

RESOLUTION NO. 13-011

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
VESTING TENTATIVE TRACT 3047 & PLANNED DEVELOPMENT 13-001
(RICK JEFFREY)
APN: 008-042-011

WHEREAS, Planned Development 13-001 has been submitted by Rick Jeffrey, requesting to subdivide an approximate 2.34-acre site to develop 28 single family homes, 14 attached ownership residential units, and 23,500 square feet of commercial space; and

WHEREAS, the project is located at 3328 Spring Street; and

WHEREAS, the site is located within the T4-Neighborhood Center (T4-NC) zoning district; and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code require the development of 5 or more residential units go through the development plan (PD) review process; and

WHEREAS, in conjunction with PD 13-001, the applicants have submitted an application for Vesting Tentative Tract 3047, requesting to subdivide the site into 46 lots: including 42 residential lots, 2 commercial lots, and 2 common area lots; and

WHEREAS, the applicants have requested that the Planning Commission allow modifications to the development standards within the Uptown Town Centre Specific Plan, as described in Section 5.1D.4 of the Specific Plan; and

WHEREAS, modification request is necessary, since the proposed design of the residential portion of the site does not closely resemble any of the "allowed" building types described in Section 5.5.1.F. (of the Specific Plan) or the grid-style subdivision pattern described in Section 5.8.; and

WHEREAS, the applicants are also requesting that the Planning Commission not require the construction of a community room based on the single family (ownership) nature of the project; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 (Infill) 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 July 9, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan and tentative tract map; 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 development plan and tentative tract map is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan and tentative tract map 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 development plan and tentative tract map 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; and
4. The proposed development plan and tentative tract map are compatible with, and are 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 development plan and tentative tract map are compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan and tentative tract map contribute to the orderly development of the City as a whole.
7. The proposed development plan and tentative tract map as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing residential development in an area of the City that is in close proximity to schools, churches and shopping.
8. As conditioned, the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
9. The site is physically suitable for the type of development proposed as shown on the tentative tract map (Exhibits B to this resolution);
10. The site is physically suitable for the proposed density of development by meeting the General Plan and Zoning requirements;

11. The design of the subdivision and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;
12. The proposed development plan and tentative tract map as conditioned, would meet the intent of the Uptown Town Centre Specific Plan by providing neighborhood commercial and residential uses.
13. Given the constraints posed by the positions of the commercial portion of the site, 34th Street, Park Street, and the existing apartment complex to the south, and the efforts made to incorporate important specific plan principles into the development plan, modifications to the Uptown Town Centre Specific Plan will not create a physical hazard or negative visual impact when viewed from the street or neighboring property.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 13-001 and Vesting Tentative Tract 3047, subject to the following conditions:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

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 | Standard Conditions |
| B | Preliminary Grading and Drainage Plan |
| C | Preliminary Underground Plan |
| D | Site Cross Sections |
| E | Vesting Tentative Tract Map |
| F | Site Plan |
| G | Street View Elevations |
| H | Commercial Buildings Floor Plan |
| I | Commercial Buildings Elevations |
| J | Residential Unit 1 Plans/Elevations |
| K | Residential Unit 2 Plans/Elevations |
| L | Residential Unit 3 Plans/Elevations |

| | |
|---|-------------------------------------|
| M | Residential Unit 4 Plans/Elevations |
| N | Project Views – Color Board |
| O | Project Views - Perspectives |
| P | Preliminary Landscape Plan |

3. PD 13-001 along with Vesting Tentative Tract 3047, allows for the subdivision of the 2.34-acre lot into 46 lots; including 42 residential lots, 2 commercial lots, and 2 Common Area lot as presented in the Exhibits listed above. PD 13-001 establishes the site planning, architecture of the commercial and residential buildings. With the approval of PD 13-001, the Planning Commission allows modifications from the development standards for the construction of the project in the form as provide within the Exhibits above. Also, the Planning Commission allows the development of the project without the requirement of a Community Center.
4. All oak tree removals are subject to approval by the City Council. If the City Council does not allow removal of the oak trees, the project will need to be redesigned to accommodate the tree(s). The project revisions will need to be presented to the Development Review Committee (DRC) for approval.
5. Prior to the issuance of a building permit, the following final details shall be submitted for review by the Development Review Committee (DRC):
 - a. Final site plan;
 - b. architectural elevations;
 - c. Exterior light fixtures;
 - d. Final colors/materials;
 - e. Detailed landscape plan including transformer, backflow and other equipment screening; Note: Landscape plan is subject to the requirements within the LS Ordinance.
 - f. Wall and Fencing Plan including any gates;
6. The final landscaping plan shall comply with the requirements with in the City Landscape and Irrigation Ordinance (Chapter 21.22B). A common landscape meter shall be provided to provide irrigation to all landscape areas that are not located within a private fenced yard area. All landscaping that is not located behind a private fenced yard area shall be under contract for common maintenance.
7. Prior to occupancy, Spring Street, 34th Street and Park Street shall be improved as generally indicated on the preliminary plans and in accordance with plans approved by the City Engineer. Decorative street lights shall be included in the improvement plans. If determined to be technically feasible by the City Engineer, it is recommended that the angled parking on Spring Street be continued south to 32nd Street. The design needs to include any necessary curb extensions to minimize potential traffic conflicts and maximize their visibility, particularly at night.

8. Pedestrian activated lighted cross-walks shall be installed across Spring Street to control both north and south legs of the intersection. (All Spring Street improvements are subject to reimbursement through the AB 1600 impact fee program).
9. All existing overhead utility lines adjacent to the property on Spring Street, 34th Street and Park Street shall be relocated underground.
10. Low impact development best management practices as outlined in the project submittals shall be incorporated into the project grading plans along with any additional measures identified by the City Engineer as reasonable and necessary to meet the City's interim design criteria.
11. A drainage inlet shall be constructed at the northeast corner of 34th and Park Streets and tied to the existing 24-inch concrete storm drain pipe located behind the existing sidewalk.
12. An 8-inch sewer main shall be extended in Park Street and within an easement within the project to serve the commercial properties fronting Spring Street. The sewers will be constructed in accordance with plans approved by the City Engineer.
13. New fire hydrants will be installed as required by the Chief of Emergency Services.

PASSED AND ADOPTED THIS 9th day of July 2013 by the following roll call vote:

AYES: Gregory, Garcia, Rollins, Barth, Vanderlip
NOES: None
ABSENT: Nash, Holstine
ABSTAIN: None



VINCE VANDERLIP, CHAIRMAN

ATTEST:



ED GALLAGHER, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION
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: July 9, 2013

Applicant: Jeffrey Location: 3328 Spring Street

APN: 008-042-011

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 July 9, 2015 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.

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) 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.

- 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. 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.
- 16. 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.
- 17. 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.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. 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.

- 20. 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.
- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - 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:

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:

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.

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.
- 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:

| | | |
|---|---------------|----------------------|
| <u>Spring Street - 34th Street - Park Street</u> | | |
| 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 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.

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.

- 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 alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.

(Adopted by Planning Commission Resolution _____)

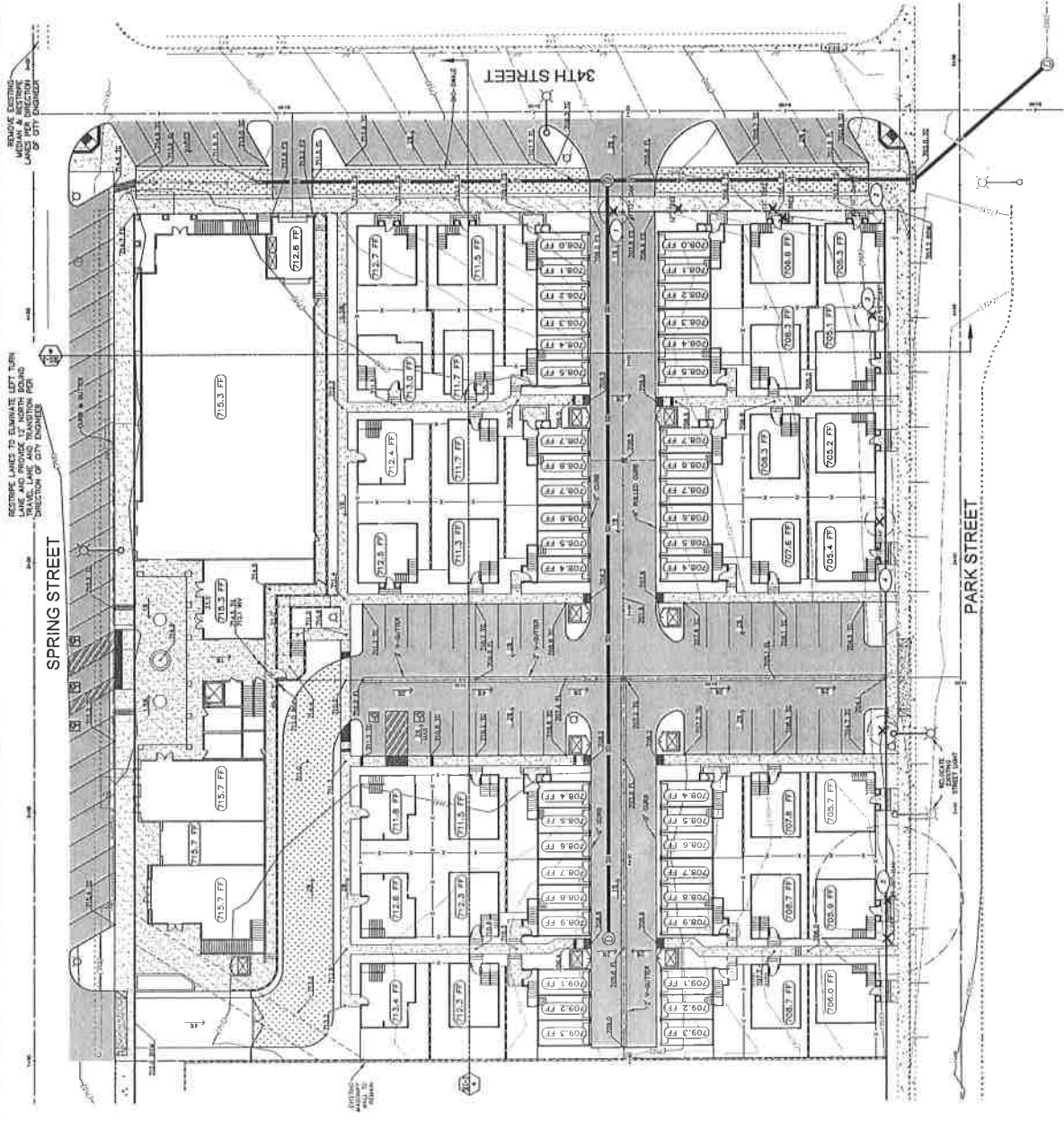
- Knox box key entry box or system.
- Fire department connection to fire sprinkler system.
- 5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
- 6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 7. 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.

GRADING AND DRAINAGE LEGEND

- FINISHED FLOOR ELEVATION
- PROPOSED SURFACE
- EXISTING GRADE
- PROPOSED SURFACE
- DRAINAGE DIRECTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CP
- EXISTING FENCE
- RIGHT-OF-WAY
- PROPERTY LINE
- CASIMERS
- EXISTING WALL WITH FENCE OR RAILROAD FENCE ON ADJACENT LOT
- STREET LIGHT
- FREE VEHICULAR ACCESS
- TREE TO BE REMOVED
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- SEWER INLET
- SEWER INLET AND GATE ABOVE FLOORLINE TO PROMOTE FLOWLINE
- EXISTING TREE SPECIALLY MARKED (SHOWN)
- NEW TREE TO BE PLANTED (SHOWN)
- PROPOSED TREE TO BE PLANTED (SHOWN)
- PROPOSED TREE TO BE PLANTED (SHOWN)
- SEE SHEET
- TREE MARKED FROM REPORT DATED 02/07/2013 FROM A 9' INVERTS

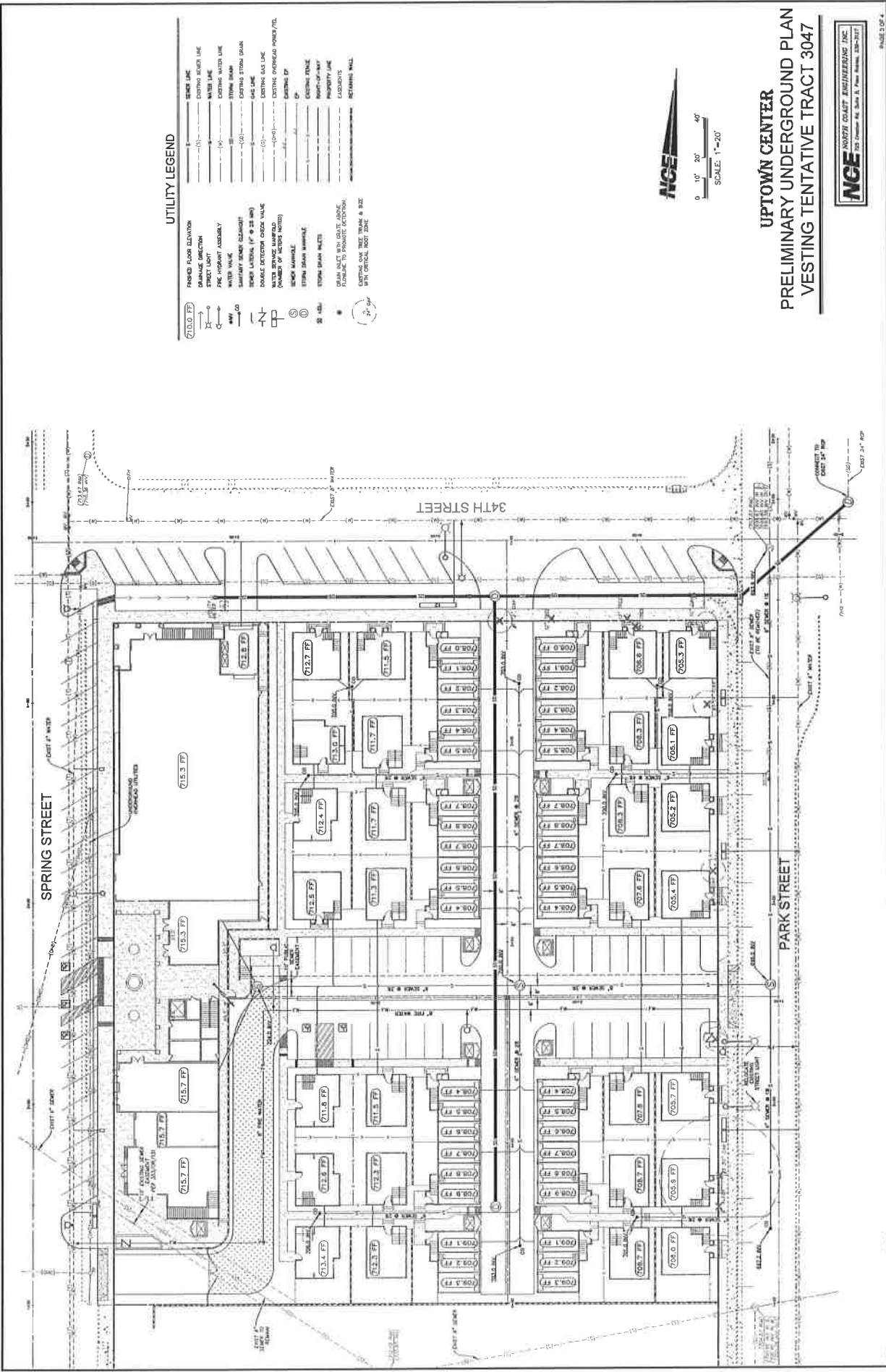
NOTE:
BACKYARD DRAINS MAY BE REQUIRED.
SEE SHEET 3047 FOR DRAINAGE PLAN.
RESIDENTIAL LOTS BUT ARE NOT SHOWN FOR CLARITY.

**UPTOWN CENTER
PRELIMINARY GRADING &
DRAINAGE PLAN
VESTING TENTATIVE TRACT 3047**



NCE
0 10' 20' 40'
SCALE: 1"=20'

Exhibit B
Preliminary Grading/Drainage
PD 13-001 & Tract 3047
(Uptown Center)



UTILITY LEGEND

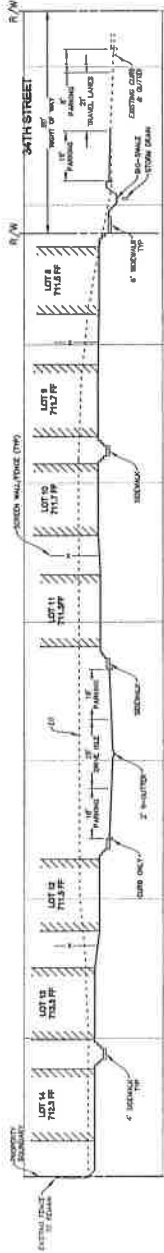
| | | |
|------------|---|--|
| (710.0 FF) | FINISHED FLOOR ELEVATION | SEWER LINE |
| (710.0 FF) | DRAINAGE JACKSON | CUTTING SEWER LINE |
| (710.0 FF) | STREET LIGHT | WATER LINE |
| (710.0 FF) | FIRE HYDRANT ASSEMBLY | CUTTING WATER LINE |
| (710.0 FF) | WATER VALVE | STEAM SHOWN |
| (710.0 FF) | SAFETY SHOWER CLEANOUT | CUTTING STEAM SHOWN |
| (710.0 FF) | TRUCK LATCHING (7' x 22' MIN) | GAZ LINE |
| (710.0 FF) | DOUBLE EXTERIOR GAZ VALVE | CUTTING GAZ LINE |
| (710.0 FF) | EXTERIOR GAZ VALVE (7' x 22' MIN) | CUTTING OVERHEAD POWER/TEL |
| (710.0 FF) | NUMBER OF RISERS (NOTED) | EXISTING EP |
| (710.0 FF) | SHOCK MANDREL | EXISTING FENCE |
| (710.0 FF) | STEAM SHOWN SYMBOL | NON-PENETRATING |
| (710.0 FF) | STEAM SHOWN VALVE | EXTERIOR WALL |
| (710.0 FF) | STEAM SHOWN VALVE | EXISTING WALL |
| (710.0 FF) | DRAIN INLET WITH GATE, ABOVE FLOORLINE TO PROMOTE SECTION | EXISTING CAN RISE TRIM & BOX WITH CRITICAL ROOF ZONE |
| (710.0 FF) | EXISTING CAN RISE TRIM & BOX WITH CRITICAL ROOF ZONE | |

**UPTOWN CENTER
PRELIMINARY UNDERGROUND PLAN
VESTING TENTATIVE TRACT 3047**

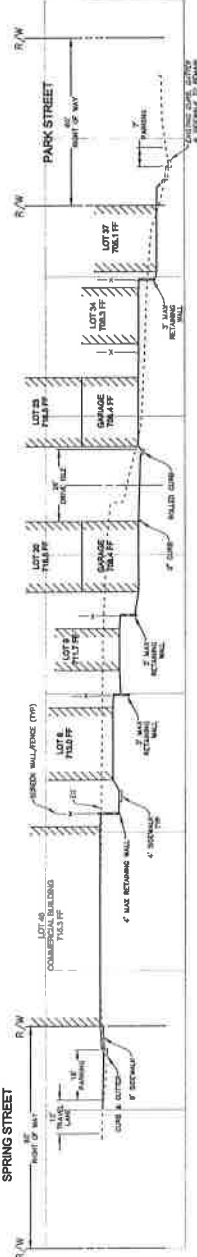


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Exhibit C
Preliminary Underground Plan
PD 13-001 & Tract 3047
(Uptown Center)



SITE CROSS SECTION
 VERTICAL: 1" = 10'
 HORIZONTAL: 1" = 20'



SITE CROSS SECTION
 VERTICAL: 1" = 10'
 HORIZONTAL: 1" = 20'

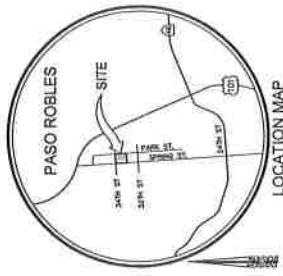
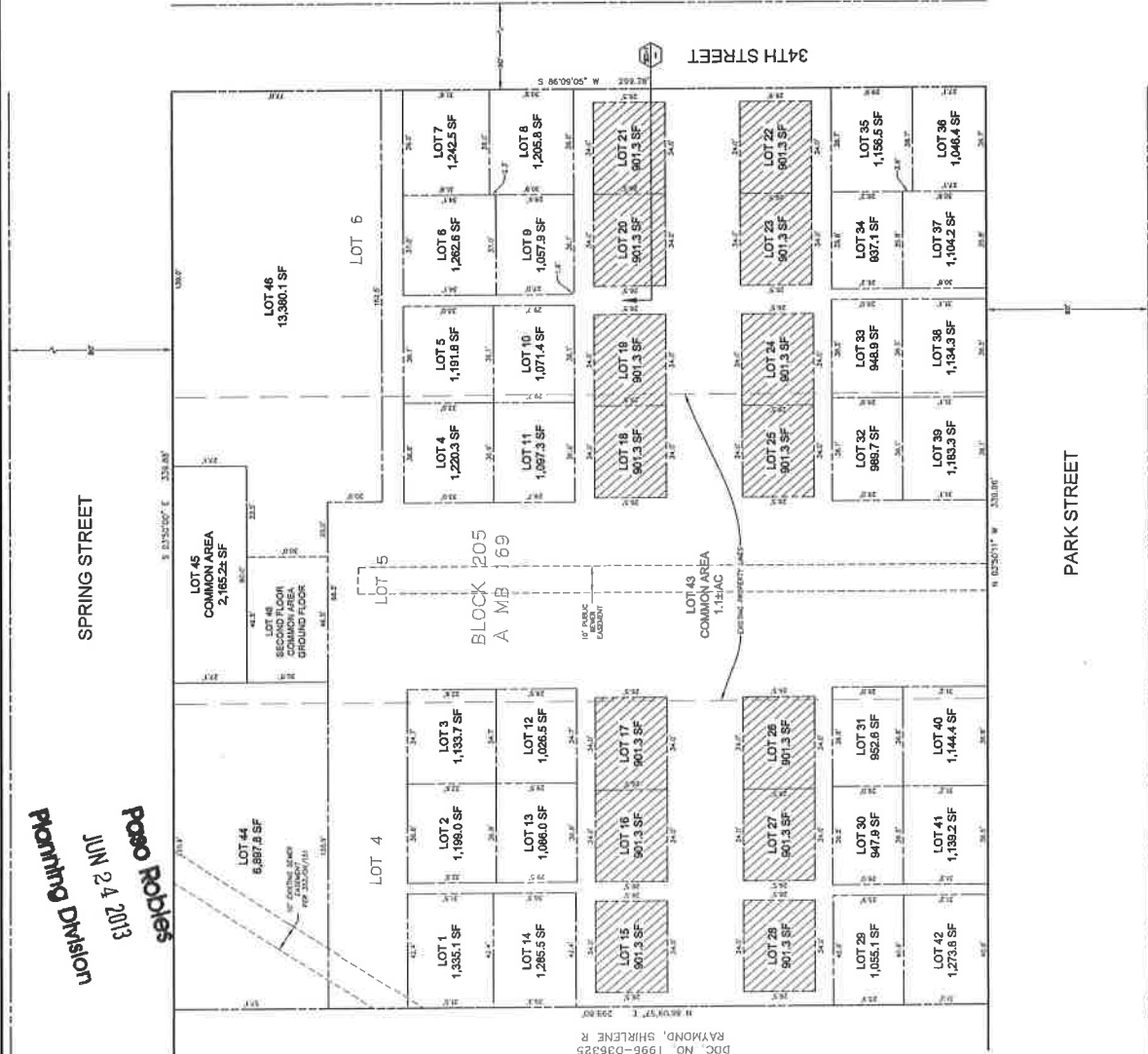
UPTOWN CENTER
SITE CROSS SECTIONS
VESTING TENTATIVE TRACT 3047



Exhibit D
Site Cross Sections
PD 13-001 & Tract 3047
(Uptown Center)

Planning Division
JUN 24 2013
Paso Robles

DPC NO. 1996-03625
 RAYMOND, SHIRLENE R
 008-042-016



SITE STATISTICS - OVERVIEW

TOTAL AREA 2.34 ACRES
 TOTAL LOTS 46
 COMMON AREAS 2 LOTS (43 & 45)
 COMMERCIAL 2 LOTS (44 & 46)
 COMMON AREAS 2 LOTS (43 & 45)

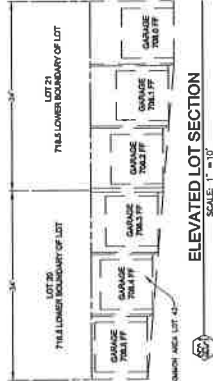
RECORD OWNER: RICK JEFFREY
 4540 VALLEY AVENUE
 PASO ROBLES, CA 92551
 (805) 988-4710

APPLICANT: PASO ROBLES SPRINGS ET LLC

ENGINEER: NORTH COAST ENGINEERING, INC
 1815 ALVARADO STREET
 PASO ROBLES, CA 92551
 (805) 238-3127

ARCHITECT: (805) PETER HAZARD DESIGNS
 1815 ALVARADO STREET
 PASO ROBLES, CA 92551
 (714) 900-1504

A.P.N.: 008-042-011 RESIDENTIAL / COMMERCIAL



NOTES

1. THERE WILL BE BLANKET PRIVATE ACCESS & PARKING EASEMENT OVER LOT 44, 45, AND BLANKET PRIVATE PUBLIC UTILITY EASEMENTS OVER LOTS 1-46, EXCEPT UNDER BUILDINGS.
2. LOTS 14-29 ARE ELEVATED LOTS. SEE SECTION.

ELEVATED LOTS ABOVE GARAGES

SHEET INDEX

1. VESTING TENTATIVE MAP
2. PRELIMINARY GRADING & DRAINAGE
3. PRELIMINARY UTILITIES
4. SITE CROSS SECTIONS

UPTOWN CENTER
VESTING TENTATIVE MAP
TRACT 3047

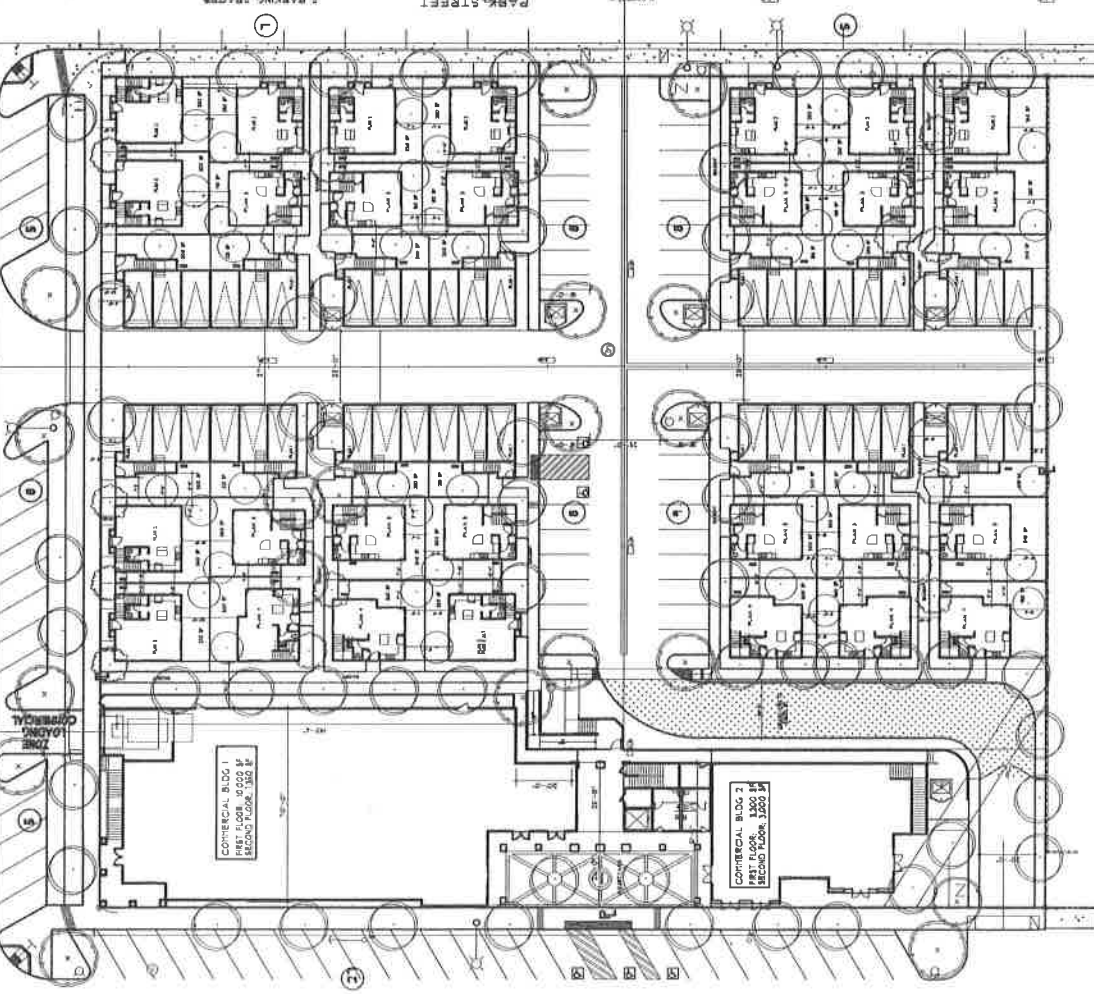
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOTS 4, 5 AND 6 OF BLOCK 205, ACCORDING TO THE MAP RECORDED IN BOOK A OF MAPS, AT PAGE 169 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Exhibit E
Vesting Tentative Tract Map
PD 13-001 & Tract 3047
(Uptown Center)

34th STREET

SPRING STREET



SITE DATA

GENERAL
 1. ALL SPACES SHALL BE FINISHED WITH CONCRETE OR ASPHALT
 2. ALL SIDEWALKS SHALL BE FINISHED WITH CONCRETE OR ASPHALT
 3. ALL DRIVEWAYS SHALL BE FINISHED WITH CONCRETE OR ASPHALT
 4. ALL DRIVEWAYS SHALL BE FINISHED WITH CONCRETE OR ASPHALT
 5. ALL DRIVEWAYS SHALL BE FINISHED WITH CONCRETE OR ASPHALT
 6. ALL DRIVEWAYS SHALL BE FINISHED WITH CONCRETE OR ASPHALT

PROGRAM SUMMARY

| USE | AREA | PARKING REQUIRED | PARKING PROVIDED |
|-------------------------|----------|------------------|------------------|
| COMMERCIAL BLDG. 01 | 5,000 SF | | |
| FIRST FLOOR | 1,500 SF | | |
| SECOND FLOOR | 3,500 SF | | |
| TOTAL | 5,000 SF | | |
| COMMERCIAL BLDG. 02 | 3,300 SF | | |
| FIRST FLOOR | 1,000 SF | | |
| SECOND FLOOR | 2,300 SF | | |
| TOTAL | 3,300 SF | | |
| PARKING | 2,800 SF | 11 | 11 |
| TOTAL COMMERCIAL | 8,300 SF | | |
| RESIDENTIAL UNITS | | | |
| PLAN 1 - CARTRIDGE UNIT | 1,800 SF | 4 | 24 |
| PLAN 2 | 1,500 SF | 11 | 22 |
| PLAN 3 | 1,400 SF | 11 | 22 |
| PLAN 4 | 1,500 SF | 11 | 22 |
| TOTAL RESIDENTIAL | | | |
| CARTRIDGE UNIT | 1,800 SF | 4 | 24 |
| ON SITE PARKING | 1,873 SF | 11 | 11 |
| ON STREET PARKING | | | 1 |
| TOTAL | | | 26 |

SITE PLAN

Paso Robles
 JUN 24 2013
 Planning Division

1" = 30'-0" * 24" X 34"

Paso Robles, CA
 328 Spring Street
 UPTOWN CENTER

PHD

| | |
|---------------|-----------|
| ITERATION | 1 |
| PUBLIC REVIEW | |
| DATE | 5/21/2013 |
| SCALE | |
| DATE | |

VICINITY MAP



T-1

Exhibit F
 Site Plan

PD 13-001 & Tract 3047
 (Uptown Center)



PHD
 3328 Spring Street
 Pasadena, CA 91107
 Tel: 626.799.1100
 Fax: 626.799.1101
 www.phd.com

| |
|----------------|
| DATE: 12/15/10 |
| ITERATION |
| FABRIC SAMPLE |
| ▲ |
| ▲ |
| ▲ |
| ▲ |

PROJECT VIEWS
 STREET VIEW ELEVATIONS

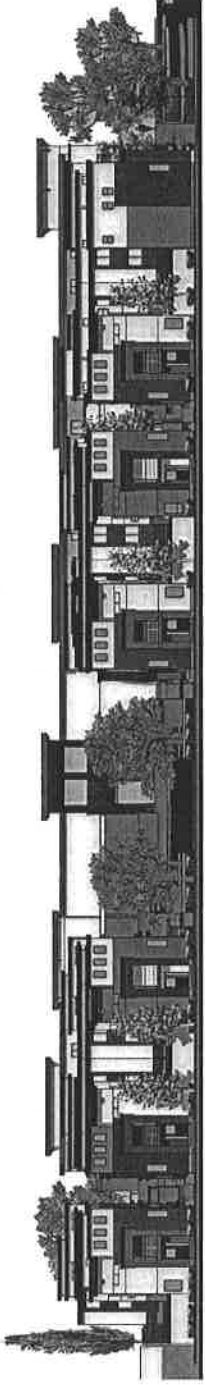
UPTOWN CENTER
 3328 Spring Street
 Pasadena, CA

| | |
|---------|-----|
| DATE | PHD |
| SCALE | |
| JOB NO. | |

A-1



SPRING STREET ELEVATION



PARK STREET ELEVATION



34TH STREET ELEVATION

Exhibit G
Street View Elevations
 PD 13-001 & Tract 3047
 (Uptown Center)



PHD
 3328 Spring Street
 P.O. Box 100
 Berkeley, CA 94709
 Tel: 415.863.1100
 Fax: 415.863.1101
 www.phd.com

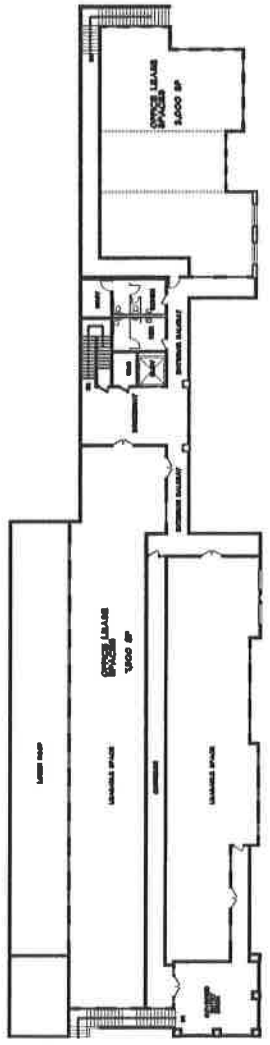
| ITERATION | |
|-----------|----------------|
| △ | PUBLIC COMMENT |
| △ | |
| △ | |
| △ | |
| △ | |
| △ | |

COMMERCIAL BUILDINGS
 FLOOR PLANS

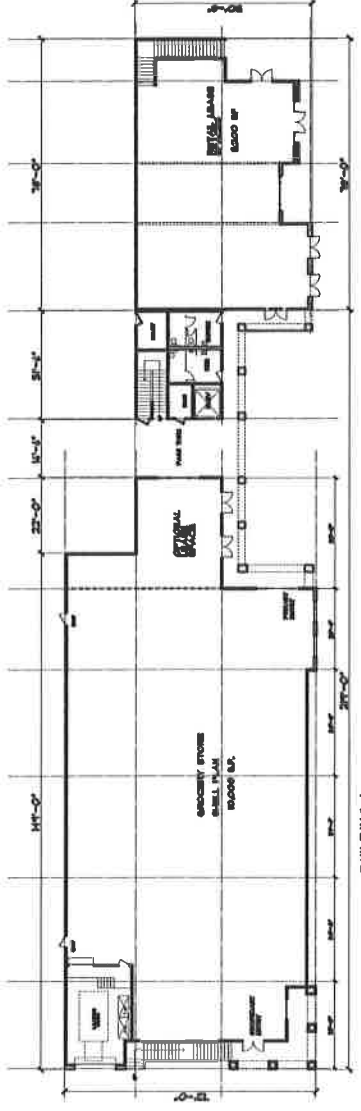
UPTOWN CENTER
 3328 Spring Street
 P.O. Box 100
 Berkeley, CA

| | |
|---------|----------|
| DATE | 12/11/11 |
| BY | PHD |
| SCALE | |
| JOB NO. | 100-10 |

A-2



SECOND FLOOR



FIRST FLOOR
 SPRING STREET COMMERCIAL RETAIL BUILDING

Exhibit H
 Commercial Building Floor Plans
 PD 13-001 & Tract 3047
 (Uptown Center)



PHD
 1232 Spring Street
 Pasadena, CA 91106
 (818) 793-1100
 www.phd.com

COMMERCIAL BUILDINGS
 ELEVATIONS

UPTOWN CENTER
 1232 Spring Street
 Pasadena, CA

DATE: _____
 SCALE: _____
 SHEET NO: _____

A-3

EXTERIOR FINISH SCHEDULE

| MATERIAL |
|------------------------------------|
| 1/4" BOURBON STUCCO |
| PRECAST CONCRETE PLANT-ON |
| ALUMINUM STORMDOOR |
| ALUMINUM SLIDING GLASS DOOR |
| GLASS |
| SPY SCREEN BY THERMO TRONIC (PINK) |
| ILLUMINATED SIGNAGE |
| BRASS A. SERRAVALLO FINISH |
| MOLDED CORNER METAL DOOR |
| BRICK VENEER CLADDING |
| HORIZONTAL BRICK |
| VERTICAL BRICK |
| STUCCO EXPANDED CHANNEL |
| LAQUA FINISH |

| FINISH |
|------------------------------------|
| 1/4" BOURBON STUCCO |
| PRECAST CONCRETE PLANT-ON |
| ALUMINUM STORMDOOR |
| ALUMINUM SLIDING GLASS DOOR |
| GLASS |
| SPY SCREEN BY THERMO TRONIC (PINK) |
| ILLUMINATED SIGNAGE |
| BRASS A. SERRAVALLO FINISH |
| MOLDED CORNER METAL DOOR |
| BRICK VENEER CLADDING |
| HORIZONTAL BRICK |
| VERTICAL BRICK |
| STUCCO EXPANDED CHANNEL |
| LAQUA FINISH |

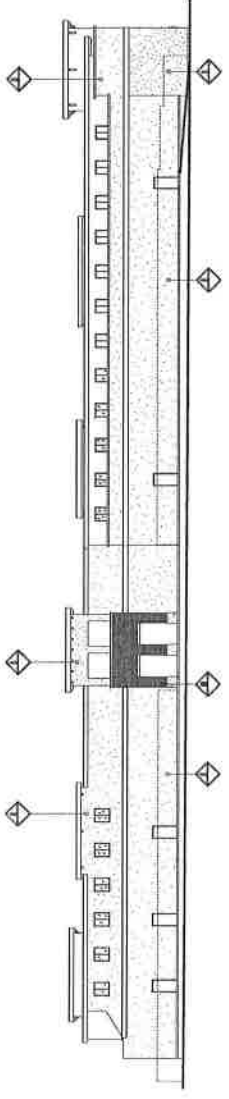
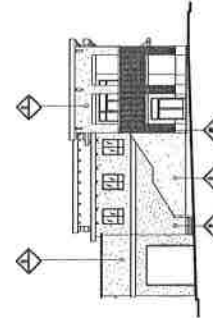


Exhibit I
Commercial Building Floor Elevations
 PD 13-001 & Tract 3047
 (Uptown Center)



PHD
 PROJECT ARCHITECTS
 1001 S. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92810
 TEL: 714.241.1200
 FAX: 714.241.1201
 WWW.PHDARCHITECTS.COM

RESIDENTIAL UNIT 4
 PLANS & ELEVATIONS

UPTOWN CENTER
 3328 Spring Street
 Paso Robles, CA

DATE: _____
 SCALE: _____
 JOB NO: _____

A-7

EXTERIOR FINISH SCHEDULE

| MATERIAL |
|--|
| VF EXTERIOR STUCCO |
| PRECAST CONCRETE PLANT-ON |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

| ITERATION |
|-----------------|
| PHINIS, SBT/ITA |
| |
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| |

| FINISH |
|--------------|
| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
| WALLS |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

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|--|
| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

| |
|--------------|
| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
| WALLS |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

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| SHOWER WALLS |
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| BATH FLOOR |
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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
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| GLASS |
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| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

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| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
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| CEILING |
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| CEILING |
| TRIM |
| DOOR |

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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

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| SHOWER WALLS |
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| BATH FLOOR |
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| CEILING |
| TRIM |
| DOOR |
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| FLOOR |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

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| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
| WALLS |
| CEILING |
| TRIM |
| DOOR |
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| FLOOR |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

| |
|--------------|
| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
| WALLS |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

| |
|--------------|
| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
| WALLS |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

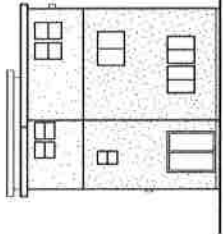
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| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |

| |
|--------------|
| SHOWER WALLS |
| BATH WALLS |
| BATH FLOOR |
| WALLS |
| CEILING |
| TRIM |
| DOOR |
| WALLS |
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| TRIM |
| DOOR |
| WALLS |
| FLOOR |
| CEILING |
| TRIM |
| DOOR |

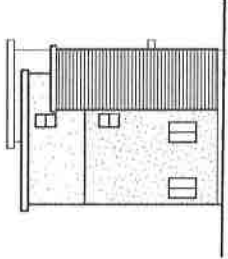
| |
|--|
| BRICK VENEER CLADDING |
| ALUMINUM WINDOW/DOOR |
| ALUMINUM ANODIZED FRAME |
| GLASS |
| 1/2" SILLING w/ TYPICAL ALUMINUM FINISH |
| ILLUMINATED SIGNAL SIGN w/ EXPOSED PENDANT |
| HOLLOW CORE METAL DOOR |
| BRICK VENEER CLADDING |
| INTERIOR WALL, WOOD TRIM PANELS w/ 1/2" FINISH |
| STUCCO SCREED CHANNEL |
| WOOD FINISH |



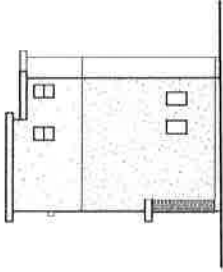
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PLAN 4 - INTERIOR UNIT



PLAN 4 - INTERIOR UNIT
 1/4" = 8'-0"

Exhibit L
 Residential Unit 3 Plans/Elevations
 PD 13-001 & Tract 3047
 (Uptown Center)



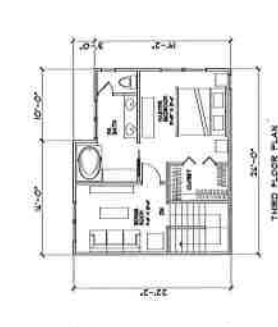
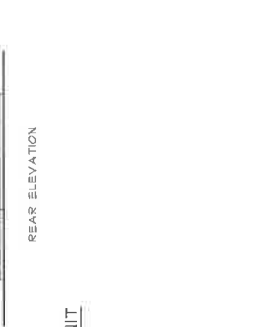
RESIDENTIAL UNIT 4
PLANS & ELEVATIONS
328 Spring Street
Paso Robles, CA

A-7

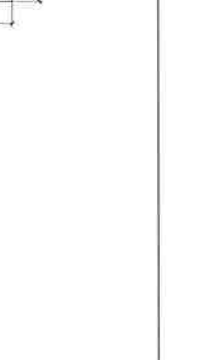
| EXTERIOR FINISH SCHEDULE | |
|---|-----------|
| MATERIAL | ITERATION |
| 1/2" EXTENSIVE STUCCO | (A) |
| PRECAST CONCRETE PLANT-ON | (A) |
| ALUMINUM STOREFRONT CARRIER ANODIZED FRAME | (A) |
| GLASS LOW E | (A) |
| EPF HOLDING BY TONISHED ARTIQU FINISH | (A) |
| ILLUMINATED SIGNAGE (UNDER A REPAIRAE FERRT) | (A) |
| HOLLOW CORE METAL DOOR | (A) |
| BRICK VENEER CLADDING | (A) |
| PERFORMANT FINISH HORIZONTAL CORRUGATED PANELS 4" x 4" F. BANDING | (A) |
| STUCCO SCORED CHANNEL | (A) |
| LIGHT PICTURE | (A) |
| | (A) |
| | (B) |
| | (A) |
| | (A) |

| FINISH | |
|--|-----|
| SHERWIN WILLIAMS HEADQUARTERS | (A) |
| SHERWIN WILLIAMS ANTICIPANT | (B) |
| SHERWIN WILLIAMS MULTI-TONE | (C) |
| SHERWIN WILLIAMS SUNSHINE | (D) |
| BRICK HOLLOW CORE METAL DOOR | (E) |
| SHERWIN WILLIAMS CORTEZ | (F) |
| SHERWIN WILLIAMS REAR DOOR | (G) |
| SHERWIN WILLIAMS REAR DOOR | (H) |
| SHERWIN WILLIAMS | (I) |
| SHERWIN WILLIAMS | (J) |
| SHERWIN WILLIAMS | (K) |
| SHERWIN WILLIAMS | (L) |
| SHERWIN WILLIAMS | (M) |
| SHERWIN WILLIAMS | (N) |
| SHERWIN WILLIAMS | (O) |
| OMEGA STUCCO KHAKI 201 | (P) |
| OMEGA STUCCO BISON BEIGE 402 | (Q) |
| OMEGA STUCCO HAND GRAYS 254 | (R) |
| OMEGA STUCCO COSMIC GRAYS 255 | (S) |
| OMEGA STUCCO MILKY QUARTZ 432 | (T) |
| OMEGA STUCCO VANILLA CREAM 454 | (U) |
| OMEGA STUCCO SABLE 502 | (V) |
| OMEGA STUCCO EGYPTIAN SAND 408 | (W) |
| OMEGA STUCCO IMRAGE 2501 | (X) |
| OLD MILL BRICK VENEER BOSTON MILL TRK | (Y) |
| OLD MILL BRICK VENEER DRE CLAY TRK | (Z) |

| ITERATION | |
|-----------|-----|
| AWARNING | (A) |
| AWARNING | (B) |
| AWARNING | (C) |
| AWARNING | (D) |
| AWARNING | (E) |



PLAN 4 - INTERIOR UNIT



PLAN 4 - INTERIOR UNIT
1,445 S.F.

Exhibit M
Residential Unit 4 Plans/Elevations
PD 13-001 & Tract 3047
(Uptown Center)



PHD
 3328 Spring Street
 Paso Robles, CA
 92570
 (805) 238-1111
 www.phd.com

PROJECT VIEWS
 COLOR BOARD

3328 Spring Street
 Paso Robles, CA

UPTOWN CENTER
 3328 Spring Street
 Paso Robles, CA

PV-
 SHEET NO.
 DATE
 SCALE
 DRAWN BY

A-8

- SHERWIN WILLIAMS EXTERIOR PAINTS
- GRIPPIN 50124
 - RUDDLED 50114
 - FIRE WEED 50032
 - HEADBOLL-ROCK 50122
 - WELVENTS 50445
 - VERDANT 50470
 - PIRE SWICK 50035
 - BELLBRED 50121
 - SAGE GREEN 50216

- BOSTON HILL
- DYE CLAY
- BISON BEDE
- CHACO
- HARD CORALS
- SABLE
- MILK QUARTZ
- VANILLA CREAM
- EGYPTIAN SAND
- BRUSHED S-S-E
- SERRA LEONE
- MIRAGE
- OLD MILL BRICK VENEER
- OMEGA STUCCO



SPRING STREET ELEVATION



PARK STREET ELEVATION



34TH STREET ELEVATION

Exhibit N
 Project Views - Color Board
 PD 13-001 & Tract 3047
 (Uptown Center)

| ITERATION | DATE | DESCRIPTION |
|-----------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PROJECT VIEWS

UPTOWN CENTER
 3328 Spring Street
 Paso Robles, CA

| | |
|------|-------|
| DATE | SCALE |
| | |
| | |
| | |
| | |

A-9



SPRING STREET from South



SPRING ST n 34th



SPRING n PARK

Exhibit O
Project Views - Perspectives
 PD 13-001 & Tract 3047
 (Uptown Center)

