landscape easement;
 - b. Fencing along the street or along the 30-foot landscape easement (parallel along the northern side) shall be constructed to higher standards than chain link. Materials such as tubular steel, masonry, wrought iron and other quality materials as approved by the DRC;
 - c. Interior fencing can be chain link with slats;
11. Any outdoor storage shall be as an accessory to the on-site business and shall comply with the screening standards described in Section 21.21.110. Outdoor storage areas shall not back up to or be visible from Highway 46 East or any public street. Outdoor storage includes the storage of equipment and vehicles.
12. The development of Lots 10 and 14 shall be designed to stay out of the Critical Root Zone of the oak trees.

13. The following landscape areas shall be included in the City's Landscape and Lighting District:
 - a. 30 foot landscape area adjacent to Highway 46 East;
 - c. Open Space Easement on Lot 14;
 - d. Parkway Landscaping.
14. The applicant shall mitigate their impact on the Highway 101-46 East intersection by depositing Development Impact Fees, at the time of building permits. The Development Impact Fee program will include the interim Highway 101-46 East project referenced in Caltrans letter dated 2-10-05.
15. ***Prior to the issuance of a Certificate of Occupancy of a building, owners of all lots sharing a 30-foot wide driveway shall prepare a recordable joint access easement in favor of the adjoining parcel. Such easement shall be 15-feet wide and 45-feet long into the parcel. Such document shall be in a form approved by the City Engineer.***

PASSED AND ADOPTED THIS 28th day of July, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vince Vanderlip, Chairman

ATTEST:

Warren Frace, Planning Commission Secretary

No.	Description	Date

ARCHITECT

KEN M. NACHARA
610 10th Street, Suite A
Pasadena, CA 92466
Ph: (805) 238-5501
Fax: (805) 239-5853

• ARCHITECTURE
• GRAPHICS
• DESIGN

These drawings are prepared by the architect and are not to be used for any other purpose without the written consent of the architect.

ROBERT SHANNON COMMERCIAL

Drawn By: JR	Date:
Checked By:	Date:
Issuing No.:	
Scale: AS NOTED	
Sheet:	

PROJECT DATA
OWNER: ROBERT SHANNON
P.O. BOX 7812
PASADENA, CA 92443

PROJECT ADDRESS:
LEGAL DESCRIPTION: TRACT 2594 & PD 05-012, IN THE CITY OF PASADENA, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA. 025-421-008
APN: 025-421-008
PROJECT DESCRIPTION: CONSTRUCT NEW COMMERCIAL BUILDINGS

NO.	APPROX. AREA	APPROX. BUILDING AREA
1	3,000 SQ. FT.	3,000 SQ. FT.
2	3,000 SQ. FT.	3,000 SQ. FT.
3	3,000 SQ. FT.	3,000 SQ. FT.
4	3,000 SQ. FT.	3,000 SQ. FT.
5	3,000 SQ. FT.	3,000 SQ. FT.
6	3,000 SQ. FT.	3,000 SQ. FT.
7	3,000 SQ. FT.	3,000 SQ. FT.
8	3,000 SQ. FT.	3,000 SQ. FT.
9	3,000 SQ. FT.	3,000 SQ. FT.
10	3,000 SQ. FT.	3,000 SQ. FT.
11	3,000 SQ. FT.	3,000 SQ. FT.
12	3,000 SQ. FT.	3,000 SQ. FT.
13	3,000 SQ. FT.	3,000 SQ. FT.
14	3,000 SQ. FT.	3,000 SQ. FT.
15	3,000 SQ. FT.	3,000 SQ. FT.
16	3,000 SQ. FT.	3,000 SQ. FT.
17	3,000 SQ. FT.	3,000 SQ. FT.
18	3,000 SQ. FT.	3,000 SQ. FT.
19	3,000 SQ. FT.	3,000 SQ. FT.
20	3,000 SQ. FT.	3,000 SQ. FT.
21	3,000 SQ. FT.	3,000 SQ. FT.
22	3,000 SQ. FT.	3,000 SQ. FT.
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APN: 025-431-022

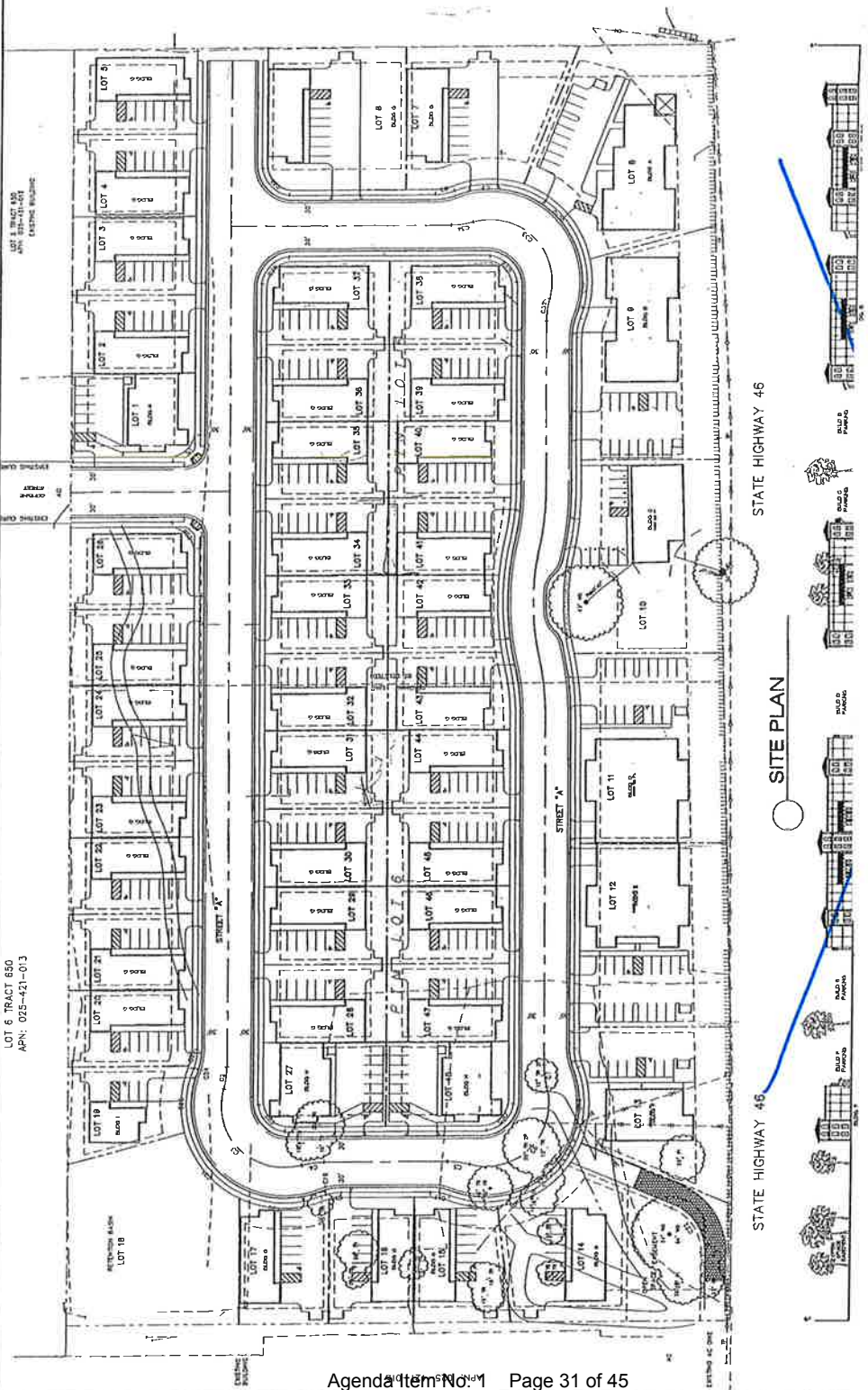
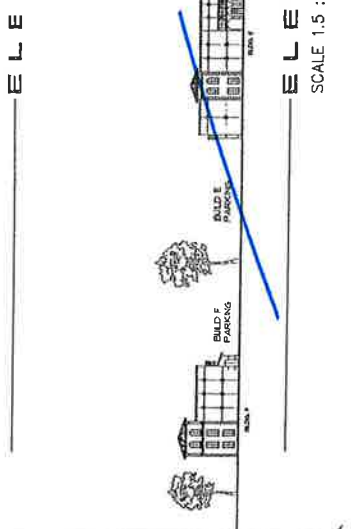


Exhibit A
Architectural Site Plan
Tract 2594 & PD 05-012
(Robert Shannon)

Exhibit F
See Industrial Guidelines, Exhibit F
for development standards.



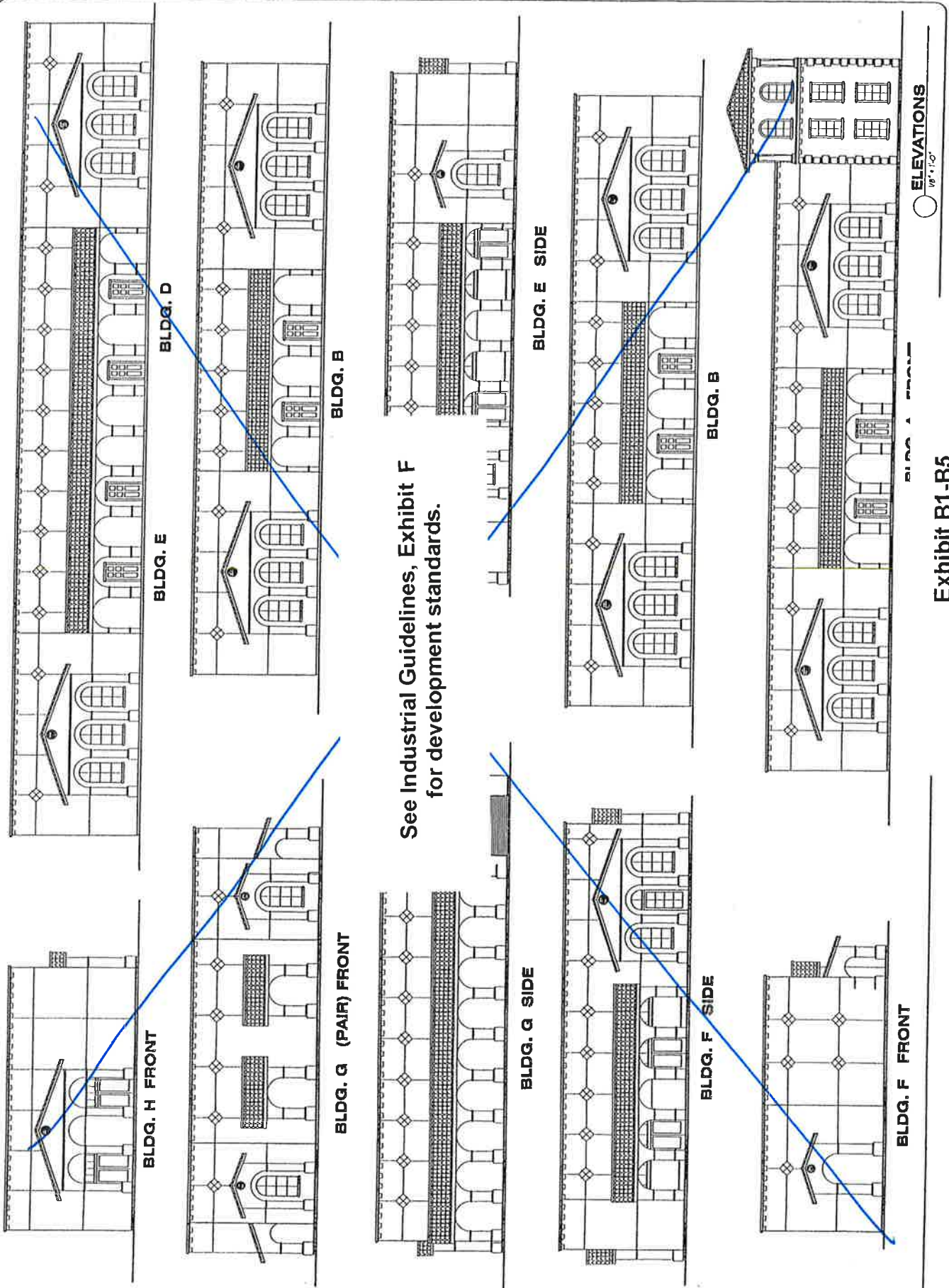
SITE PLAN
1" = 50'-0"

Architect	Bob Shannon
Job No.	
Drawn By	JRS
Checked By	
Drawing No.	
Scale	1/8" = 1'
Sheet	A-4

ARCHITECT
KEN M. NACHARA
 Principal
 810 10th Street, Suite A
 P.O. Box 93416
 Fresno, CA 93716
 Phone (805) 238-5501
 Fax (805) 239-5853

• ARCHITECTURE
 • DESIGN
 • GRAPHICS

BOB SHANNON COMMERCIAL
 A NEW CONCEPT FOR:



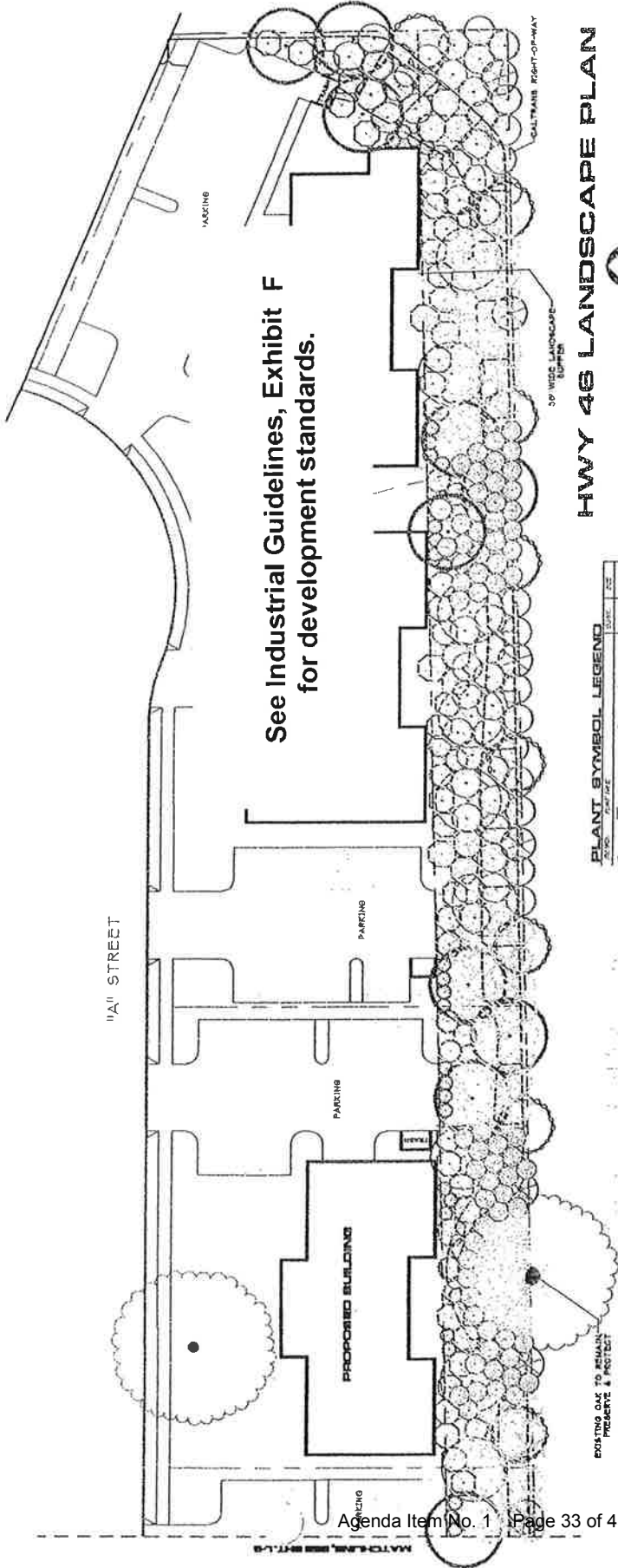
See Industrial Guidelines, Exhibit F
 for development standards.

ELEVATIONS
 1/8" = 1'

Exhibit B1-B5
 Architectural Elevations
 Tract 2594 & PD 05-012
 (Robert Shannon)



PROJECT: HWY 46 LANDSCAPE PLAN
 TENTATIVE TRACT 2594
 PASO ROBLES, CA
 TITLE: HWY 46 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 DATE: 12/15/11
 JOB NO.:
 SHEET NO.: 1 of 1



See Industrial Guidelines, Exhibit F
 for development standards.

HWY 46 LANDSCAPE PLAN

PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME	SIZE
(Symbol)	BRANDED CALIFORNIA THE GATE (CORRECTION)	8 GAL
(Symbol)	BRANDED PILLARS TRUCK POINT (NEWER CIVIC BRUSH)	1 GAL
(Symbol)	BRANDED TRUCK STAR (NEWER CIVIC BRUSH)	3 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	1 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	3 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	8 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	1 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	1 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	15 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	15 GAL
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(Symbol)	BRANDED (NEWER CIVIC BRUSH)	15 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	15 GAL
(Symbol)	BRANDED (NEWER CIVIC BRUSH)	15 GAL

GROUND COVERS
 INTERIUM REDWOOD DARK MELCH
 6-8" DIA. IRIS CONSOLE

IRRIGATION NOTES
 ALL PLANTS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTS WILL BE WATERED WITH A Drip IRRIGATION SYSTEM.

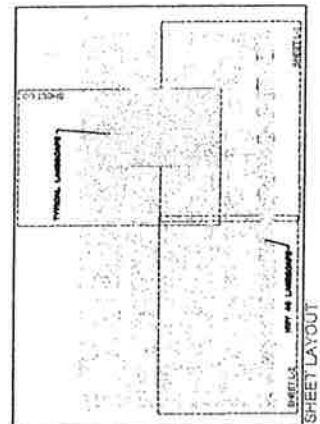


Exhibit C1, C2
 Hwy 46 Landscape Plan
 Tract 2594 & PD 05-012
 (Robert Shannon)

C-1



CJP PRODUCTIONS INC.
 LANDSCAPE ARCHITECTURE
 805 400 7020

PROJECT
 TENTATIVE TRACT 2694
 PABO ROBLES, CA

TITLE
 HWY 46 LANDSCAPE PLAN

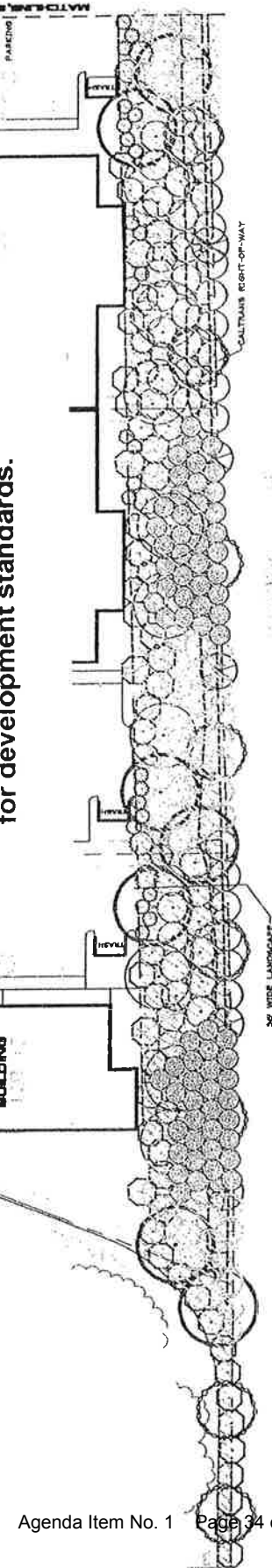
DATE 4/24/18
JOB NO.
SHEET NO. 1.2

"A" STREET

See Industrial Guidelines, Exhibit F
 for development standards.

PROPOSED BUILDING

PROPOSED BUILDING



GROUND COVERS

STANLEY REDWOOD LARK METCH

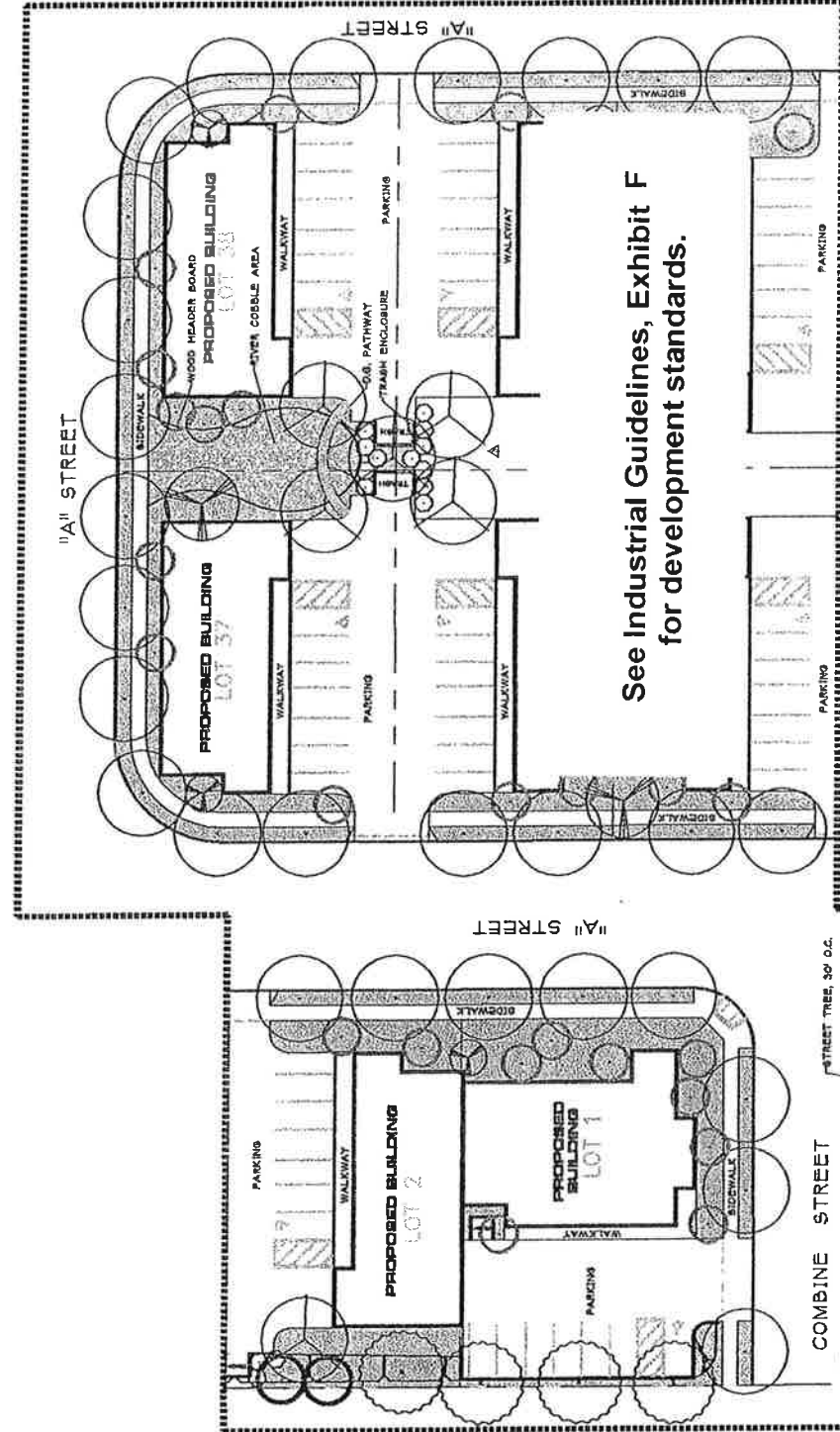
NOTE:
 SEE SHEET L-1 FOR PLANT SYMBOL LEGEND

HWY 46 LANDSCAPE PLAN



1/8"=20'-0"

C-2



TYPICAL LANDSCAPE PLAN

1"=20'-0"

- PLANT LIST**
 THE FOLLOWING IS A LIST OF PLANTS THAT SHALL BE USED FOR THE PLANTING PER AREA OF THE SITE
- 1" CALIF. SAGE PALM
 - 1" CALIF. SAGE PALM (30% MINIMUM)
 - 2" CALIF. SAGE PALM
 - 2" CALIF. SAGE PALM (30% MINIMUM)
 - 4" CALIF. SAGE PALM
 - 4" CALIF. SAGE PALM (30% MINIMUM)
 - 6" CALIF. SAGE PALM
 - 6" CALIF. SAGE PALM (30% MINIMUM)
 - 8" CALIF. SAGE PALM
 - 8" CALIF. SAGE PALM (30% MINIMUM)
 - 10" CALIF. SAGE PALM
 - 10" CALIF. SAGE PALM (30% MINIMUM)
 - 12" CALIF. SAGE PALM
 - 12" CALIF. SAGE PALM (30% MINIMUM)
 - 14" CALIF. SAGE PALM
 - 14" CALIF. SAGE PALM (30% MINIMUM)
 - 16" CALIF. SAGE PALM
 - 16" CALIF. SAGE PALM (30% MINIMUM)
 - 18" CALIF. SAGE PALM
 - 18" CALIF. SAGE PALM (30% MINIMUM)
 - 20" CALIF. SAGE PALM
 - 20" CALIF. SAGE PALM (30% MINIMUM)
 - 24" CALIF. SAGE PALM
 - 24" CALIF. SAGE PALM (30% MINIMUM)
 - 30" CALIF. SAGE PALM
 - 30" CALIF. SAGE PALM (30% MINIMUM)
 - 36" CALIF. SAGE PALM
 - 36" CALIF. SAGE PALM (30% MINIMUM)
 - 42" CALIF. SAGE PALM
 - 42" CALIF. SAGE PALM (30% MINIMUM)
 - 48" CALIF. SAGE PALM
 - 48" CALIF. SAGE PALM (30% MINIMUM)
 - 54" CALIF. SAGE PALM
 - 54" CALIF. SAGE PALM (30% MINIMUM)
 - 60" CALIF. SAGE PALM
 - 60" CALIF. SAGE PALM (30% MINIMUM)

IRRIGATION NOTES
 ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL IRRIGATION PLANTS SHALL BE INSTALLED WITH A 1/2" BORE IRRIGATION SYSTEM.

Industrial Design Guidelines

General Industrial Design Guidelines

The City's General Plan Land Use Element includes various goals, policies and action items that provide direction to, "... *promote the community's image and identity.*" The Plan also aims to, "... *promote architectural and design excellence*". Action items in the General Plan include strengthening the design and construction regulations that apply to industrial projects.

These design guidelines were prepared to implement these goals, policies, and action items. They are also intended to provide the basis for meeting the purpose of the Business Park and Industrial Land Use Categories, to provide "...*areas of clean and attractive businesses and industries...*"

Investment in the business community and the type of businesses that seek location in Paso Robles are a reflection of the image that is created in the built environment. High-quality site and architectural form will attract industries that share the desire to conduct business in a community with high standards. The end result is an attractive community with a strong economic and employment base.

These design guidelines are intended to *guide* applicants in designing high-quality industrial development projects. These guidelines provide qualitative design criteria that should be incorporated into industrial development projects.

Applicability

These guidelines apply to site and building design for all uses (manufacturing or non-manufacturing) development in the Manufacturing (M) and Planned Manufacturing (PM) zoning districts. They also apply to all manufacturing, storage and wholesaling uses permitted in other zoning districts. All new construction, additions, remodels or other major site design modifications should also be designed according to these guidelines, and shall at a minimum, require discretionary design review by the Development Review Committee, if approval is not required by the Planning Commission.

A. Site Design Guidelines

Industrial site design guidelines provide guidance on locating site development features in a manner that is sensitive to any existing site development constraints, and so that they are functional and attractive and would not detract from development in the surrounding area.

1. Site Design

Industrial development should be designed in a manner that fits in with the surrounding development pattern and context. This refers to: the spatial relationship between structures and the public right-of-way; circulation patterns; existing vegetation and topography; the architectural elements in surrounding development; and the size and form of new structures in relationship to existing development. For instance, where new buildings and uses are similar to those on adjoining sites, the design should reflect similar setbacks, building heights and form, scale and mass, materials, compatible colors and landscape treatments. The intent is not uniformity, but compatibility.

Site components such as structures, parking areas, driveways, and outdoor functions should be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features. New buildings should be oriented toward the adjoining public streets, so that public entrances are a focal point on the building and site layout.

Consideration of these design elements assists new development to fit in with the existing context of development. However, if surrounding development is poorly designed, then the proposed new development should establish a more appropriate development pattern.

2. Site Landscaping

Street trees, sidewalks, and perimeter landscaping should be compatible with adjacent development to create continuity and visual linkage. It should be maintained in a healthy, thriving condition on the site.

Landscaped buffers between the street and buildings and between abutting property should be incorporated. Methods to buffer projects should include in combination, increased setbacks, landscaping, berms, etc. Setbacks from public streets or adjoining buildings should relate to the scale of the proposed structure; the larger the building(s), the larger the setback buffer should be. Taller or larger buildings should generally provide more landscaped setback areas than smaller buildings to help maintain scale. Building foundation landscaping should be provided around the base of structures.

Parking lot shade trees should be provided between every six parking spaces. Pedestrian walkways should connect parking lots to main building entrances. Enhanced colors and texture materials should be incorporated into walkway or sidewalks.

3. Parking Areas

Parking lots should not be the dominant visual element of the site. It is generally more visually appealing to locate parking lots along the side or the rear of buildings. Small customer-oriented parking lots may be appropriate toward the front of the site, however employee parking should be located to the rear of the site. To avoid large expanses of paved areas, large parking lots should be divided into smaller parking areas. Buildings should not be located in a manner that make them appear like “islands” surrounded by paved areas. Where possible, office portions and pedestrian entries to the buildings should have a minimum of five feet of landscaping areas separating them from paved areas.

The number of site accesses (ingress/egress) should be controlled in terms of the location and number of driveways to minimize traffic safety conflicts, street congestion, and unnecessarily disrupted street frontage. Where possible, adjoining properties should share access driveways to minimize the number of driveways along public streets. Shared service or secondary access alleys should also be considered. Use of an existing side street for primary or secondary access is encouraged as opposed to creating one or more new curb cuts on a collector or arterial street.

4. Screening

Buildings, walls, and landscaping should be arranged to screen less visually aesthetic components necessary for industrial development, including loading and service bays, storage areas, trash enclosures, mechanical equipment, and noise and odor producing functions. Service areas should be located at the sides and/or rear of main buildings, and screened with compatible architectural features and walls, and/or dense landscaping.

5. Trash enclosures

Trash enclosures should not be visually prominent from the public view of the site. They should be located in screened service areas, in locations away from view. (Trash enclosure design is included in Building Design below.)

6. Outdoor Amenities

All new developments should include usable outdoor open space whether located in setbacks or other areas. Open space should provide for ventilation, sunlight, and views. The City encourages “human-scale” development that incorporates site design and amenities such as courtyards, plazas, shaded arcades and functional landscaped areas should link adjoining buildings and take advantage of outdoor as well

as indoor space. These features can be located in areas with recessed facades or setbacks in excess of minimum standards. These areas may be designed for use by employees and/or customers. Pedestrian features such as benches, tables, fountains, artwork, and landscaping should be incorporated as focal points or relaxation area.

7. Site Development Features and Constraints

The design of new industrial development should be sensitive to and incorporate existing natural constraints and amenity opportunities of the site. These features include sloped or steep topography, drainage or biological areas, existing trees, views, etc. This means that where possible, these types of features should be incorporated into the site design as amenities and/or not be disturbed.

B. Building Design Guidelines.

1. General Building Design and Construction Materials

Industrial building form and the type of construction materials used are significant factors in creating a development that is attractive and that fits in with the community. While the City does not advocate or prescribe specific architectural styles or forms (e.g. contemporary vs. historical), it would be appropriate for industrial building development to draw from local or regional design influences. For instance, the community is located in an agrarian region, where agricultural building forms may be appropriate. In addition, development located near the airport may consider incorporating aeronautical design motifs, or if near the railroad station incorporating railroad elements. In any case, building compatibility in terms of building form should respond to the natural environment or other existing influences depending on the location.

In multi-building complexes, a comprehensive architectural concept should be developed and maintained. Various site components should be unified through the use of similar design, materials, and colors.

2. Entries

Building entries should be oriented toward the predominant public view, usually the street frontage. This allows the public to more easily determine where the front entrance is located, and provides a more attractive street frontage. In cases where other orientation is justified by overall design concept, such as toward a courtyard or plaza, care should be taken to avoid turning building entries completely away from the street.

Entries should be designed to be consistent with the overall architectural design, including colors and materials. Roll-up doors should not be oriented toward the primary public view.

3. Scale and Massing

The “*scale*” of a building refers to the relationship of a particular building mass, to other nearby or adjacent development. The overall scale of buildings as well as individual design elements and how they are integrated into a building design, affects whether it is “*in scale*” with surrounding development and the landscape. The amount of space on a site also dictates the extent to which a building is in scale with the surroundings. For instance, larger buildings may appear more in scale with a site if there is sufficient open areas or setbacks incorporated.

The height, width and depth of a structure create the overall “*massing*” of a building. Achieving attractive building massing for large structures is challenging, and requires extra creativity in architectural design. The larger the massing of a building with unbroken building walls and rooflines, the larger and more bulky it will appear on the site where it is located and in the surrounding area. Appropriate building massing is achieved when it does not dominate building elevations with large blank walls. Large expanses of block wall of any material or metal siding is strongly discouraged. (Metal building guidelines are specifically provided below.)

Landscaping enhances architecture, however, building design should not *rely* on landscaping to soften, buffer or otherwise provide relief for massive building form.

Massing can be reduced through several methods including, but not limited to:

- recessing building floors above the first story;
- providing vertical or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses, (e.g. every 20 feet);
- reducing the overall size of buildings;
- incorporating other structures on the site with varying sizes;
- articulating details around doors, windows, balconies, plate lines, providing details such as “belly-bands”, recessed design

elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other methods of visual relief;

- avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation
- reducing overly large and tall roof designs;
- use of darker building color and varied wall treatments.

4. Roof Design

Extremely large roof elements that predominate the other architectural features of building can appear visually overwhelming and excessive, massive, and generally unattractive. Thus, roof design should be “in scale” with the other building features. Rooflines for large buildings should be broken up and varied by providing change in the height of a portion of the roof(s), change in form, or other articulations. High pitched “A-frame” type rooflines and partial mansards should be avoided.

Roof mounted mechanical devices shall be screened from all public views, such as below a roof parapet.

5. Trash Enclosures

All trash enclosures should be designed so that they are architecturally compatible with the building in use of colors and materials. Trash enclosures should use opaque materials that obscure views of the trash containers. Trash enclosure doors should be constructed from durable materials such as painted metal or chain link with plastic slatting. Trellis’ and foundation landscaping are strongly recommended. Trash enclosures should also provide adequate space for recycled materials containers. They should also be located away from public view to the extent possible.

1. Metal Building Design

Metal building design for industrial buildings requires *extra* special attention to detail. Well-designed metal buildings can be attractive and fit in within the context of its surroundings if building form is well articulated and surfaces are judiciously mixed in with other materials, or textures, and colors.

Long, stark, and uninterrupted panels used for metal buildings should be avoided. Use of panels with continuous vertical seams should also

avoided. Other building materials should be incorporated into structural design to add contrast, variety, and visual interest in building form. Wall systems should use techniques that hide or disguise wall fastening systems and seams. Building features such as columns, curved metal corners, deep reveals at construction joints or other details should be incorporated into building design to add interest into the architectural design.

Window treatments can provide a key design element for metal buildings. Windows should particularly be incorporated along the street front elevation(s) to help metal buildings incorporate human-scale design elements that address the building to the street. Windows should incorporate changes in building plane by either recessing or projecting them as integral parts of the overall design them. Detailed window fenestration should be incorporated around windows including change in relief, color, pattern, and/or materials.

Unless downspouts are a legitimate part of the architectural design and details, they should be concealed, or if they are part of the design, they should be coated to match the wall color. Freestanding outbuildings should use forms, shapes and materials that are consistent with the main structure.

Entries should incorporate overhangs, recessed openings, canopies or other features to emphasize the entrance area. Utility doors, fire system standpipes and valves, loading docks, etc. should be concealed or blended in with the architectural design.

2. Colors and Materials

Building and roof colors play a significant factor in acceptability of metal buildings. Architectural panel profiles, shapes and surface coatings should be carefully considered when determining if a metal building would complement the building site and surroundings.

Colors should be coordinated with the structure and the color of materials used in surrounding development. Large expanses of light colored metal wall or roof materials should be avoided. Darker colors help visually reduce the impact of large metal buildings. Horizontal color bands, and wall projections and recesses, provide shadowing to accentuate differentiation for wall designs.

3. Roof Design

As with all building design, roofs, particularly metal roofs, contribute significantly to a building's appearance and character. Variety in roof shapes and colors should complement the scale of the building. Darker, non-glare colors help reduce the mass of metal roof designs.

Metal roofs can incorporate standing seam, tile and shake materials to create visual interest in design.

Process:

As provided in the Paso Robles Zoning Ordinance, all projects that require review by the Development Review Committee (DRC), may be referred to the Planning Commission for consideration. Projects that have been considered by the DRC twice may be referred to the Planning Commission for a determination.

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 Planned Development Amendment 05-012 to allow flexibility of the established development standards for Tract 2594, related to building architecture and materials, and building setbacks and minimum building square footage at the east end of Tractor Street, at Combine Street (Lots 1-48 of Tract 2594) on this 14th day of July, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Amanda Ross

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 # 1845102
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; JULY 17, 2015 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: JULY 17, 2015

AD COST: \$140.12

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT 05-012
AMENDMENT**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 28, 2015, 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 applications:

• **Planned Development (PD) 05-012 Amendment:** a request filed by Nick Gilman on behalf of Kevin Brush and by Frank Clayton requesting to amend PD 05-012 to allow flexibility of the established development standards for Tract 2584. The Tract is located at the eastern end of Tractor Street at Combine Street.

Written comments on the proposed PD Amendment may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com, 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 (805) 237-3970 or email at planning@prcity.com.

These applications are categorically exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement CEQA.

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

Darren Nash
Associate Planner
July 17, 2015

1845102

RECEIVED

JUL 28 2015

City of El Paso de Robles
Community Development Dept.