



# City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Planned Development Amendment (PD 98-004) for proposed exterior building modifications, new vehicle outdoor sales area (farm equipment), modification to the site plan parking lot, and a new sign program.  
Southgate Center - 1650 Ramada Drive, APN 009-631-017  
Applicant – Damien Mavis

Date: March 14, 2017

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### **Facts**

1. Planned Development (PD 98-004) was approved for a 215,000 sf manufacturing business located at 1650 Ramada Drive (previously referred to as Paris Precision). Paris Precision closed its business in May 2016. See Attachment 1, Location Map.
2. The new property owner intends to divide the building into eight (8) separate interior lease spaces, and modify the building exterior and site plan, with the following features. See Attachment 2, Elevations, and Attachment 3 Site Plan.
  - 5 storefront entrances
  - 4 windows on the front elevation
  - 2 new loading docks
  - 3 new roll-up doors
  - 4 cupolas on the building roof for signage purposes
  - New vehicle outdoor equipment sales area (9,000 sf)
  - Sign program (building and monument signs)
3. The building was originally approved with a Planned Development (PD 98-004), therefore, modifications require approval of a Planned Development Amendment. The property is zoned Manufacturing/Planned Development (M-PD), and it is designated as Business Park (BP) in the General Plan, Land Use Element, which allows for a range of commercial service and manufacturing land uses.
4. The property currently has 401 parking spaces. The proposed site plan modifications include use of approximately 9,000 sf for new vehicle outdoor sales area (for agricultural equipment sales, a permitted use in the M-PD zone), and addition of two new loading docks. These uses would reduce the number of parking spaces to 336. See Attachment 3, Site Plan.
5. The applicant has provided an estimate of the square footage planned for lease spaces and land uses, which is provided in the table below. The change of uses and tenant space square footages would require 292 parking spaces. Therefore, there would be a surplus of approximately 44 parking spaces that would allow for future changes of use.

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Use	Parking standard	Total SF/Use	Parking Spaces Required
<b>Warehouse</b>	1/1000 sf	Lease 1 - 21,857 sf Lease 2 - 31,257 sf Lease 3 - 47,787 sf Lease 7 - 24,501 sf Total 125,402 sf	125.4
<b>Retail &amp; Office</b>	3/1000 sf	Lease 7 - 4,728 sf (1,917 + 2,811) Lease 8 - 13,841 sf Total 18,569 sf	55.7
<b>Manufacturing</b>	1/500 sf	Lease 4 - 36,146 sf Lease 5 - 18,100 sf Total 54,246 sf	108.49
<b>Wine Warehouse</b>	1/5000 sf	Lease 6 - 11,357 sf	2.27
<b>Total Parking Spaces Required</b>			<b>291.8 (292)</b>

6. The proposed building alterations would use the same exterior finish materials and color scheme, and the design modifications are in keeping with the existing rural, industrial architectural theme. See Attachment 2, Building Elevations.
  
7. The Sign Ordinance permits wall signs to be a maximum of one square foot per lineal foot of building frontage, and monument signs to up to 32 square feet in area (up to six feet in height including the sign base). The building frontage has 650 lineal feet. The applicant has proposed a sign program that includes eight (8) lease space signs above business entries, four (4) business identification signs on proposed new cupolas, two (2) building logo signs on the ends of two of the cupolas, and a monument sign with eight (8) tenant placards. All of the proposed signs comply with the maximum sign area square footage permitted. See Sign Summary Table, below. See Attachment 2, Building Elevations (with signs), and Attachment 5, Monument Sign Elevations.

Sign Type	Dimensions	Square Footage
<b>Monument Sign</b>	5.33 x 6	32
<b>Wall Signs:</b>		
Lease space 1	12.5 x 3	37.5
Lease space 2	12.5 x 3	37.5
Lease space 3	12.5 x 3	37.5
Lease space 4	12.5 x 3	37.5
Lease space 5	12.5 x 3	37.5
Lease space 6	12.5 x 3	37.5
Lease space 7	12.5 x 3	37.5
Lease space 8	12.5 x 3	37.5
Cupola - Building South A	25 x 3	75
Cupola - Building South B	25 x 3	75
Cupola - Building North A	25 x 3	75
Cupola - Building North B	25 x 3	75
Building Logo South	5 x 5	25
Building Logo North	5 x 5	25
<b>Total Wall Sign Square Footage</b>		<b>650</b>

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Sample: Cupola Sign Location

8. The new vehicle outdoor sales display area is proposed on the north side of the building and would be a part of tenant space #7 for the agricultural equipment sales business. This outdoor vehicle display area would be enclosed with a six-foot, black tubular steel fence. Landscape improvements are proposed on the western and northern sides of the enclosed area. The area would be accessed through a pedestrian gate at the business entrance, and a rolling gate along the outdoor enclosure frontage. See Attachment 4, View of Outdoor Sales Area.
9. The Development Review Committee (DRC) reviewed this project on February 21, 2017, and it is scheduled to be reviewed again on March 13, 2017. The DRCs recommendation will be provided at the PC meeting.
10. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorically Exempt (Class 1, Minor Alterations of an Existing Building), from environmental review, and no environmental analysis is required.

### **Options**

1. Adopt Draft Resolution A (Attachment 6), approving Planned Development Amendment (PD 98-004).
2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
3. Deny Planned Development Amendment (PD 98-004), based on specific findings for denial to be made by the Planning Commission.

### **Analysis and Conclusions**

#### Project Summary

The new property owner intends to divide the 215,000 sf building into eight (8) separate interior lease spaces, and modify the building exterior and site plan. Modifications include adding storefront entrances, windows, loading docks, an outdoor sales display area and sign program. The building is being modified to provide for a range of light industrial/commercial service land uses.

#### Site Design & Architectural Appearance

The number of parking spaces would be reduced from 401 spaces to 336, which is adequate for the types and sizes of land uses the applicant intends to lease spaces to. The new vehicle outdoor display area would be compatible with other development in the vicinity, and would include an attractive permanent enclosure. The addition of storefront entrances and windows would add architectural details to an

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existing large building, and would improve the overall appearance from the existing condition. The loading docks would not be very visible from the adjacent streets and would fit in the context of surrounding development. The cupolas with signs proposed on the roof add rural, agrarian-oriented design details that are consistent with the existing building form. The sign program is compatible with the existing architectural design, and it would comply with the City Sign Ordinance.

### CEQA Issues

As a modification to an existing building, that is proposed to be occupied by “permitted” land uses, the project would be exempt from the CEQA review (Categorical Exemption, Class I).

### **Analysis of Options**

#### **1. Option 1**

The applicant is proposing to modify an existing building that is currently vacant, and provide lease spaces that could be occupied the businesses that would meet local needs and provide economic development and employment. The project would be consistent with the General Plan, Zoning Ordinance, and Economic Strategy.

#### **2. Option 2**

The Commission may wish to make suggestions to the site plan or architecture, and continue the public hearing to provide staff and the applicant time to address issues raised.

#### **3. Option 3**

If the Planning Commission decides to deny approval of the hotel project, the Commission must make specific findings as to how the project is not consistent with City policies and/or standards.

### **Fiscal Impact**

The City of Paso Robles anticipates a net financial benefit to result from this reuse of the existing building through provide retail sales tax and local employment opportunities.

### **Recommendation**

Approve Draft Resolution A, approving Planned Development Amendment (PD 98-004).

### **Attachments**

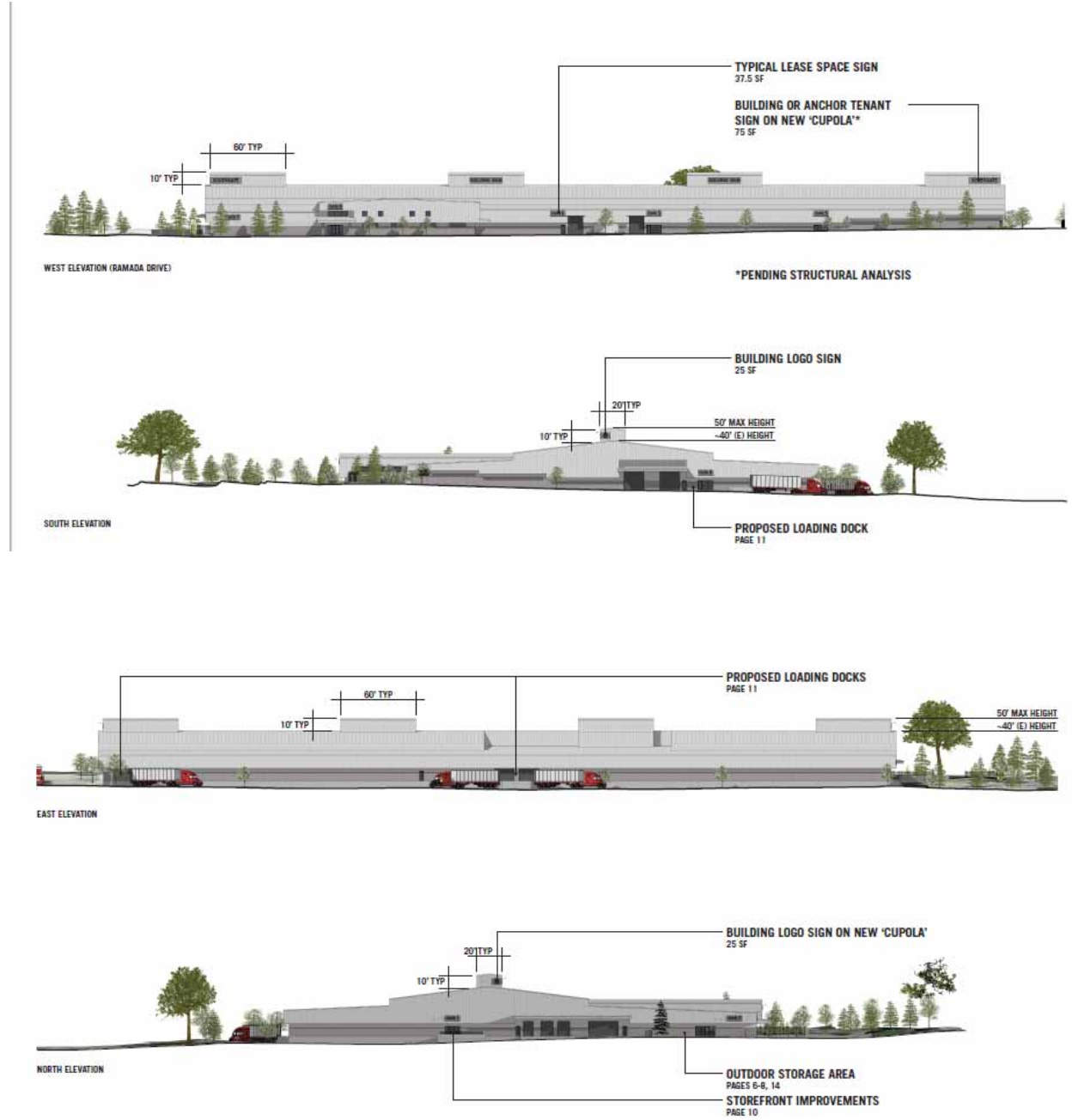
1. Location Map
2. Building Elevations
3. Site Plan
4. View of Outdoor Sales Area
5. Monument Sign Elevations
6. Draft Resolution A, to approve PD Amendment 98-004
7. Public Hearing Notices

Attachment 1  
Location map

**Project Location**  
**1650 Ramada Drive**



## Attachment 2 Building Elevations





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STOREFRONT ENTRY + SIGN ABOVE

LANDSCAPE IMPROVEMENTS WITH STEEL PLANTER



STOREFRONT ENTRY + SIGN

LANDSCAPE IMPROVEMENTS

LEASE 5



'CUPOLA' + SIGN

STOREFRONT, SIGN, + WALK-UP ENTRY

ENLARGED ROLL-UP DOOR APPROVED UNDER SEPARATE APPLICATION

ROLL-UP DOORS

LANDSCAPE IMPROVEMENTS WITH STEEL PLANTER

STOREFRONT ENTRY + SIGN ABOVE



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ROLL-UP DOOR  
LOADING DOCKS

'CUPOLA' + SIGN



ROLL-UP DOOR

STOREFRONT ENTRY + SIGN ABOVE

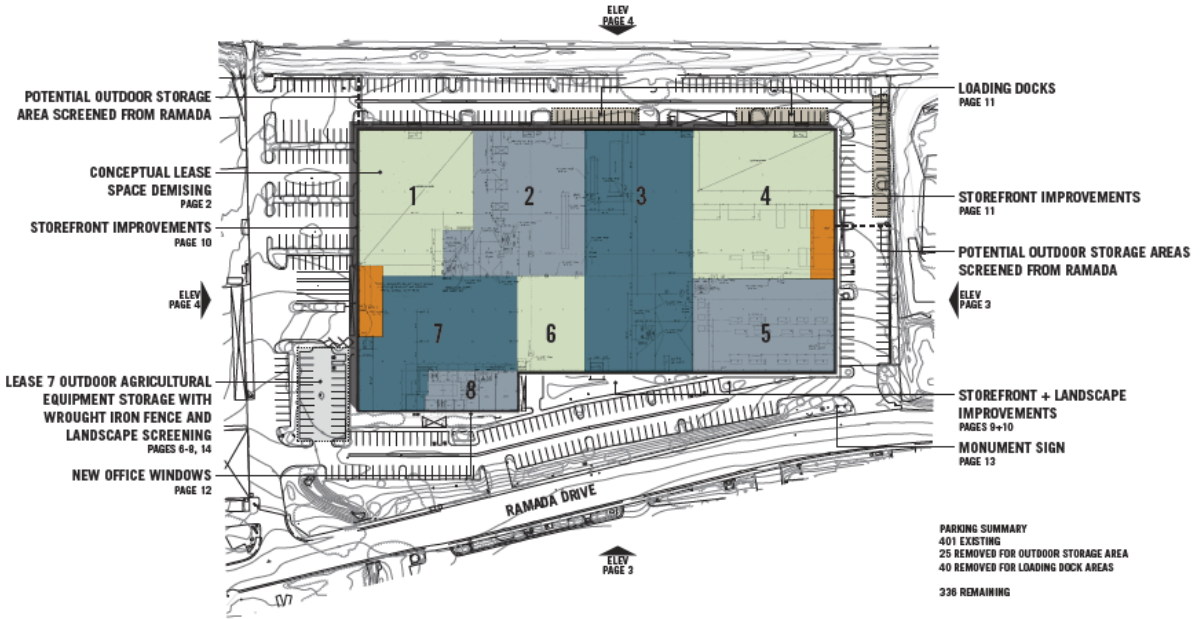




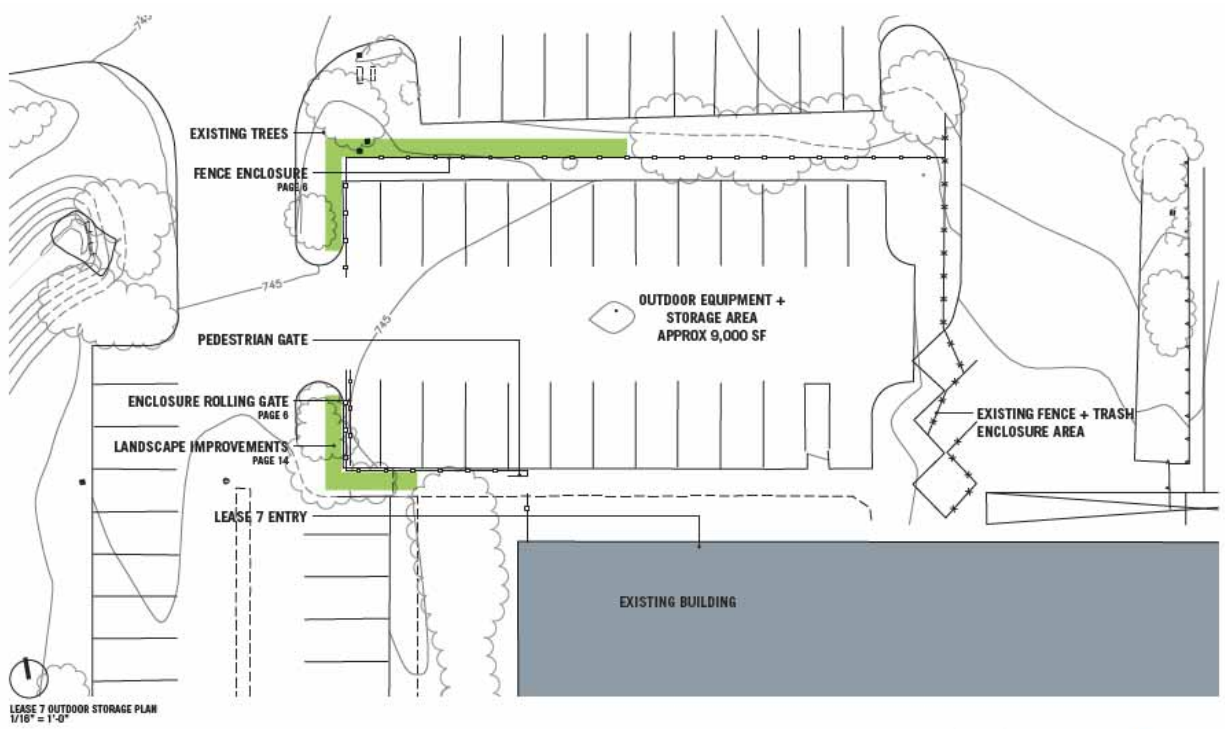
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# Attachment 3 Site Plan & Landscaping Plan



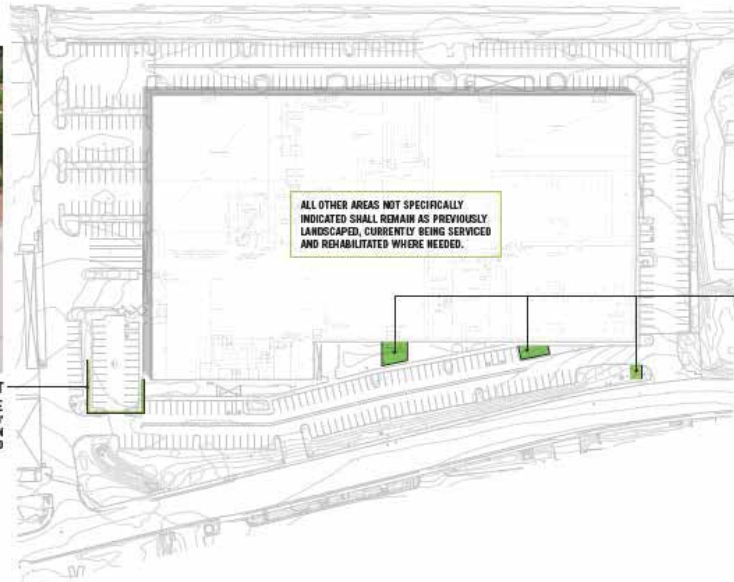
SEE PAGE 14 FOR MORE INFORMATION ON EXISTING AND NEW LANDSCAPE IMPROVEMENTS



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**LANDSCAPE SCREENING AT  
OUTDOOR STORAGE**  
PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'  
5-GALLON PLANTED AT 4' O.C. TO SCREEN  
PERIMETER OF STORAGE AREA AS NEEDED



**LANDSCAPE IMPROVEMENTS**  
FUTURE DECORATIVE PLANTER AREA TO BE INSTALLED USING EXISTING LANDSCAPING AND POTENTIAL NEW DROUGHT TOLERANT GROUND COVER





# Attachment 4 Outdoor Sales Area – Views



VIEW FROM RAMADA DRIVE



STOREFRONT ENTRY + SIGN ABOVE

WROUGHT IRON FENCE ENCLOSURE



LEASE 7 OUTDOOR STORAGE

STOREFRONT ENTRY + SIGN ABOVE

LANDSCAPE IMPROVEMENTS  
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'  
5-GAL AT 4' O.C. TO SCREEN PERIMETER AS NEEDED

'WROUGHT IRON' PANELIZED FENCE  
ENCLOSURE, 6' HEIGHT MAXIMUM

OUTDOOR STORAGE, 9,000 SF



VIEW FROM RAMADA DRIVE

LEASE 7 OUTDOOR STORAGE

# Attachment 5 Monument Sign Elevations



STEEL SHEET CAP W/BLDG NAME REVERSED + ACCENT COLOR

LEASE SPACE SIGNS, 3'x1' EACH

ARCHITECTURALLY INTEGRATED CONCRETE BASE

SIGN SUMMARY				
SIGN # OR TYPE	WIDTH	HEIGHT	AREA	
LEASE 1	12.5	3	37.5	VISIBLE FROM NORTH
LEASE 2	12.5	3	37.5	VISIBLE FROM NORTH
LEASE 3	12.5	3	37.5	VISIBLE FROM WEST
LEASE 4	12.5	3	37.5	VISIBLE FROM SOUTH
LEASE 5	12.5	3	37.5	VISIBLE FROM WEST OR SOUTH
LEASE 6	12.5	3	37.5	VISIBLE FROM WEST
LEASE 7	12.5	3	37.5	VISIBLE FROM WEST OR NORTH
LEASE 8	12.5	3	37.5	VISIBLE FROM WEST
BUILDING SOUTH A	25	3	75	
BUILDING SOUTH B	25	3	75	
BUILDING LOGO SOUTH	5	5	25	
BUILDING NORTH A	25	3	75	
BUILDING NORTH B	25	3	75	
BUILDING LOGO NORTH	5	5	25	
MONUMENT SIGN	6	5.33	32	NOT INCLUDED IN CALCULATION
TOTAL PROPOSED			650	
TOTAL ALLOWED			650	



**Draft Resolution A**

RESOLUTION 17-xxx

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT AMENDMENT (PD 98-004)  
APPLICANT – DAMIEN MAVIS  
1650 RAMADA DRIVE, APN: 009-631-017**

WHEREAS, Damien Mavis submitted a Planned Development Amendment (PD 98-004) application to divide an existing building (previously referred to as Paris Precision) located at 1650 Ramada Drive, APN 009-631-017, into eight (8) separate interior lease spaces, and to modify the building exterior and site plan, with alterations that will include:

- 5 new storefront entrances
- 4 new windows on the upper front elevation
- 2 new loading docks
- 3 new roll-up doors
- 4 new cupolas on the building roof for wall sign purposes
- A new vehicle outdoor equipment sales area (9,000 sf)
- Sign program (building wall and monument signs); and

WHEREAS, the property is zoned Manufacturing/Planned Development (M-PD), and it is designated as Business Park (BP) in the General Plan, Land Use Element, which allows for a range of commercial service and manufacturing land uses, including new vehicle sales which includes farm equipment; and

WHEREAS, the property currently has 401 parking spaces. The proposed site plan modifications include use of an approximately 9,000 sf new vehicle outdoor sales area (for agricultural equipment sales), and addition of two new loading docks. These uses would reduce the number of parking spaces to 336. The applicant has provided an estimate of the square footage planned for lease spaces and land uses, which is provided in the table below. The change of uses and tenant space square footages would require 292 parking spaces. Therefore, in accordance with the Zoning Ordinance, Section 21.22 (Off-Street Parking), there would be a surplus of approximately 44 parking spaces with the proposed modifications; and

WHEREAS, the proposed building alterations would use the same exterior finish materials and color scheme, and the design modifications are in keeping with the existing contemporary, industrial architectural theme; and

WHEREAS, the Zoning Ordinance, Section 21.19 (Signs), permits wall signs to be a maximum of one square foot per lineal foot of building frontage, and monument signs to up to 32 square feet in area (up to six feet in height including the sign base). The building frontage has 650 lineal feet. The applicant has proposed a sign program that includes eight (8) lease space signs above business entries, four (4) business identification signs on the proposed new roof cupolas, two (2) building logo signs on the ends of two of the cupolas, and a monument sign with eight (8) tenant placards. All of the proposed signs comply with the maximum sign area square footage permitted; and



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WHEREAS, the outdoor sales display area is proposed on the north side of the building and would be a part of tenant space #7 for the agricultural equipment sales business. This outdoor display area would be enclosed with a six-foot, black wrought iron fence. Landscape improvements are proposed on the western and northern sides of the enclosed area. The area would be accessed through a pedestrian gate at the business entrance, and a rolling gate along the outdoor enclosure frontage; and

WHEREAS, the Development Review Committee (DRC) reviewed this project on February 21, 2017 and March 3, 2017. The DRC supported the direction of the project; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorically Exempt (Class 1, Minor Alterations of an Existing Building), from environmental review, and no environmental analysis is required.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development Amendment 98-004, subject to the following conditions of approval:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and 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 project is consistent with the goals and policies established by the General Plan, since the project would provide for commercial service and light industrial oriented businesses and employment in an existing building located on property with a Business Park land use designation.
2. The project is consistent with and supports the intent Zoning Map and Manufacturing Planned Development (M-PD) zoning of the property, and would provide for land uses consistent with this zoning, which would support local employment and economic vitality.
3. The anticipated uses of this building would be “permitted” uses in the M-PD Zone in the Zoning Ordinance, and would comply with all applicable development standards in the M-PD Zone and the Zoning Ordinance.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the city as a whole since the building modifications are designed consistent with the existing contemporary architectural theme, and surrounding development.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and is a reuse of an existing building that would not impact environmental resources, and is therefore exempt from environmental review (Class 1, Minor Alterations of an Existing Building), under the California Environmental Quality Act.

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7. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses in the vicinity.

Section 3. Conditions. The Planning Commission of the City of El Paso de Robles does hereby approve Planned Development Amendment 98-004, subject to the following Conditions of Approval.

1. This project shall comply with the Project Specific Conditions of Approval attached hereto as Exhibit A, the checked Standard Conditions of Approval, attached hereto as Exhibit B, and Exhibits C – H incorporated herein by reference.

PASSED AND ADOPTED THIS 14<sup>th</sup> day of March 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chairman,

ATTEST:

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Warren Frace, Planning Commission Secretary

Exhibits:

- A. Project Specific Conditions of Approval
- B. Standard Conditions
- C. Site and Landscape Plans
- D. Elevations
- F. Floor Plans
- G. Outdoor Sales Area Fencing
- H. Sign Program

# Exhibit A

PROJECT 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.

Planning Division Conditions:

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:

EXHIBITS	DESCRIPTION
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- |  |                               |
|--|-------------------------------|
|  | B. Standard Conditions        |
|  | C. Site and Landscape Plans   |
|  | D. Elevations                 |
|  | E. Floor Plans                |
|  | F. Outdoor Sales Area Fencing |
|  | G. Sign Program               |

3. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, floor plans, fencing plan, and colors and materials approved with this resolution.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development Amendment 98-004 shall expire on March 14, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
5. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
9. The new outdoor vehicle sales area shall be limited to 9,000 sf on the north side of the building, as shown on the Fencing Plan provided in Exhibit F, and shall be used for the purposes of displaying new farm equipment for sale. The area shall not be used for storage of materials or vehicles.

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10. No outdoor storage of equipment, materials or supplies shall be permitted unless located on the rear half of the site, as shown on the Site Plan, and enclosed in a fenced, screened area from the public right-of-way.
11. All signs shall be designed and located in on the building and on the site in compliance with the Sign Program provided in Exhibit G.

EXHIBIT B

CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_

Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_

Approval Body: Planning Commission \_\_\_\_\_ Date of Approval: March 14, 2017 \_\_\_\_\_

Applicant: Damien Mavis \_\_\_\_\_ Location: 1650 Ramada Drive \_\_\_\_\_

APN: 009-631-017 \_\_\_\_\_

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on March 14, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney’s fees, incurred by City or held to be the liability of City in connection with City’s defense of its actions in any proceeding brought in any State or Federal court challenging the City’s actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City’s actions with respect to the project.

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

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- 4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

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



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- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 16. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 18. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 19. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 20. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:

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

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- a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
- b. A detailed landscape plan;
- c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
- d. Other: grading plan review

### B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map)\_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

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**ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

All conditions marked are applicable to the above referenced project for the phase indicated.

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

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### **C. PRIOR TO ANY PLAN CHECK:**

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

### **D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

### **E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.

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

## Agenda Item 2

4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

**F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:  
Performance Bond.....100% of improvement costs.  
Labor and Materials Bond.....50% of performance bond.

5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
7. Due to the number of utility trenches required for this project, the City Council

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

## Agenda Item 2

adopted Pavement Management Program requires a pavement overlay on along the frontage of the project.

- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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

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**PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES-** The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

**G. GENERAL CONDITIONS**

- 1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
  - Truck access road shall be at least twenty (26) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. Minimum set-back 15', maximum 30'.
  - Dead-End: Project shall provide secondary access of approved fire access road(s).
  
- 2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
- 3.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
- 4.  Class 1 standpipe system(s) shall be provided with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30 feet. Location shall be at the entrance/exit

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



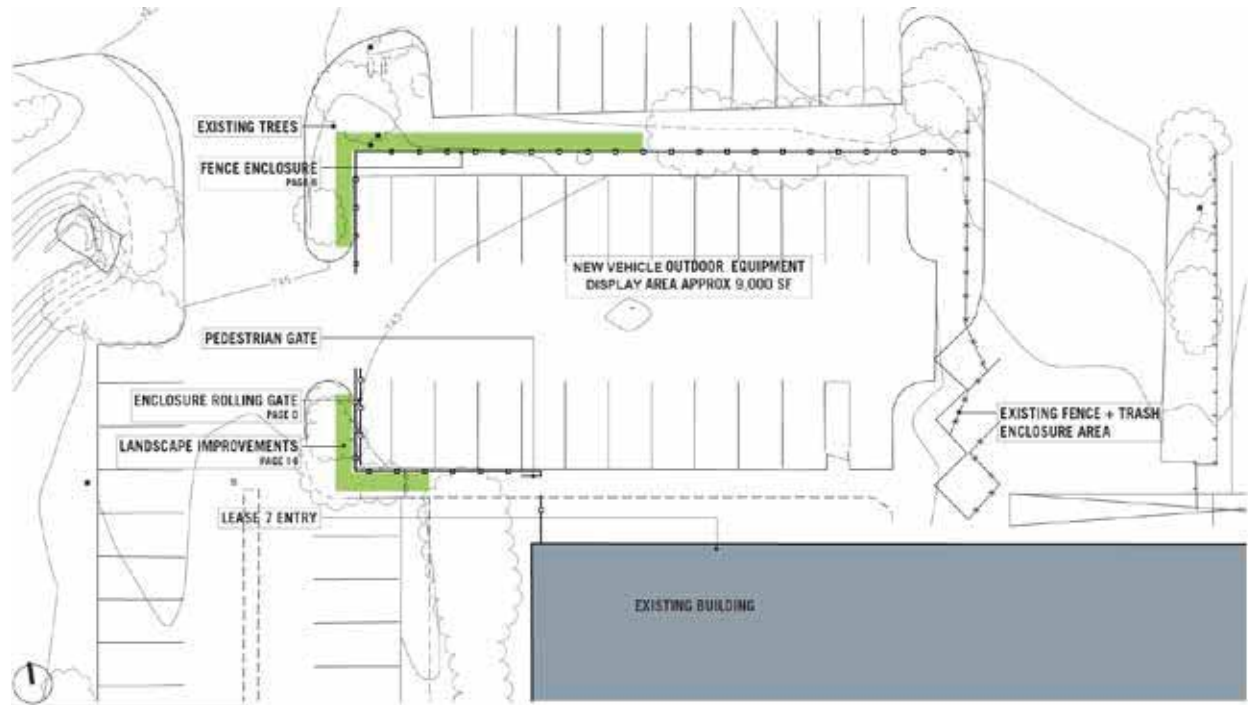
## Agenda Item 2

way of the stairway system. Travel distance greater than 200' feet will compel additional standpipe system(s) in each stairwell.

- Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 5.  If required by the Fire Chief, provide on the address side of the building if applicable:
  - Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.
- 6.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
- 7.  Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
- 8.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 9.  Prior to the issuance of Certificate of Occupancy:
  - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - Final inspections shall be completed on all buildings.

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

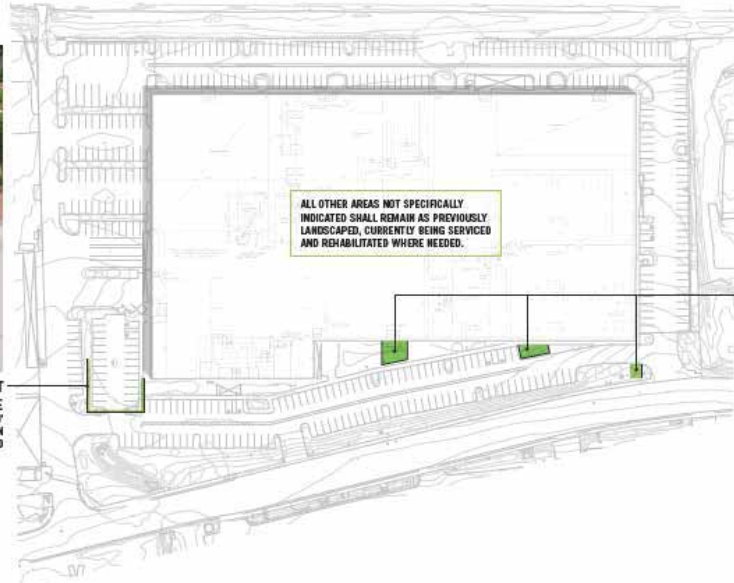
# Exhibit C Site Plan & Landscaping Plan



# Agenda Item 2



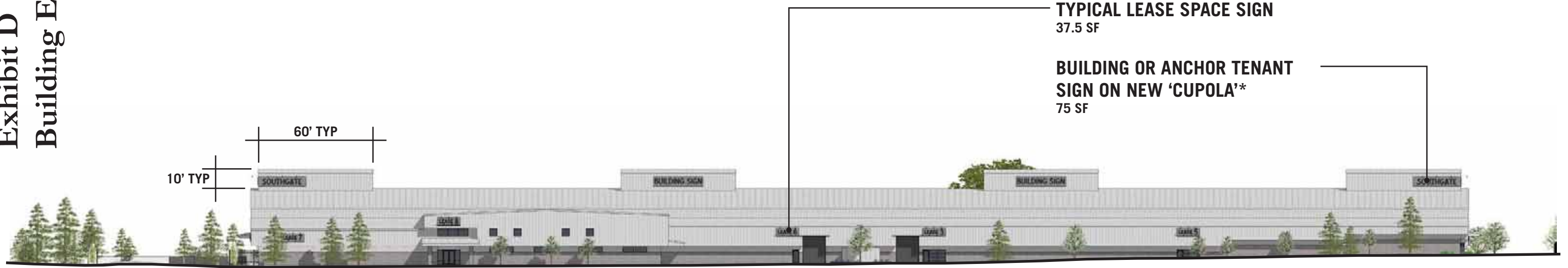
**LANDSCAPE SCREENING AT  
OUTDOOR STORAGE**  
PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'  
5-GALLON PLANTED AT 4' O.C. TO SCREEN  
PERIMETER OF STORAGE AREA AS NEEDED



**LANDSCAPE IMPROVEMENTS**  
FUTURE DECORATIVE PLANTER AREA TO BE INSTALLED  
USING EXISTING LANDSCAPING AND POTENTIAL NEW  
DROUGHT TOLERANT GROUND COVER



Exhibit D  
Building Elevations

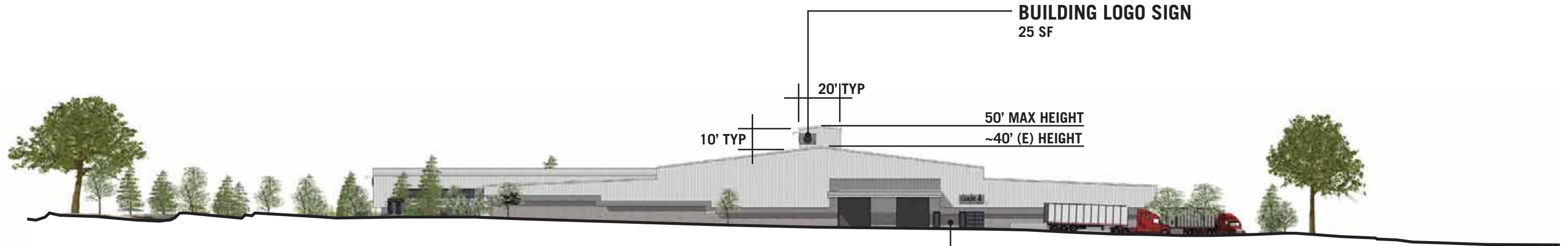


WEST ELEVATION (RAMADA DRIVE)

TYPICAL LEASE SPACE SIGN  
37.5 SF

BUILDING OR ANCHOR TENANT  
SIGN ON NEW 'CUPOLA'\*  
75 SF

\*PENDING STRUCTURAL ANALYSIS



SOUTH ELEVATION

BUILDING LOGO SIGN  
25 SF

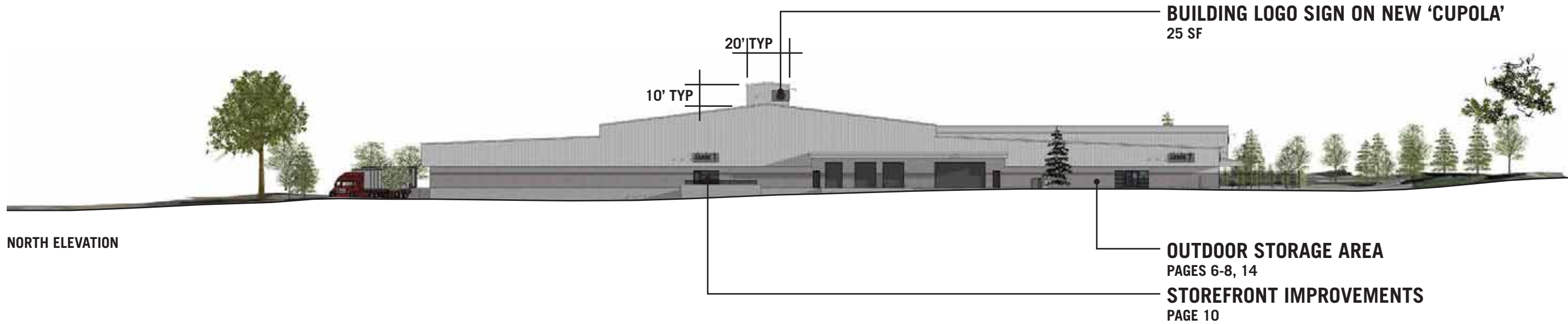
50' MAX HEIGHT  
~40' (E) HEIGHT

PROPOSED LOADING DOCK  
PAGE 11

Exhibit D  
Building Elevations



EAST ELEVATION



NORTH ELEVATION



**STOREFRONT ENTRY + SIGN ABOVE**

**LANDSCAPE IMPROVEMENTS WITH STEEL PLANTER**



**STOREFRONT ENTRY + SIGN**

**LANDSCAPE IMPROVEMENTS**

**LEASE 5**

**Ramada Commercial . DRC Review Package**

1650 Ramada Drive, Paso Robles  
 17.0228



Exhibit D  
Building Elevations



- 'CUPOLA' + SIGN
- STOREFRONT, SIGN, + WALK-UP ENTRY
- ENLARGED ROLL-UP DOOR APPROVED UNDER SEPARATE APPLICATION



- ROLL-UP DOORS
- LANDSCAPE IMPROVEMENTS WITH STEEL PLANTER
- STOREFRONT ENTRY + SIGN ABOVE

LEASE 3 AND LEASE 4

Ramada Commercial . DRC Review Package

1650 Ramada Drive, Paso Robles  
17.0228

Exhibit D  
Building Elevations



ROLL-UP DOOR  
LOADING DOCKS



'CUPOLA' + SIGN

ROLL-UP DOOR

STOREFRONT ENTRY + SIGN ABOVE

LEASE 4 AND LOADING DOCKS

Ramada Commercial . DRC Review Package

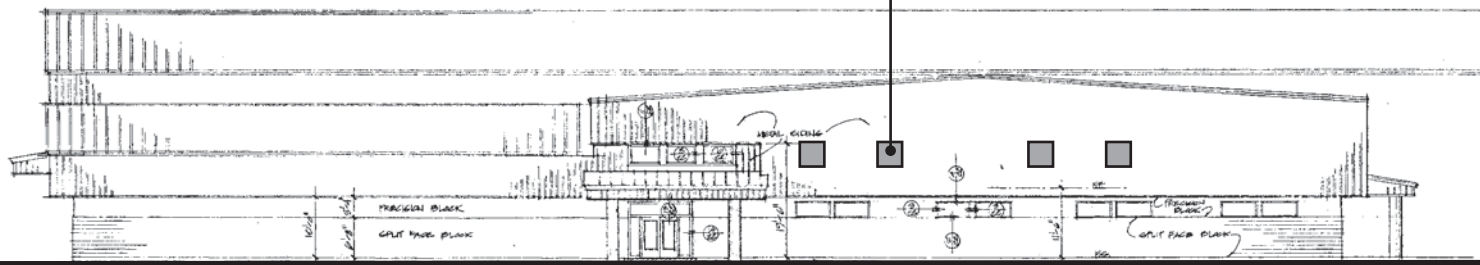
1650 Ramada Drive, Paso Robles  
17.0228



Exhibit D  
Building Elevations



NEW WINDOWS AT 2ND STORY OFFICES  
(4) 4'x4' FIXED



WEST ELEVATION EXTERIOR IMPROVEMENTS



LEASE 8

Ramada Commercial . DRC Review Package

1650 Ramada Drive, Paso Robles  
17.0228



Exhibit D  
Building Elevations



NEW 'CUPOLA'  
SEE SIGN SUMMARY PAGE 13

VIEW FROM HIGHWAY 101 NORTH

CUPOLA ADDITIONS

Ramada Commercial . DRC Review Package

1650 Ramada Drive, Paso Robles  
17.0228

# Exhibit E Floor Plan





# Exhibit F New Vehicle Outdoor Sales Display Area



LEASE 7 OUTDOOR STORAGE



LEASE 7 OUTDOOR STORAGE

# Exhibit G Sign Program



STEEL SHEET CAP W/BLDG NAME REVERSED + ACCENT COLOR

LEASE SPACE SIGNS, 3'x1' EACH

ARCHITECTURALLY INTEGRATED CONCRETE BASE

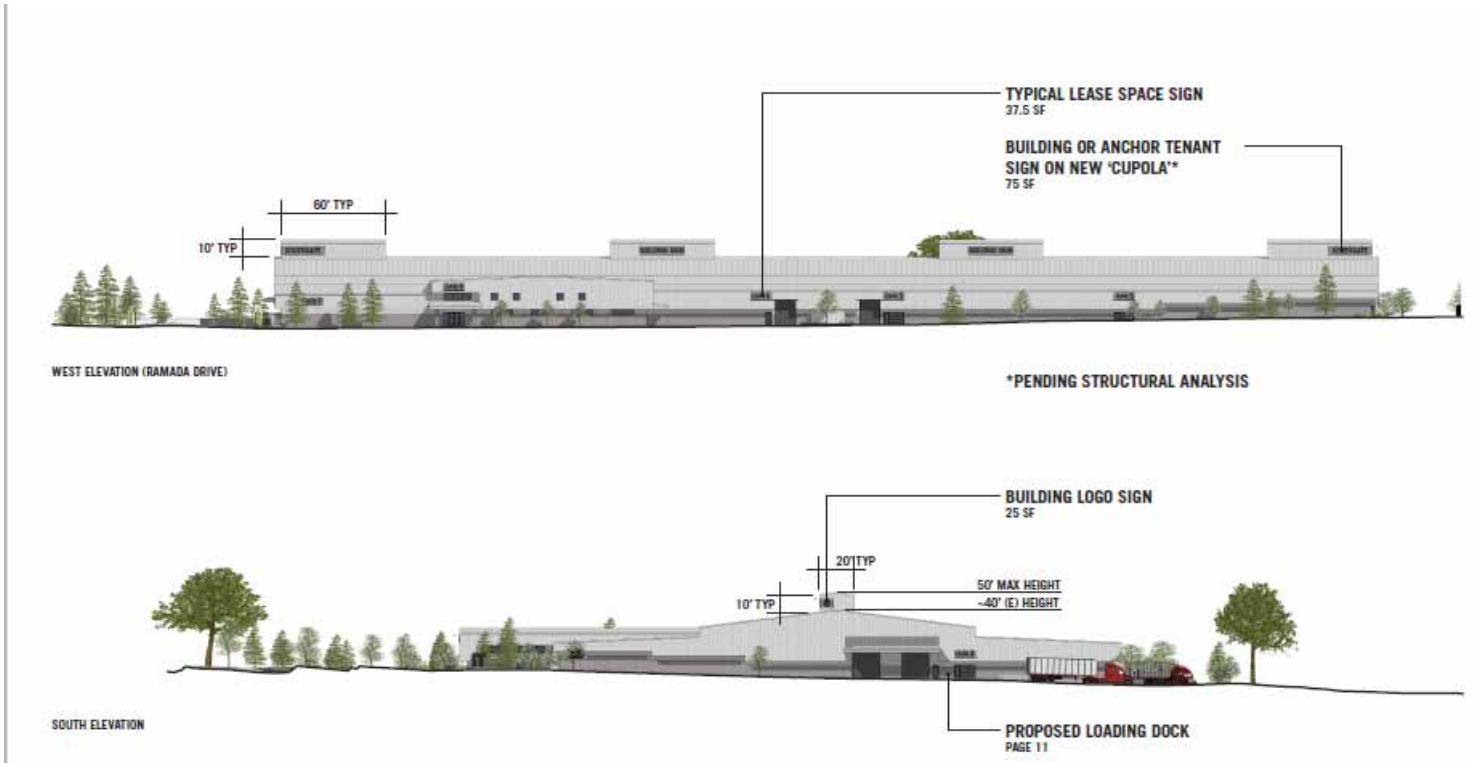
SIGN SUMMARY				
SIGN # OR TYPE	WIDTH	HEIGHT	AREA	
LEASE 1	12.5	3	37.5	VISIBLE FROM NORTH
LEASE 2	12.5	3	37.5	VISIBLE FROM NORTH
LEASE 3	12.5	3	37.5	VISIBLE FROM WEST
LEASE 4	12.5	3	37.5	VISIBLE FROM SOUTH
LEASE 5	12.5	3	37.5	VISIBLE FROM WEST OR SOUTH
LEASE 6	12.5	3	37.5	VISIBLE FROM WEST
LEASE 7	12.5	3	37.5	VISIBLE FROM WEST OR NORTH
LEASE 8	12.5	3	37.5	VISIBLE FROM WEST
BUILDING SOUTH A - CUPOLA	25	3	75	
BUILDING SOUTH B - CUPOLA	25	3	75	
BUILDING LOGO SOUTH	5	5	25	
BUILDING NORTH A - CUPOLA	25	3	75	
BUILDING NORTH B - CUPOLA	25	3	75	
BUILDING LOGO NORTH	5	5	25	
MONUMENT SIGN	6	5.33	32	NOT INCLUDED IN CALCULATION
TOTAL PROPOSED			650	
TOTAL ALLOWED			650	



6' SIGN WIDTH  
5.33' SIGN HEIGHT



# Exhibit G Sign Program



**BUILDING OR ANCHOR TENANT  
SIGN ON NEW 'CUPOLA'\*  
75 SF**



# Exhibit G Sign Program

STOREFRONT ENTRY + SIGN ABOVE

LANDSCAPE IMPROVEMENTS WITH STEEL PLANTER



STOREFRONT ENTRY + SIGN

LANDSCAPE IMPROVEMENTS

LEASE 5



'CUPOLA' + SIGN

STOREFRONT, SIGN, + WALK-UP ENTRY

ENLARGED ROLL-UP DOOR APPROVED UNDER SEPARATE APPLICATION

ROLL-UP DOORS

LANDSCAPE IMPROVEMENTS WITH STEEL PLANTER

STOREFRONT ENTRY + SIGN ABOVE



# Exhibit G Sign Program



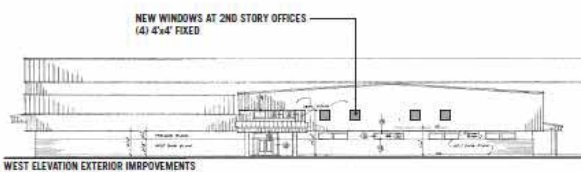
ROLL-UP DOOR  
LOADING DOCKS

'CUPOLA' + SIGN

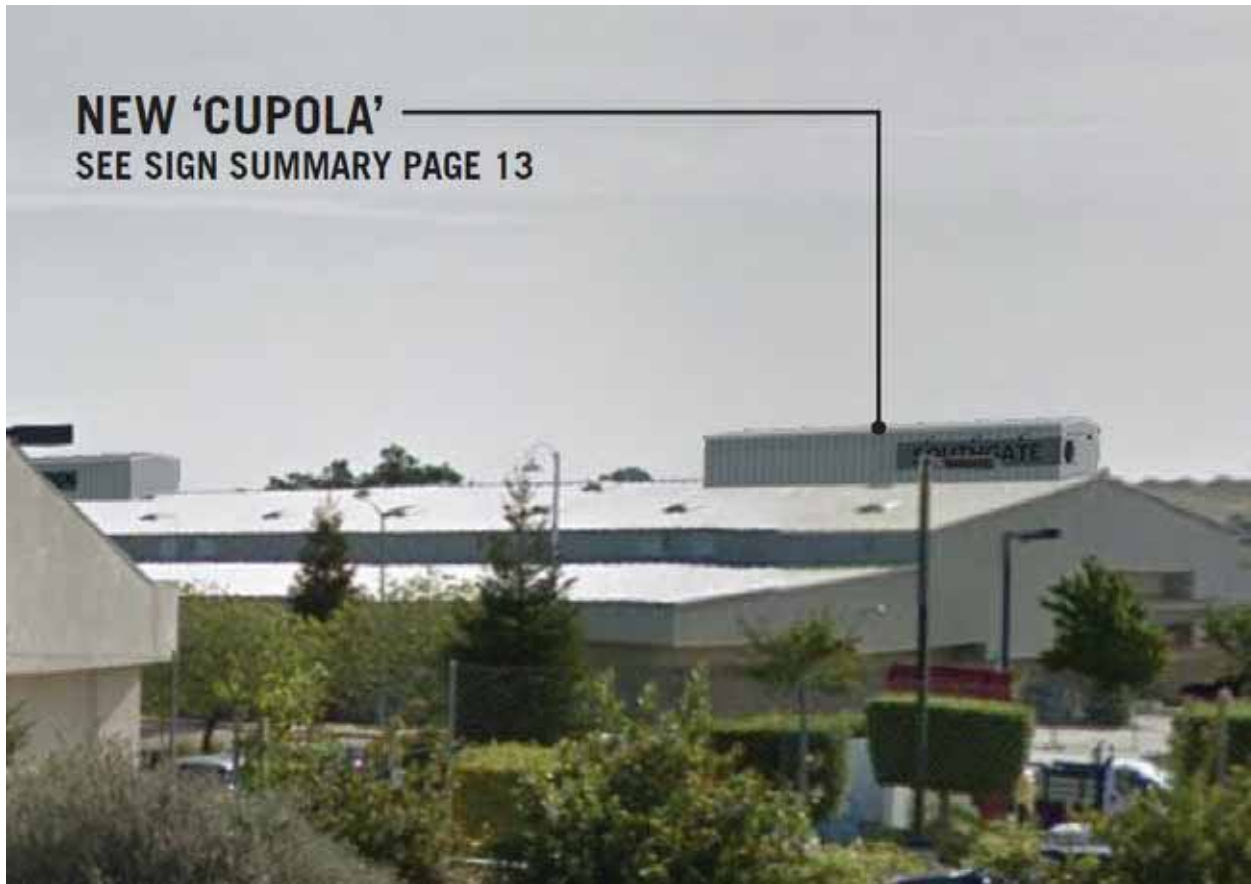


ROLL-UP DOOR

STOREFRONT ENTRY + SIGN ABOVE



**Exhibit G  
Sign Program**





# Agenda Item 2

## PROOF OF PUBLICATION

## LEGAL NEWSPAPER NOTICES

## PLANNING COMMISSION PROJECT NOTICING

**Newspaper:** The Tribune

**Date of Publication:** 03/03/17

**Meeting Date:** 03/14/17  
Planning Commission

**Project:** PD 98-004 Amend

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

Signed: Monica C Hollenbeck  
Monica C Hollenbeck

**CITY OF EL PASO DE ROBLES  
NOTICE OF PLANNING COMMISSION  
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

**APPLICATION:** Planned Development Amendment (PD 98-004) – Request to modify exterior architectural details and use of the existing building. Exterior changes include adding (4) cupolas, building signs, storefront doors, modified window treatments, and addition of loading docks. The request includes a monument sign for individual tenant spaces, and changes to the site plan including use of an outdoor equipment sales area, and reducing the number of existing parking spaces for the additional loading docks and outdoor sales area. The site will maintain a sufficient number of parking spaces for proposed changes in use of the building in compliance with the Parking Ordinance requirements.

**APPLICANT:** Damien Mavis – P.O. Box 12910, San Luis Obispo, CA 93406

**LOCATION:** 1650 Ramada Drive, Paso Robles, CA. APN: 009-631-017

**ENVIRONMENTAL DETERMINATION:** In accordance with the California Environmental Quality Act (CEQA), this application is Categorical Exempt (Class 1, CEQA Guidelines Section 15332, Minor Alteration of an Existing Structure), from environmental review.

**HEARING:** The Planning Commission will hold a Public Hearing on March 14, 2017, at 6:30 p.m. at the Library Conference Center/ Council Chambers, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed application may be mailed to the Community Development Department, or emailed to [planning@prcity.com](mailto:planning@prcity.com) provided the time of the hearing.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Susan DeCarli  
City Planner  
March 3, 2017 2951135