

RESOLUTION NO.: 08-014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 07-016
(DENNIS BRADSHAW)
APN: 009-037-009

WHEREAS, Planned Development 07-016 has been filed by MW Architects, Inc. on behalf of Dennis Bradshaw, to construct a new 4,463 square foot two-story retail/office building; and

WHEREAS, the project is located at 1321 Spring Street; and

WHEREAS, the General Plan land use designation of the site is Community Commercial Mixed Use Overlay (MU), and the Zoning is C1-PD (General Commercial, Office Professional Overlay); and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 (Class 32) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, at its February 12, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 07-016 and related applications; 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 consistent with the City's Economic Strategy, by providing investment into the downtown as well as providing professional office space in the downtown.
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. Rather, the PD for the Project implements the City's goals as expressed in its General Plan and its Economic Strategy.
 - 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.

- D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 07-016, subject to the following conditions:

PLANNING CONDITIONS:

1. 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
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A	Title Sheet
B	Site Plan
C	Floor Plans
D	Elevations
E	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 07-016, allows for development and operation of the 4,463 square foot building consisting of retail/office uses.
3. This project approval shall expire on February 12, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
4. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding.
5. Prior to the issuance of a building permit, the applicant shall pay in-lieu fees for 6 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
6. The applicant shall submit a sign program that shall be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
7. All roof mounted equipment shall be fully screened.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

8. Provide fire sprinkler systems for structures 5,000 square feet or greater.
9. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
10. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum

spacing for multi-family and commercial/residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.

11. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 Truck Loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.

12. No building shall be occupied until all improvements are completed and accepted by the City for maintenance.

PASSED AND ADOPTED THIS 12th day of February, 2008 by the following Roll Call Vote:

AYES: Johnson, Treach, Peterson, Hodgkin, Holstine, Flynn, Steinbeck

NOES: None

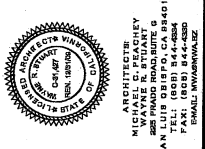
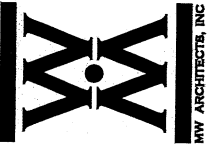
ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

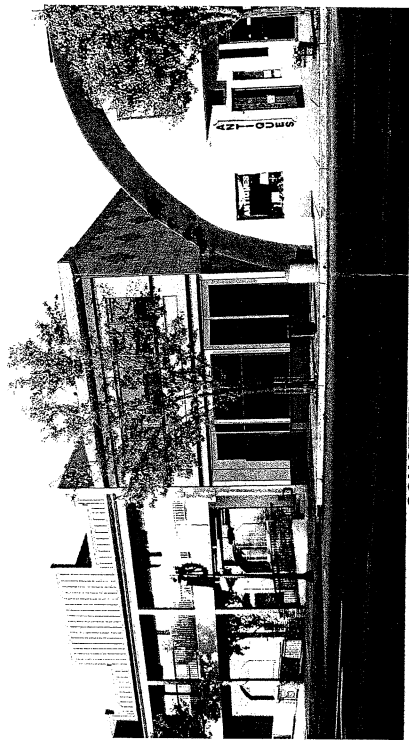
ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY



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AN EARTHQUAKE REPLACEMENT:
 BRADSHAW / LANE
 COMMERCIAL BUILDING
 1321 SPRING ST
 PASO ROBLES, CALIF.
 JOB TITLE



CONCEPTUAL RENDERING

AN EARTHQUAKE REPLACEMENT: BRADSHAW / LANE COMMERCIAL 1321 SPRING ST

SITE SUMMARY

ADDRESS: 1321 SPRING ST
 PASO ROBLES, CA
 APN: 088-070-009
 LOCAL ZONING: C1-HPD
 ADJACENT USE: NORTH: C1-HPD
 EAST: C1-HPD
 WEST: R2 WITH DP OVERLAY
 PROPOSED USE: OFFICE / RETAIL
 EXISTING USE: VACANT LOT
 GROSS LOT AREA: 3,200 SQ. FT.
 SETBACKS - FRONT RECD: 0 ACTUAL 0
 SIDE RECD: 0 ACTUAL 0
 REAR RECD: 0 ACTUAL 42'-0"
 LOT COVERAGE: 2,200 SQ. FT. = 71.4%
 PARKING REQUIREMENTS: 14 IN-SPARKING

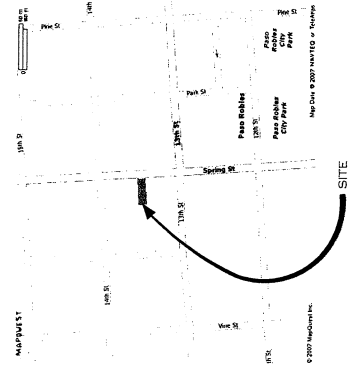
BUILDING SUMMARY

PROPOSED USE: OFFICE / RETAIL
 NUMBER OF STORES: 2
 BUILDING HEIGHT: 40 ZONING COVERS: 40
 MAX ALLOWABLE BLDG HEIGHT: 40
 LOW NATURAL GRADE ELEVATION: 144
 AVERAGE FLOOR AREA: 142
 PLUS MAX. OVERLAP: 42
 MAX. PERMITTED FLOOR AREA: 186
 ACTUAL BLDG HEIGHT ELEVATION: 72.3
 GROSS FLOOR AREA: 1,252 SQ. FT.
 2ND FLOOR COVERED DECK: 258 SQ. FT.
 SUBTOTAL: 4,480 SQ. FT.

PROJECT DESCRIPTION

REPLACEMENT OF EARTHQUAKE DAMAGED BUILDING. THE NEW FACILITY WILL BE A 3 STORY STRUCTURE WITH OFFICES ON THE 2ND FLOOR AND RETAIL ON THE 1ST FLOOR.

VICINITY MAP



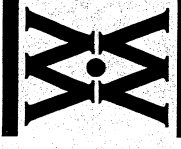
SHEET INDEX

- MSP1 SITE PLAN BUILDING SECTION
 - MSP2 FLOOR PLANS
 - MSP3 PERSPECTIVES
- TOTAL SHEETS: 4

Exhibit A
Title Sheet

THIS DOCUMENT IS THE PROPERTY OF MAY ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAY ARCHITECTS, INC. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MAY ARCHITECTS, INC. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

JOB NUMBER: _____ SHEET NUMBER: _____



MVA ARCHITECTS, INC.

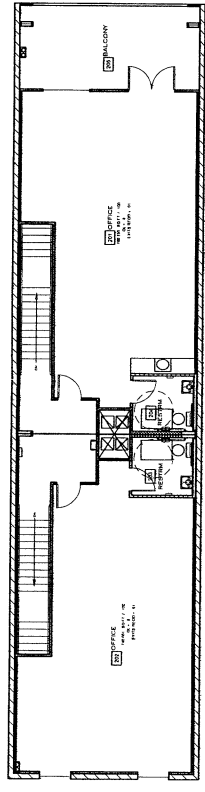


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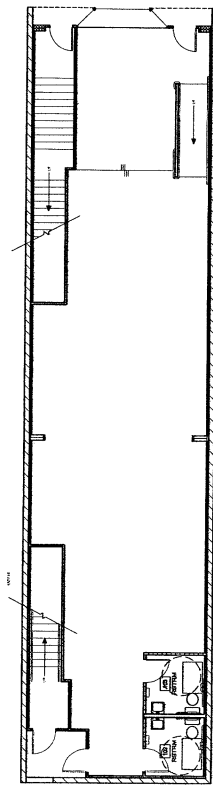
AN EARTHQUAKE REPLACEMENT
BRADSHAW / LANE
COMMERCIAL BUILDING
1321 SPRING ST
PASO ROBLES, CALIF.
JOB TITLE

REVISIONS

JOB NUMBER SHEET NUMBER

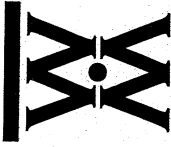


2ND FLOOR PLAN



1ST FLOOR PLAN

Exhibit C
Floor Plans



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JOB TITLE

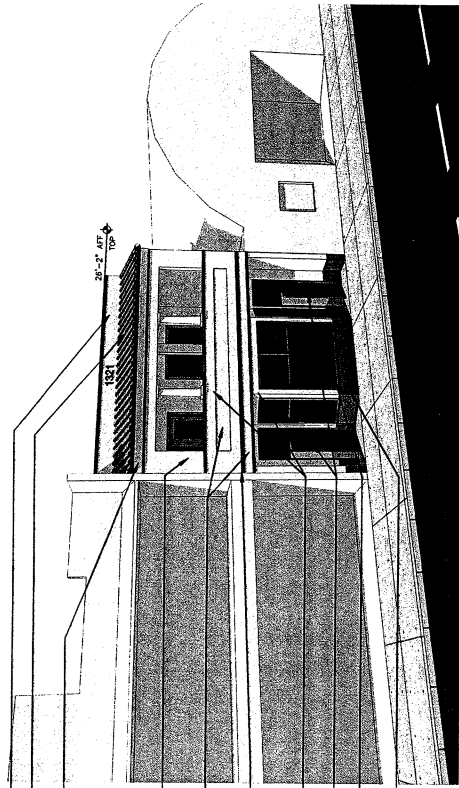
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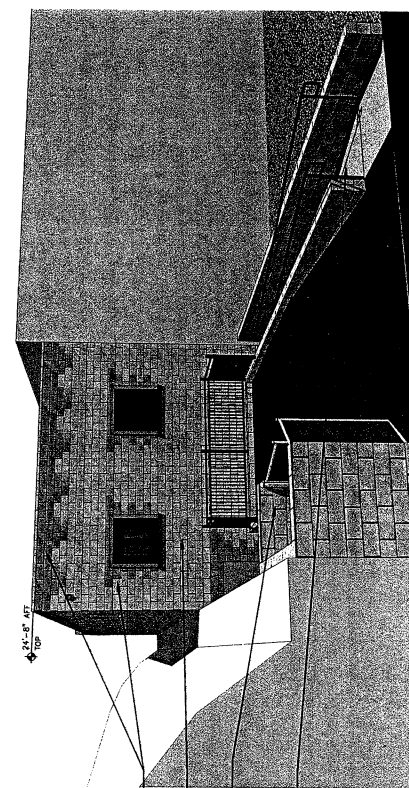
BY MW ARCHITECTS, INC. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVISIONS

JOB NUMBER
PROJECT NUMBER
SHEET NUMBER



SOUTHEAST



NORTHWEST

- SEDIMENT W/ STREET NUMBERS
- CLAY TILE ROOFING
- STUCCO CORNER TRIM
- BROWN SPLIT FACE GUM TRIM
- TAN GUM WALLS
- TAN STUCCO FACADE
- BRICKWORK
- DECORATIVE STUCCO BANDS
- TRIMMED WINDOWS
- RECESSED DOORS WITH GLAZING DISPLAY WINDOW
- BULKHEAD

- BROWN SPLIT FACE TRIM
- TAN GUM WALLS
- TRASH ENCLOSURE
- ACCESSIBLE ENTRY RAMP

Exhibit D Elevations