



# City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: PD 13-001 Uptown Center – Amendment of Exterior Materials  
3328 Spring St. / APN: 008-042-017, 018, 019 & 020  
Applicant: Rick Jeffery  
Planning Commission to consider a request by Rick Jeffrey on behalf of the Uptown Center project, to amend the Development Plan to omit the requirement that the concrete masonry (CMU) wall be finished with stucco, and allow for the wall to remain with the gray precision block finish.

Date: November 8, 2016

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## Facts

1. The Uptown Center is currently under construction and is located at 3328 Spring Street.
2. The masonry wall has been constructed and is located along the back of the commercial buildings. The wall separates the commercial project and the future residential dwellings on the east half of the lot. (see Site Plan and Wall location Plan, Attachment 1. and photos of wall, Attachment 2).
3. PD 13-001 was approved by the Planning Commission on July 9, 2013, that included the project exhibits that showed that the wall would be finished in stucco. Additionally, Standard Condition A-7 was “checked” requiring the following:  
*A-7: All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, **but specifically excluding precision block.***
4. Mr. Jeffrey has indicated that the reason for the change in material from stucco is a cost factor and that maintenance of the wall, if there were to be graffiti, would be easier to remove from a gray precision block (See e-mail, Attachment 3).
5. The material change was discussed at the DRC meeting on October 17, 2016. The DRC indicated that the change in material would need to be discussed with the full Commission. No DRC recommendation was forwarded to Planning Commission.

## Options

1. Uphold the conditions within Resolution 03-011 and require the wall to be stucco to match the commercial buildings as required by PD 13-001.
2. Adopt Draft Resolution – A (Attachment 4), amending the conditions PD 13-001 to allow the wall to remain as gray precision block.

## **Analysis and Conclusions**

### Project Summary:

Consider the applicant's request to allow a change from the approved decorative stucco finish to the CMU wall to allow for un-painted precision block.

### Site Design Issues:

The wall has been constructed in the location and at the height originally approved with the PD. The amendment request is related to the finish material.

### Architecture and Appearance:

It is a standard condition that walls be finished in a decorative material as outlined in Standard Condition No. 7, where precision block is not considered an acceptable masonry wall material as being a decorative finish. A precision block wall would introduce a material that is not used in other factors of the project.

### Neighborhood Compatibility:

The masonry wall separates the commercial buildings from the future residential neighborhood. It will be up to the Planning Commission to determine if allowing the un-painted block wall rather than having a stucco finish, would be compatible.

### CEQA Issues:

The finish material of the CMU wall does not trigger CEQA.

### General Plan & Zoning Compatibility:

When the Development Plan for the Uptown Center was approved, it was approved based on the wall being finished with stucco to correspond with the commercial and residential buildings. The General Plan and Zoning Code has policies that require architectural and design excellence. It has been a standard condition that masonry materials be decorative, where precision block has been specifically excluded as a decorative finish.

## **Fiscal Impact**

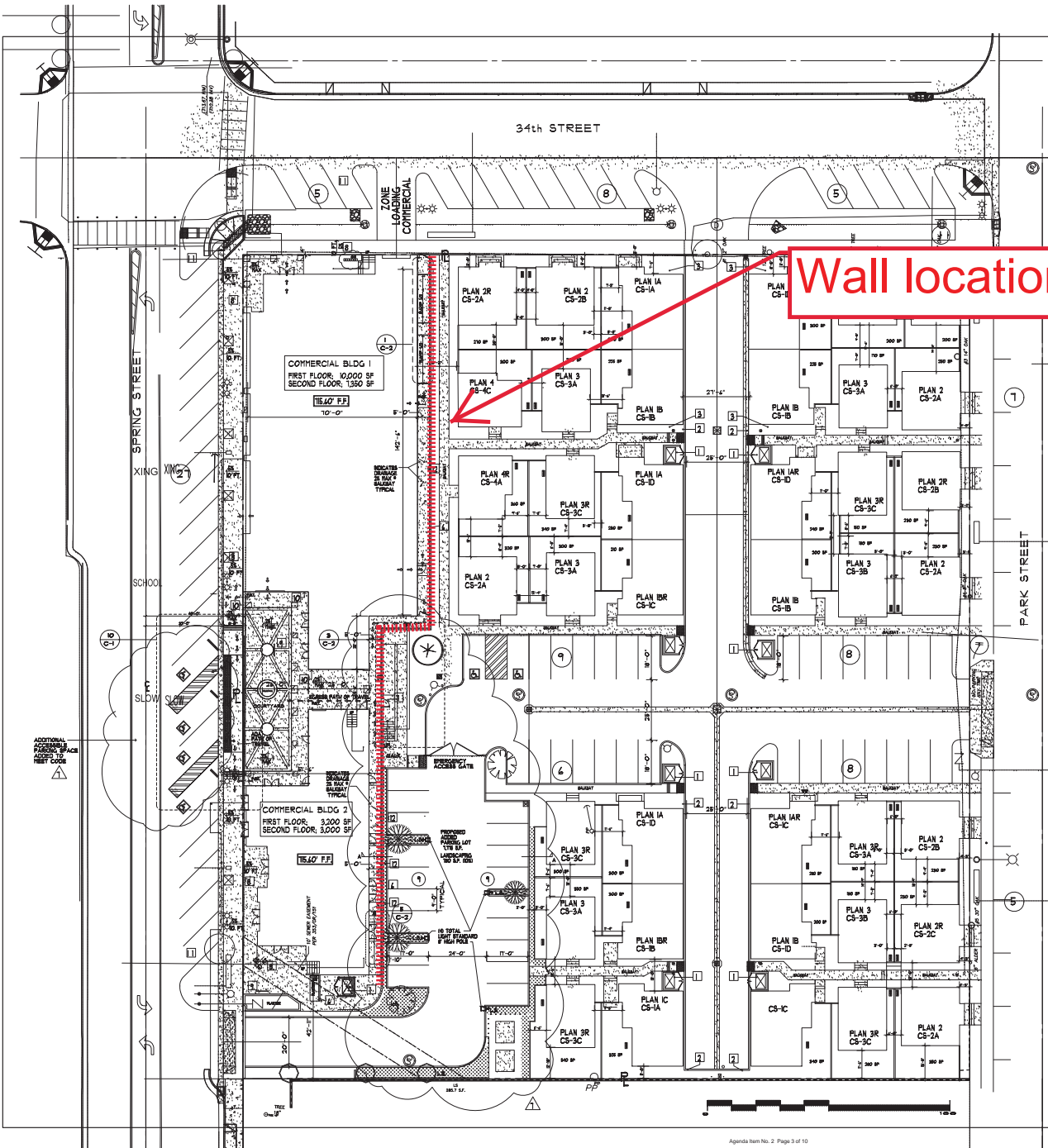
The wall material will not have a fiscal impact to the City.

## **Recommendation**

Approve Option 1 requiring the wall to be finished in stucco to match the commercial buildings as required by the existing PD.

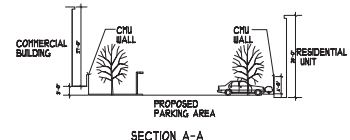
## **Attachments**

1. Site Plan – Wall Location Plan
2. Photo of wall
3. Applicant Letter
4. Resolution - A



- LEGEND**
- PLAN # UNIT PLAN, SEE FLOOR PLANS
  - CS-# COLOR SCHEME, SEE SHT C-1
  - 8 LOT NUMBER
  - ↑ PATH OF TRAVEL-EGRESS

- SITE NOTES**
- 1 TRASH ENCLOSURE, SEE SHT C-1
  - 2 MAILBOX PODIUM SEE 2/C-1 (FOR RESIDENTIAL UNITS ONLY)
  - 3 GAS METER, SEE LANDSCAPE PLAN FOR SCREENING.
  - 4 ROLL-UP GARAGE DOOR AT LOADING DOCK.
  - 5 4 CY TRASH BINS w/ SPLIT BIN FOR RECYCLING.
  - 6 4' HIGH CHU WALL
  - 7 ALL GATE FOR RESIDENTIAL ACCESS ONLY. GATE SHALL HAVE LEVERED LOCK AND COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS 34" CLEAR AT 90 DEGREE OPEN
  - 8 # SYMBOL INDICATES SLOPED AREA FOR DRAINAGE OF 5% FOR A DISTANCE OF 10 FT FROM BUILDING.
  - 9 BIKE RACK: 5 BIKE LOOP SEE DETAIL 2/C-1
  - 10 PROVIDE ACCESSIBILITY SIGAL PER CBC 11B.5.8
  - 11 DESIGNATED PARKING MARKED IN STALL CLEAN AIR VANPOOL /EV
  - 12 TOTAL REQUIRED
  - 13 PROVIDE DRAINAGE SLOPER \* CHU WALL TO PLANTER BELOW



**PLANT LEGEND**

KEY	COMMON NAME	BOTANICAL NAME	SIZE & NOTES
<b>STREET &amp; INTERIOR TREES:</b>			
	Coast Live Oak	<i>Quercus agrifolia</i>	3" dia (2'-2.5" cal)
	Valley Oak	<i>Quercus laevis</i>	3" dia (2'-2.5" cal)
	Pittosage	<i>Pittosage obtusifolia</i>	3" dia (2'-2.5" cal)
	Arizocast Pear	<i>Pyrus californica</i> "Arizocast"	3" dia (2'-2.5" cal)
	Ornamental Pear	<i>Pyrus californica</i> "Ornamental"	3" dia (2'-2.5" cal)
	Forest Pansy Redbud	<i>Cercis canadensis</i> "Forest Pansy"	3" dia (2'-1.5" cal)
	Australian Willow	<i>Geijera parviflora</i>	3" dia (2'-1.5" cal)
	Orange Myrtle	<i>Lagerstroemia indica</i>	3" dia (2'-1.5" cal)

**SITE PLAN**  
 1" = 20'-0" • 24 X 34



ITERATION

- 5
- 6
- 7
- 8
- 9
- 10
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FRANK MIRJAHANGIR & ASSOCIATES  
 15145 WOODLAWN AVE SUITE 200  
 TUSTIN, CA 92780



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

DRAWN: PNH

SCALE

JOB NO.

**SP-1**

# Attachment 2

Photos of Wall on site 11/1/16



**Darren Nash**

**From:** Rick Jeffrey <bfcinc@gmail.com>  
**Sent:** Tuesday, November 01, 2016 10:58 AM  
**To:** Darren Nash  
**Subject:** Planning Commission Application  
**Attachments:** Planning Commission Application.pdf; 20161007\_082556.jpg; 20161007\_082536.jpg; 20161007\_082602.jpg

Hi Darren,

Here is the application and a couple of photos of the projects neighboring walls which have to get repainted due to graffiti. You can see that it doesn't look good when you repaint. If I can power-wash it when its natural block it will have the best end result in terms of looks.

If plastered, I can not power-wash and repainting will not good.

Thanks

Rick Jeffrey  
President  
Beach Front Construction, Inc.  
P:805.689.4710  
F:805.563.5495  
[bfcinc@gmail.com](mailto:bfcinc@gmail.com)  
[rick@bfrontcorp.com](mailto:rick@bfrontcorp.com)  
[www.bfrontcorp.com](http://www.bfrontcorp.com)





# Attachment 4

## DRAFT RESOLUTION – A

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 13-001 AMENDMENT  
3328 SPRING STREET  
(UPTOWN CENTER - JEFFREY)  
APNs: 008-042-017, 018, 019 & 020**

WHEREAS the Uptown Center is currently under construction and is located at 3328 Spring Street; and

WHEREAS the masonry wall has been constructed and is located along the back of the commercial buildings; and

WHEREAS, the wall acts as a separation wall between the commercial project and the future residential dwellings on the east half of the lot; and

WHEREAS Mr. Jeffrey has indicated that the reason for the change in material from stucco is a cost factor and that maintenance of the wall, if there were graffiti would be easier with the gray natural precision block finish than the course stucco finish would be; and

WHEREAS, the material change was discussed at the DRC meeting on October 17, 2016, where the DRC indicated that the change in material would need to be discussed with the full Commission, no recommendation was given; and

WHEREAS, PD 13-001 was approved by the Planning Commission on July 9, 2013, that included the project exhibits that showed that the wall would be finished in stucco, additionally, Standard Condition No. 7 (Pg. 2 of Exhibit A of the Resolution) was “checked” requiring the following:

*All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, **but specifically excluding precision block.***

and;

WHEREAS, the proposed project is Categorically Exempt from environmental review per Section 15301(Existing Facilities) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was conducted by the Planning Commission on November 8, 2016, to consider facts as presented in the staff report prepared for the development plan amendment, and to accept public testimony regarding the application; 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. That allowing the change of the wall finish from stucco to natural precision block is consistent with the adopted codes, policies, standards and plans of the City, since the wall is not located adjacent to a street and is located behind the buildings; and



2. The proposed material change from stucco to natural precision block will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed material change from stucco to natural precision block accommodates the aesthetic quality of the City as a whole, especially since the wall will not be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed masonry wall is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed masonry wall is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance since the wall is located behind buildings and will not be visible from the public right-of-way; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 13-001 Amendment, subject to the following condition and Exhibit A:

**SECTION 1: CONDITIONS**

1. All conditions within resolution 13-011 shall remain in effect, except that the following condition shall supersede Standard Condition A-7:

The masonry wall located along the back of the commercial buildings may utilize the natural precision block finish material, subject to additional landscaping being provided, including vines that will help screen the wall. The final landscape plan shall be subject to DRC review.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of November 2016 by the following roll call vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 BOB ROLLINS, CHAIRMAN

ATTEST:

\_\_\_\_\_  
 WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A – Wall Location Plan

# Exhibit A

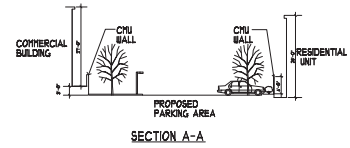
## LEGEND

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Wall Finish:  
Unfinished precision  
concrete block

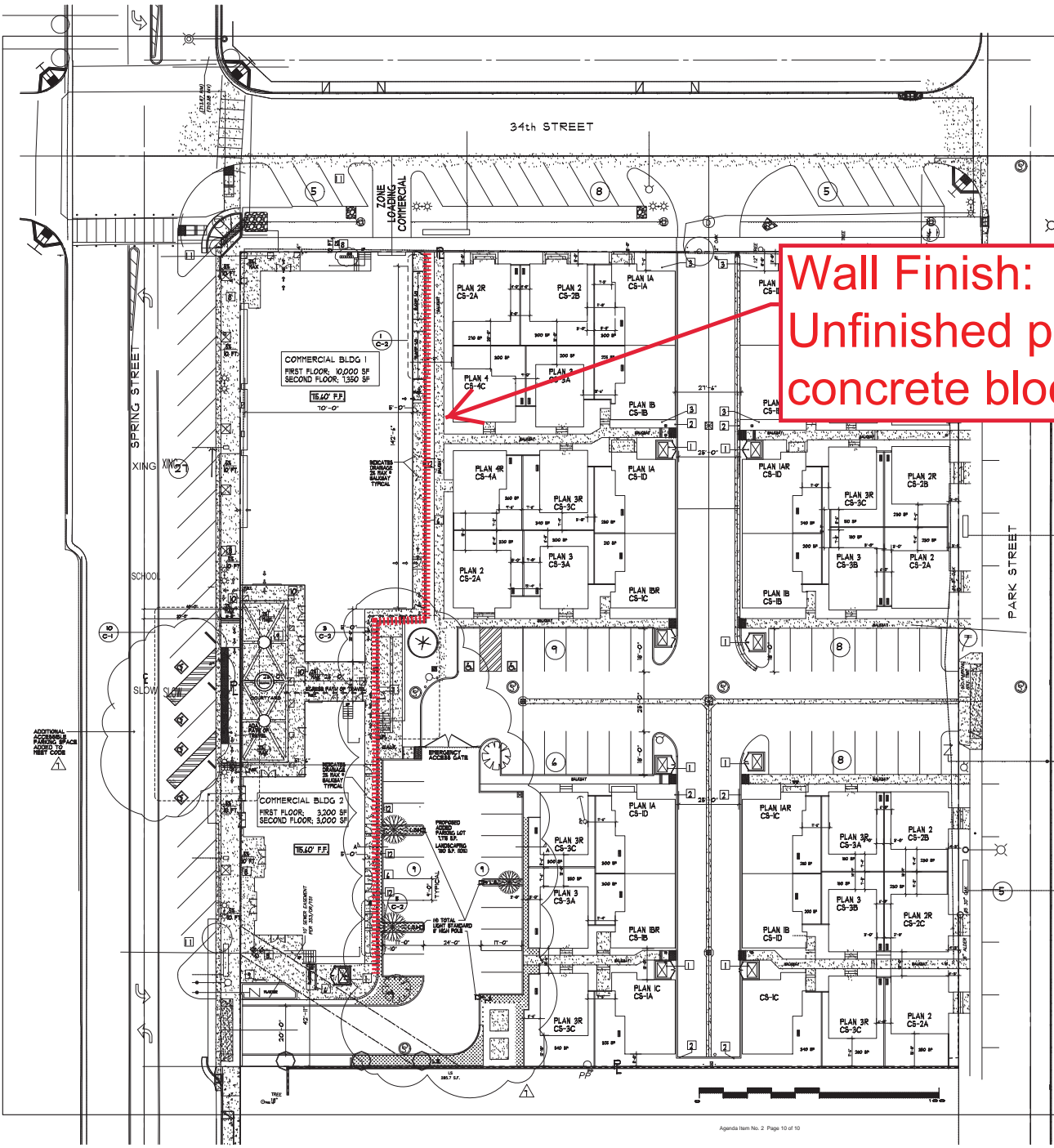


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	Pittosage	<i>Pittosporum tobira</i>	3" dia (2'-2" cal)
	Aristocrat Pear	<i>Pyrus calleryana 'Aristocrat'</i>	3" dia (2'-2" cal)
	Chanticleer Pear	<i>Pyrus calleryana 'Chanticleer'</i>	3" dia (2'-2" cal)
	Forest Pansy Redbud	<i>Cercis canadensis 'Forest Pansy'</i>	3" dia (2'-1.5" cal)
	Australian Willow	<i>Geijera parviflora</i>	3" dia (2'-1.5" cal)
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## SITE PLAN

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FOR ALL OTHER PROJECTS, CONTACT PHD AT 925.933.8888  
PHD IS AN EQUAL OPPORTUNITY EMPLOYER  
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PHD IS AN EQUAL OPPORTUNITY EMPLOYER

## ITERATION

- 5/23/24 DESIGN REVIEW 25 / 03 / 20%
- 5/23/24 DESIGN CORRECTIONS 25 / 03 / 20%
- 5/23/24 DESIGN REVIEW 25 / 03 / 20%
- 5/23/24 DESIGN REVIEW 25 / 03 / 20%
- 5/23/24 DESIGN REVIEW 25 / 03 / 20%

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