

RESOLUTION NO.: 08-031

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
AMENDMENT TO PLANNED DEVELOPMENT 06-011
(NORTON BUILDING)
APN: 009-044-008

WHEREAS, Planned Development 06-011 was originally approved by the Planning Commission on September 12, 2006 approving the construction of a new 8,900 square foot three-story mixed-use building with basement; and

WHEREAS, the project is located at 811 12th Street, building located just east of the Mastagni (Clock tower) building; and

WHEREAS, the architectural plans were approved with the use of stucco plaster on the east facing wall, as proposed by the applicant; and

WHEREAS, the building is currently under construction and is in a stage where the final materials will need to be installed soon; and

WHEREAS, Paul Norton, applicant has submitted a letter (Exhibit A) indicating that he can not get permission from the neighboring property owner to install scaffolding on the roof in order to apply the stucco; and

WHEREAS, Mr. Norton is proposing to paint the precision block wall with elastermeric paint; and

WHEREAS, at its June 24, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 06-011 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 retail and 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 to develop Paso Robles into an "end-destination" tourist attraction.

- B. The Project maintains and enhances the significant natural resources on the site. The building would encompass the entire lot consistent with the previous building.
- C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area, since it would meet the purpose and intent of the Downtown Design Guidelines. Although the Guidelines discourage the use of painted masonry block, in this case, given the fact that the applicant was not able to gain access to the adjacent property to install the stucco, substituting elastomeric paint will suffice. The decorative cornice feature will be installed.
- 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 an amendment to Planned Development 06-011 allowing the use of elastomeric paint on the east facing elevation, subject to the following conditions:

PLANNING SITE SPECIFIC CONDITIONS:

- 1. The east facing elevation can be finished with elastomeric paint in a color to match the stucco color on the rest of the building. The brick veneer shall wrap the corner 18-24 inches along the entire vertical corner. Additionally, the brick veneer shall be extended in a horizontal band under the cornice trim along the entire east wall and rear elevation, the band shall be 18-24 inches wide.
- 2. All conditions of approval in Resolutions 06-0073 shall remain in full force and effect, except for the change in the final finish material and details discussed in condition No. 1 of this resolution.

PASSED AND ADOPTED THIS 24th day of June, 2008 by the following Roll Call Vote:

AYES: Hodgkin, Treach, Holstine, Steinbeck, Johnson

NOES: None

ABSENT: Flynn, Peterson

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

B06-0061

Paso Robles

MAY 07 2008

Planning Division

NNC

NORMAN

Norton Construction Inc.

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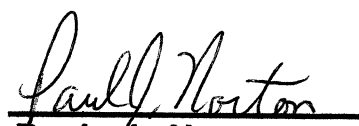
6-May-08

City of Paso Robles
Att. **Darin Nash**

Project: **Downtown Park Properties LLC.**
811 12th Street
Paso Robles, California

Concerning the exterior plastered finish applied to the east side of the building above Marlow Interiors (Mike Beanway owner). Norton Const. has been unable to obtain permission to erect scaffolding off Mr Beanway's building to enable Paso Plastering to apply the product. Also after meeting with OSHA representatives on Monday May 5, 2008, it has become literally impossible to work off Mr. Beanways building. Norton Const proposes to paint elastermeric coating on the east side only, matching the plaster color from the front and rear of our building, which can be applied from our building maintaining the architectural detail on top.

Sincerely:



Paul Norton
Norman Norton Construction Inc.

KMN ARCHITECT

ARCHITECTURE GRAPHICS DESIGN

610 10th Street, Suite A, Paso Robles, CA 93446
Phone(805)238-5501 Fax(805)239-5853

Date: June 11, 2008
To: City of Paso Robles
Building Division
1000 Spring Street
Paso Robles, CA 93446
Re: Norton Construction Commercial Building
811 12th Street, Paso Robles, CA
A.P.N.: 009 – 044 – 008
Attn: Darren Nash

Dear Mr. Nash,

The owner wishes to propose substituting a different finish to the east wall of the above mentioned commercial building. The application of the original cement plaster finish would be virtually impossible unless we place scaffolding on the adjacent building. This would create some major safety, structural, and liability issues since it is unknown if the adjacent building could support such a structure. The adjacent building owner understandably doesn't want us to place the scaffolding on their building.

Since we cannot have the use of the scaffolding, we are proposing an alternate solution. The use of elastomeric paint over the exposed CMU wall seems to be the best solution. We can add a "stucco-like" texture to the elastomeric paint to give it a cement plaster look. Because of the thickness (or thinness) of the elastomeric we will attempt to fill in the CMU joints as best as possible prior to the application of the elastomeric paint.

If you have any questions, please feel free to contact me.

Respectfully,



Ken M. Nagahara, Architect
License No. C24346