

RESOLUTION NO: 16-004

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 15-002 AND CONDITIONAL USE PERMIT 15-002
“THE OAKS AT PASO ROBLES” – ASSISTED LIVING RESIDENTIAL CARE FACILITY
LOCATED AT THE CORNER OF SOUTH RIVER ROAD AND SERENADE DRIVE
APN 009-815-007**

WHEREAS, an application has been filed by B.A. Hoffman Holdings, LLC for The Oaks at Paso Robles - Assisted Living Residential Care Facility, to request consideration of the following entitlements:

- **Planned Development 15-002** – a request to develop a 101 resident assisted living residential care facility with 73 assisted living units, 24 units for memory care residents, and ancillary support uses. The 3-story building is proposed to be up to ~~95,224~~ 88,937 sf; and
- **Conditional Use Permit 15-004** – a request to develop an assisted living residential care facility with more than 6 residents at this location.

WHEREAS, Section 21.23.030 (2) of the Zoning Code requires approval of a Development Plan for projects subject to the California Environmental Quality Act, that consist of 5 or more dwelling units per lot, and/or proposes commercial construction of 10,000 sf or more; and

WHEREAS, the subject property is designated in the General Plan as Multi-Family Residential (RMF-20), and it is zoned Multi-Family Residential with a Planned Development Overlay (R4-PD), and residential care facilities are permitted with approval of a Conditional Use Permit; and

WHEREAS, under Section 21.161.060 (B) of the Zoning Ordinance the City may permit residential care facilities with increased densities than the underlying zoning district density, on a case-by-case basis, with approval of a Conditional Use Permit; and

WHEREAS, the maximum height in the R-4 zone is 40 feet and the project is consistent with the height limitation since the average height of the building is proposed to be 33.09 feet; and

WHEREAS, the front yard setback in the R-4 zone is 25 feet from an arterial road and the project is proposing a variable setback that ranges from 10 to 13 feet. Under Section 21.16A.10 of the Zoning Ordinance, the City may permit modifications to applicable development standards, where specific findings can be made that determine a project would result in better design or greater public benefit. This application includes a request to modify the front 25 foot setback standard under these provisions in accordance with the following findings:

- a. The project, as proposed with a reduced front setback, would reduce the amount of grading into the hillside slope, thereby reducing impacts to the natural topography of the site, and the reduced setback would minimize alterations to the land and result in a better design that may otherwise be necessary if the building were setback further into the site; and
- b. The project would provide high-quality architectural design and building articulation. With flexibility in the front setback standard, it would still achieve an “effective” setback of between

30 feet to 44 feet between the street curb, through installation of a landscaped front setback, five foot wide sidewalk, and a 20 to 30 foot wide bioswale (which varies in width along the property frontage), which separates the building from the street. With articulated architectural design and an “effective” setback that exceeds the required setback, impacts of the building within the established setback would be minimized; and

- c. The project incorporates quality architectural design through integration of varying building heights and roofline treatments, recesses and projections in the building facades, recessed building foundations for the first story of the building below grade for approximately two-thirds the length of the building, private and common balconies and patios, and a several different types of building materials, textures and colors. These features help reduce visual impacts that may otherwise result from modifying the front setback; and
- d. Incorporation of architectural details help the project fit in with the surrounding development, and transition the existing single-family development to higher intensity uses to the north of the site. Modification of the setback would not result in a negative impact to the transition of uses provided by this development; and
- e. The project incorporates pedestrian sidewalks on street frontages as well as a bike lane on South River Road, and frontage improvements, and is therefore integrated in and consistent with the City’s circulation system. These features help reduce visual impacts that may otherwise result from a modified front setback.

WHEREAS, the following findings are made for approval of the proposed Development Plan and Conditional Use Permit:

- a. The project is consistent with the goals and policies established in the General Plan, including, the Land Use Element - Residential Multiple Family (RMF-20) land use designation, since the project would, “...provide a transition zone between single-family residential neighborhoods and higher-intensity land uses...”, and the Housing Element since the project would, “Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community...”; and
- b. The project is consistent with the Zoning Code, particularly the purpose and intent of the zoning district in which the project is located since the project is consistent with the conditionally permitted land uses in the R4-PD zone by providing multi-family housing; and
- c. The project is consistent with all other adopted codes, policies, standards, and plans for the City, since the project complies with the General Plan and all Zoning Code development standards (subject to findings and approval of setback modifications of the PD Overlay zone); and
- d. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing in 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 project would provide needed assisted care residences and would provide an appropriate transition use between single-family development and commercial development. The project would not result in significant traffic, light, glare, noise or other negative impacts in the vicinity; and

- e. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from gateways to the City and scenic corridors, since the project would provide high-quality architecture that is well articulated, and incorporates quality building materials; and
- f. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g. privacy) impacts since the project is designed to reduce grading to the extent possible, incorporates significant landscaping to soften the appearance of the building adjacent to the street, and the building would be set back a minimum of 100 feet from the nearest property to the west; and
- g. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, water courses, oak trees, vistas, historic buildings or structures since the project does not propose to construct or disturb the hillside area and oaks trees above the building envelope, thereby preserving views of the hillside and natural scenic qualities; and
- h. The proposed development plan is consistent with the planned development overlay district and is in conformance with the findings listed in Section 21.16A.070, since the project meets the specific findings necessary to accommodate the request to reduce the required front setback by providing an “effective” front setback that would exceed the established setback requirements.

WHEREAS, a public hearing was conducted by the Planning Commission on October 27, 2015, and on January 26, 2016, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City’s Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration (MND) was prepared and circulated for a 20-day public review period beginning on August 10, 2015 and concluding September 8, 2015. The Draft MND/Initial Study dated August 10, 2015 is incorporated by reference into this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 15-002 and Conditional Use Permit 15-004 with an exception reduce front setback of the building to the front property line between 11 and 13 feet, 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
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|--|--|
| A. Standard Conditions
B. Site Plan
C. Floor Plans
D. Elevations
E. Cross Sections
F. Architectural Detail South River Road frontage
G. Landscape Plan and Details
H. Parking Program
I. Grading and Drainage Plan
J. Utility Plan
K. Grading Cross Sections | |
|--|--|
3. PD 15-002 and CUP 15-004 allows for construction of a 3-story, ~~95,221~~ 88,937 sf assisted living residential care facility with 73 assisted living units and 24 memory care units, to provide housing for a maximum of 101 residents/beds (which includes double occupancy of 4 units).
 4. Prior to the issuance of a building permit the following final details shall be submitted for Development Review Committee review and approval:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening;
 - f. Retaining wall design
 5. Parking Condition
 - a) The project shall provide a minimum of ~~43~~ 44 on-site parking spaces.
 - b) The project shall provide a covered bike rack with a capacity for 10 bikes.
 - c) The project shall provide on-site parking spaces for all employees. Employees shall utilize on-site parking and will not be directed to park on public streets.
 - d) Parking of personal resident's vehicles shall not exceed three (3) vehicles.
 - e) The operator shall provide a parking management program and shuttle whenever visitor parking exceeds on-site parking availability.
 - f) The operator shall be responsible for acquiring additional off-street parking if any of the parking conditions cannot be satisfied.
 - g) The operator shall implement an employee transportation demand measures including a ride share program in consultation with SLOCOG's Regional Rideshare Program. The operator shall meet with the Rideshare Program Manager at least once per year and provide the City with an annual report documenting meetings and progress implementing the Rideshare Program.

6. Prior to occupancy, the applicant shall improve the frontage of South River Road with curb, gutter, sidewalk directly adjacent to curb and paving in accordance with plans approved by the City Engineer. The applicant shall also paint the project frontage curb along Serenade Drive red from the intersection of South River Road and Serenade Drive to the eastern edge of the property.
7. Prior to occupancy, the applicant shall install a crosswalk across the south leg of the intersection of South River Road and Serenade Drive. In accordance with the crosswalk study prepared by W-Trans and plans approved by the City Engineer, improvements will include striping, signs, curb extensions, lane transitions, and center island refuge, ~~and flashing beacons.~~
8. Prior to occupancy, the applicant shall enter into an agreement to perpetually maintain the stormwater control and retention area in the public right-of-way on South River Road adjacent to the sight.
9. Prior to occupancy, the applicant shall relocate the existing 16-inch water main or a portion ~~for the length~~ of the frontage of the project along South River Road in accordance with plans approved by the City Water Division.
10. Prior to occupancy, all overhead utilities adjacent to property along S. River Road shall be relocated underground.
11. Double-detector check valves, as proposed near project driveways adjacent to Serenade Drive and South River Road, shall be located a minimum of 15 feet from property lines, and be screened from public view from the public right-of-ways with decorative masonry screen walls and landscaping.
12. Prior to occupancy, the applicant shall enter into an agreement prepared by the City Attorney that requires the project operator to pay the full cost of emergency service calls above the per capita average for residential development. The per capita average will be based on maximum occupancy of 101 residents. The cost for emergency service fees shall be as established by a resolution adopted by the City Council and will be adjusted annually based on inflation.
13. The applicant shall remove 70 linear feet from the southern portion of the 3rd floor of the building.

Mitigation Measures - Conditions of Approval:

13. The project shall be designed in accordance with the attached specific architectural features to ensure visual impacts are mitigated.
14. Air Quality
 - a. Interior and exterior paints used during project construction shall have a maximum allowable VOC content of 150 grams per liter.
 - b. The following measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:
 1. Reduce the amount of the disturbed area where possible;

2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 3. All dirt stock pile areas should be sprayed daily as needed;
 4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 5. Reduce the amount of disturbed area where possible;
 6. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 7. All dirt stock pile areas should be sprayed daily as needed;
 8. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 9. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 10. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 11. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 12. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 13. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 14. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 15. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
 16. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
- c. The following measures are recommended to reduce emissions from motorized construction equipment:
1. Maintain all construction equipment in proper tune according to manufacturer's specifications;
 2. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 3. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-road regulation;

4. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
 5. Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
 6. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
 7. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
 8. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 9. Electrify equipment when feasible;
 10. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
 11. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
- d. The above mitigation measures shall be shown on grading and building plans.
15. a. Prior to issuance of an occupancy permit, a permit to operate shall be obtained from the SLOAPCD for any diesel emergency back-up generator, 50 hp or greater, that is included as part of the project plans. If the applicant decides to add a permit-required generator to the facility after the occupancy permit, then this mitigation measure is official notice to the applicant that an APCD permit is required prior to the installation of the proposed generator.
 - b. Prior to any grading activities a geologic evaluation shall be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the SLOAPCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. These requirements may include but are not limited to:
16. Development of an Asbestos Dust Mitigation Plan, which must be approved by the SLOAPCD prior to construction, and, development and approval of an Asbestos Health and Safety Program (required for some projects).

Oak Tree Protection:

17. Prior to any construction work, approximately 5 oak trees shall require a minimum of canopy raising so that any grading equipment will not damage or break any of the branches. Proper arboricultural practice dictates these trees have some weight reduction to aid long term preservation. The trenching for the swale shall not exceed 2 feet in depth. All spoils shall not be placed within any critical root zone. Tree protection fencing is mandatory at the CRZ. Trees to be saved shall be yellow taped. Removal of limbs larger than 6 inches in diameter shall require a city approved permit. Only 25% of live crown may be removed. Specific mitigations shall apply as provided in the Oak Tree Protection Plan.

Oak trees removals previously approved by the City Council, associated with public frontage improvements along South River Road shall be required to plant replacement oaks trees as specified in the permits issued for removal.

Traffic Mitigation:

18. The project will be required to pay traffic mitigation fees to offset its impacts to the citywide transportation network.
19. The applicant will implement employee transportation demand measures to reduce traffic congestion, such as providing information on regional rideshare programs, bike racks, well as provide shuttle service to the multi-modal transportation center and downtown for residents and guests.

PASSED AND ADOPTED THIS 26th day of January, 2016, by the following roll call vote:


AYES: Commissioners Brennan, Burgett, Donaldson, and Chairman Vanderlip

NOES: Commissioners Cooper, Rollins, and Barth

ABSENT: None

ABSTAIN: None

ATTEST:


WARREN FRACE, PLANNING COMMISSION SECRETARY


VINCE VANDERLIP, CHAIRMAN

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> Planned Development 15-002	<input checked="" type="checkbox"/> Conditional Use Permit 15-002
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Tentative Tract Map
Approval Body: City Council	Date of Approval: January 26, 2016
Applicant: B.A. Hoffman Holdings, LLC	Location: SW corner of South River Road and Serenade Dr.
APN:009-815-007	

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 January 26, 2018 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:

Street Name	City Standard	Standard Drawing No.
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- ☐ 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.

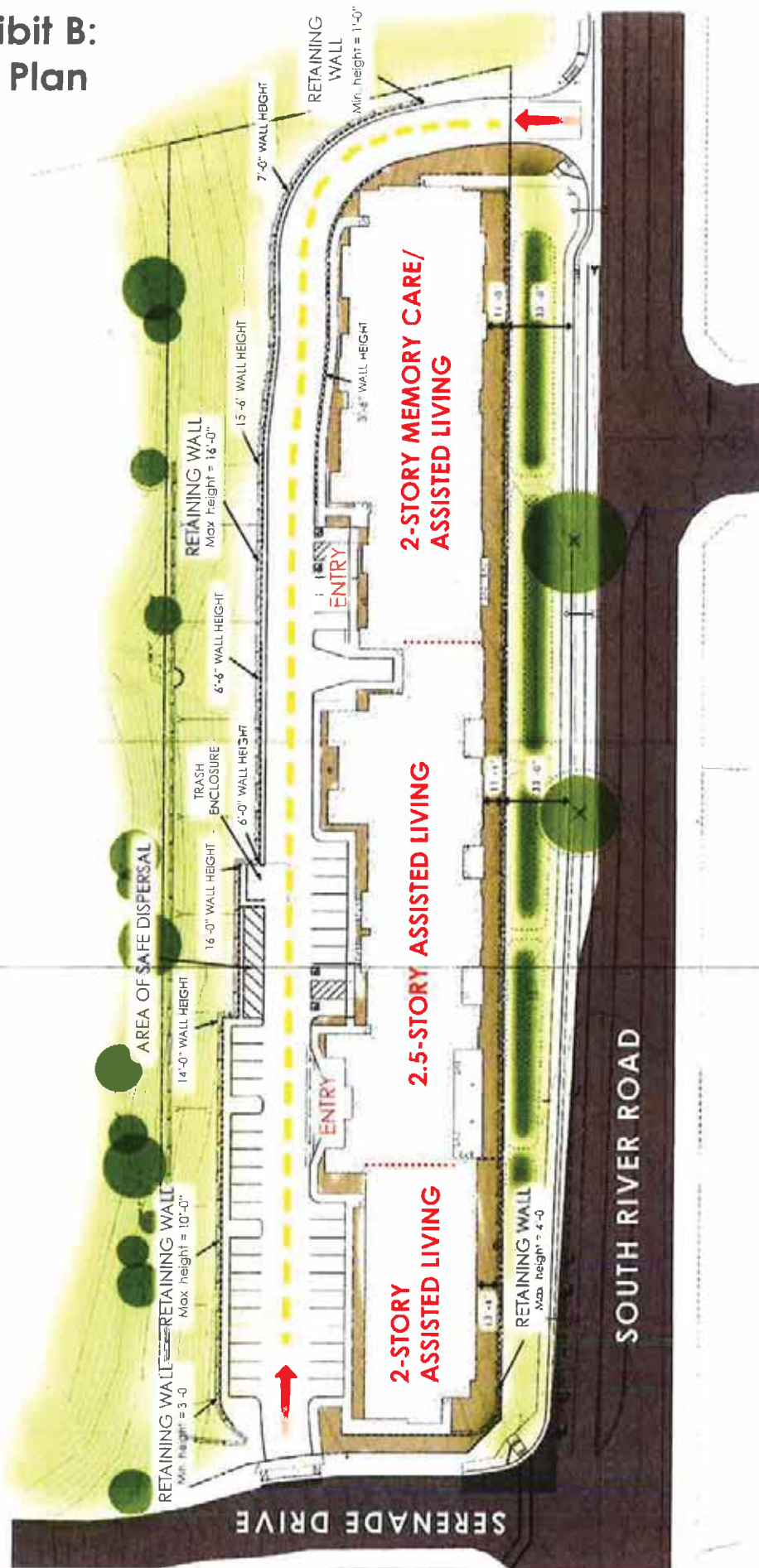
PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

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.
 - ☒ 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.

Exhibit B: Site Plan

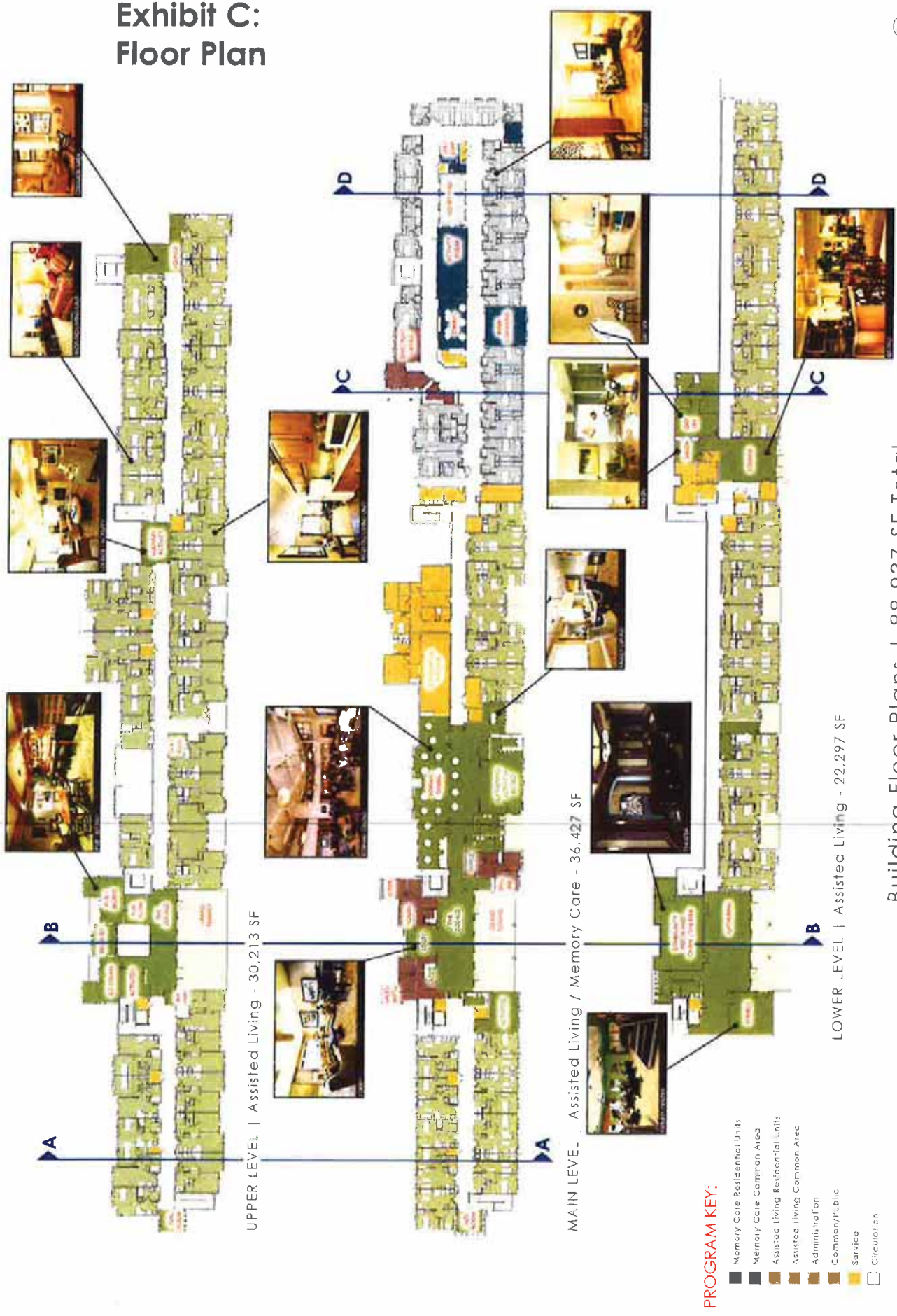


Site Plan

THE OAKS AT PASO ROBLES
City of Paso Robles, California

JDA

Exhibit C: Floor Plan



PROGRAM KEY:

- Memory Care Residential Units
- Memory Care Common Area
- Assisted Living Residential Units
- Assisted Living Common Area
- Administration
- Common/Public
- Service
- Circulation

UPPER LEVEL | Assisted Living - 30,213 SF

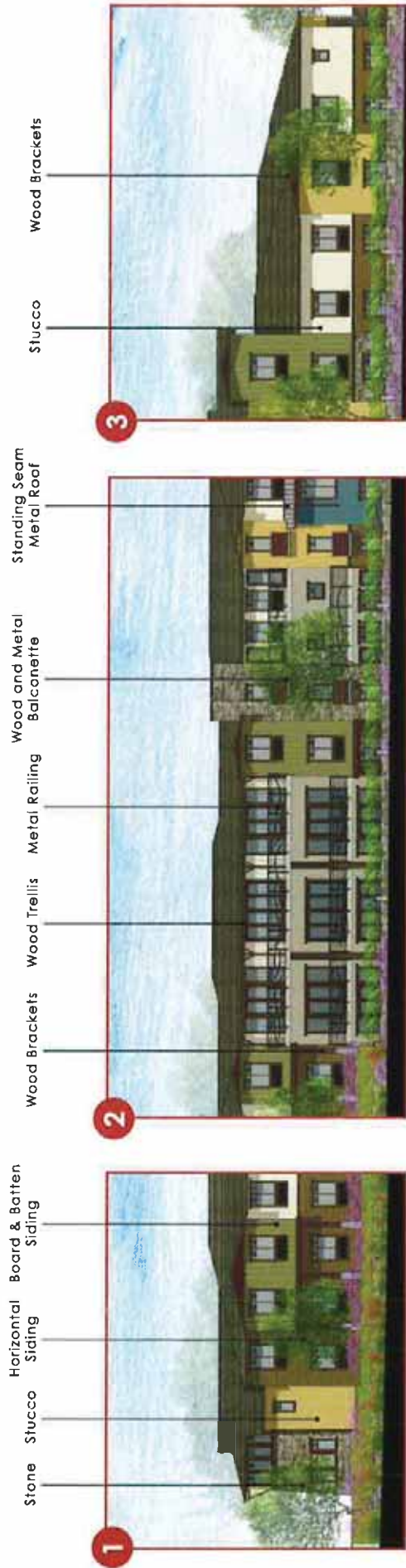
MAIN LEVEL | Assisted Living / Memory Care - 36,427 SF

LOWER LEVEL | Assisted Living - 22,297 SF

Building Floor Plans | 88,937 SF Total

THE OAKS AT PASO ROBLES
City of Paso Robles, California

Exhibit D: Elevation west



Assisted Living - 2 Story Massing
(Intersection of Serenade & South River Road)

Grand Terrace (3-Story Massing)
(Along South River Road)

Memory Care - 2-Story Massing
(Intersection of Private Drive & South River Road)



Main Elevation (from South River Road)

1/26/16 - PC motion to remove 70 linear feet of southern 3rd floor.

SCHEMATIC ELEVATIONS

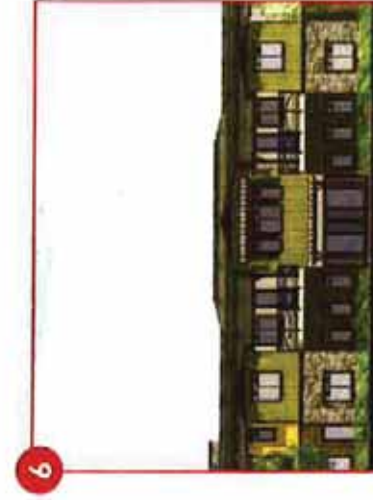
Attachment D: Elevations east



Memory Care Entrance



Formal Dining & Employee Lounge



Grand Entry (Assisted Living Entrance)



Front Elevation (from private drive)

Schematic Elevations

THE OAKS AT PASO ROBLES
City of Paso Robles, California



JDA
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3000 Camino del Mar, Suite 100
Paso Robles, CA 93351
Tel: 805.238.1234
Fax: 805.238.1235
www.jdaarchitects.com

Exhibit D: Elevations north / south

PREVIOUS BUILDING



NEW BUILDING



Corner of South River Road & Serenade Drive

Corner of South River Road & Private Drive

3D Perspectives

THE OAKS AT PASO ROBLES
City of Paso Robles, California

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5



Serenade Drive Perspective | Previous Building

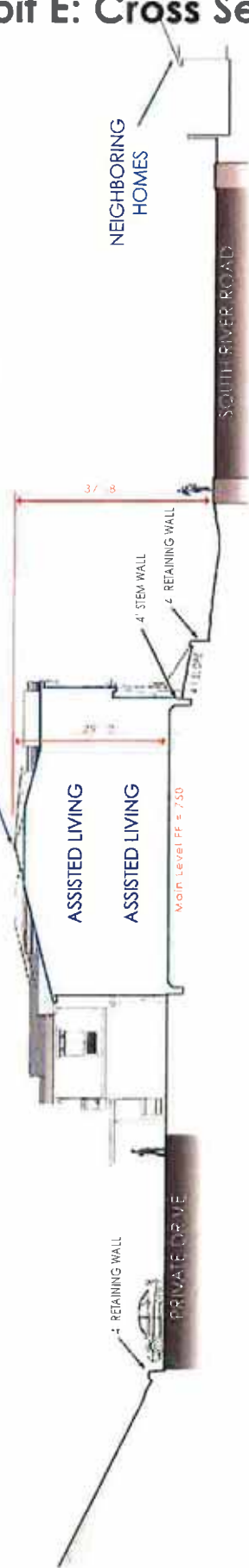


Serenade Drive Perspective | New Building

Exhibit D: Elevations southeast

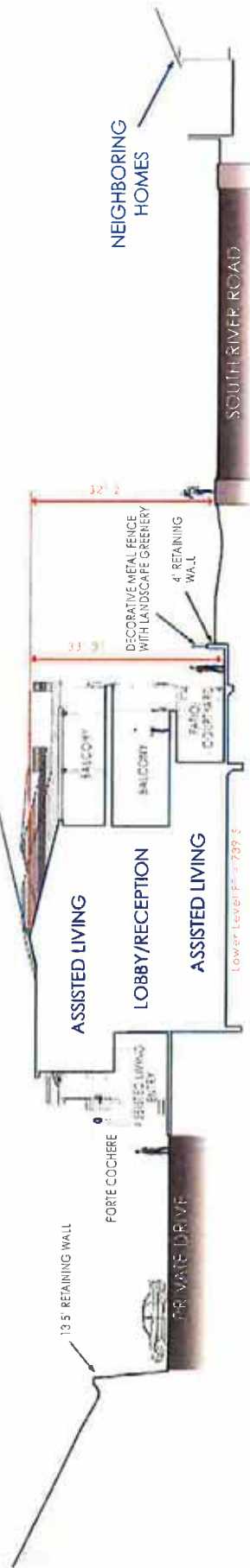
Exhibit E: Cross Sectionss

TOP OF RIDGE (Max. Building Elevation) = 779.17



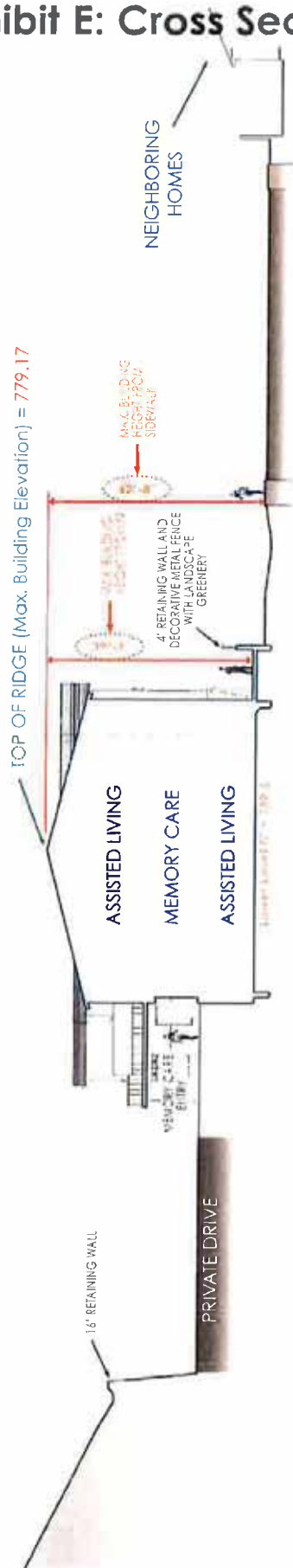
SITE SECTION A-A

TOP OF RIDGE = 772.67

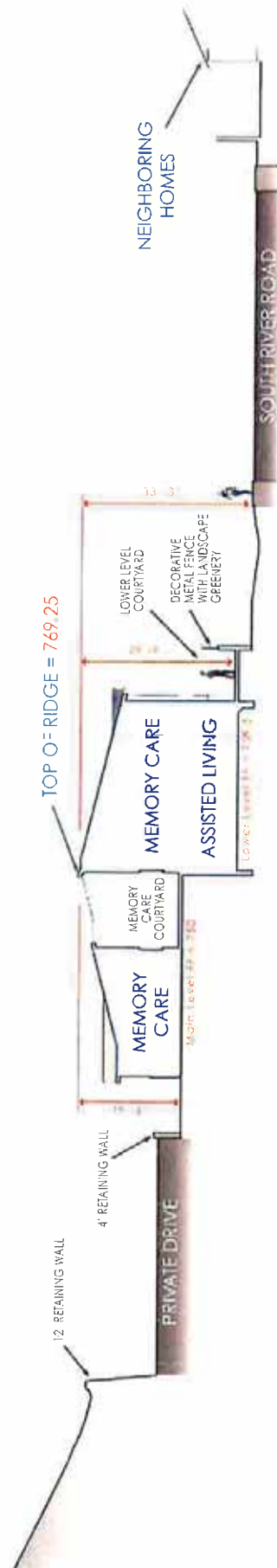


SITE SECTION B-B

Exhibit E: Cross Sectionss

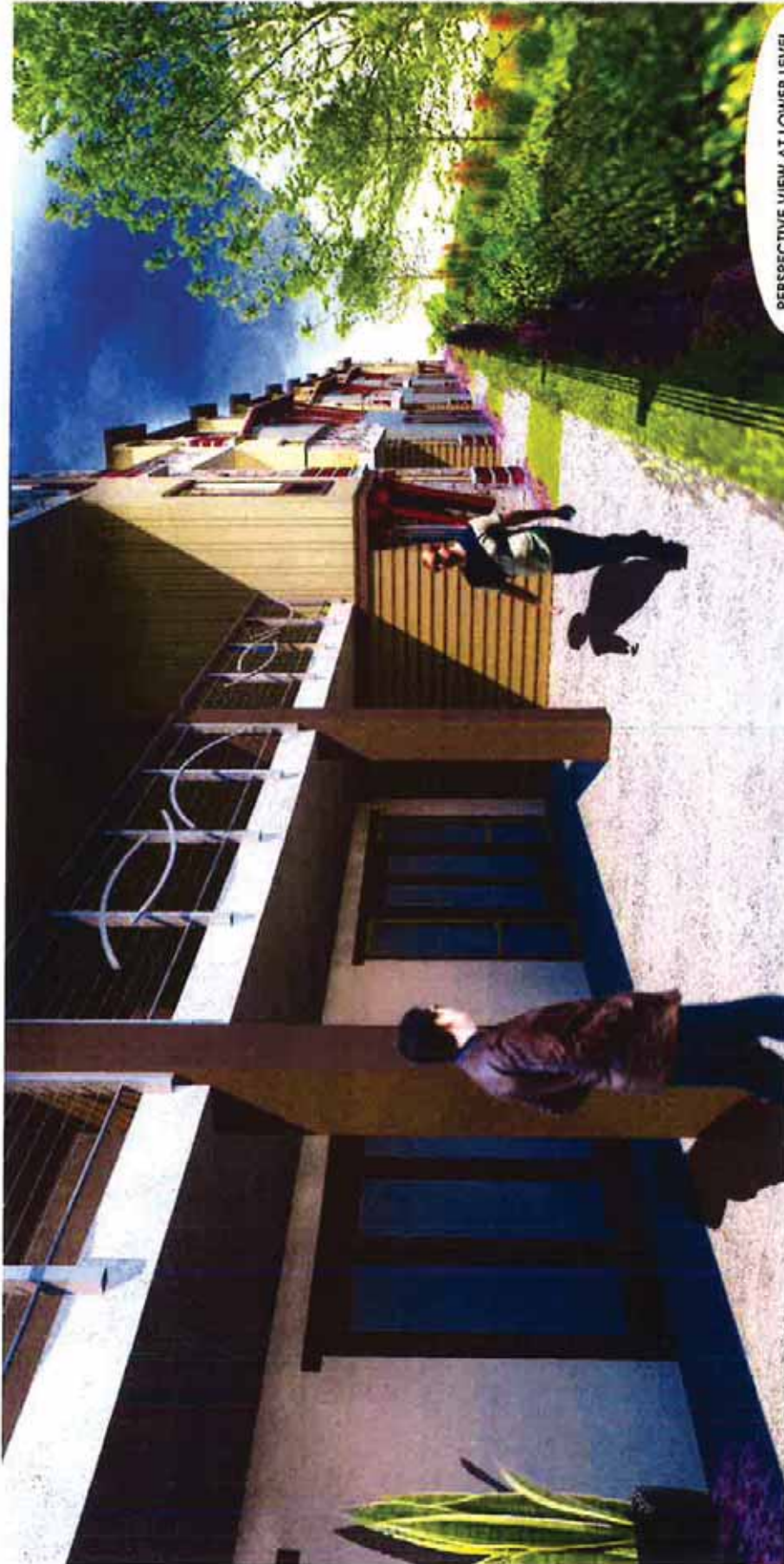


SITE SECTION C-C

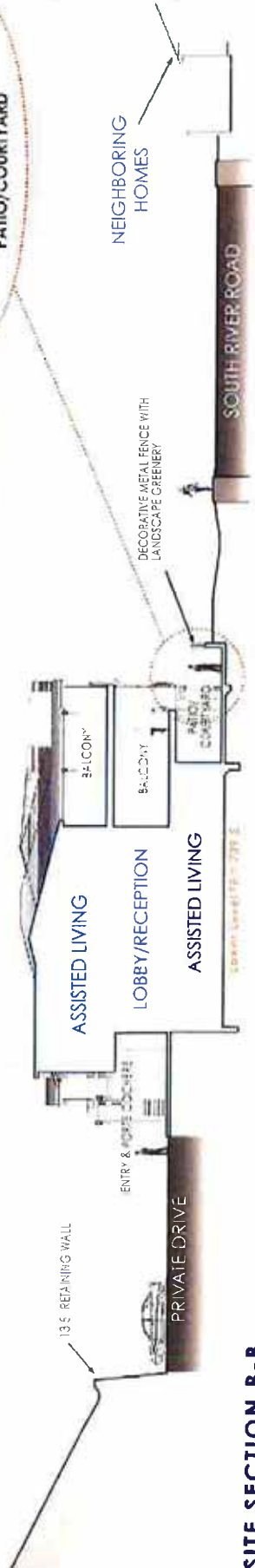


SITE SECTION D-D

Exhibit F: Architectural Detail South River Road Frontage



PERSPECTIVE VIEW AT LOWER LEVEL
PATIO/COURTYARD



SITE SECTION B-B

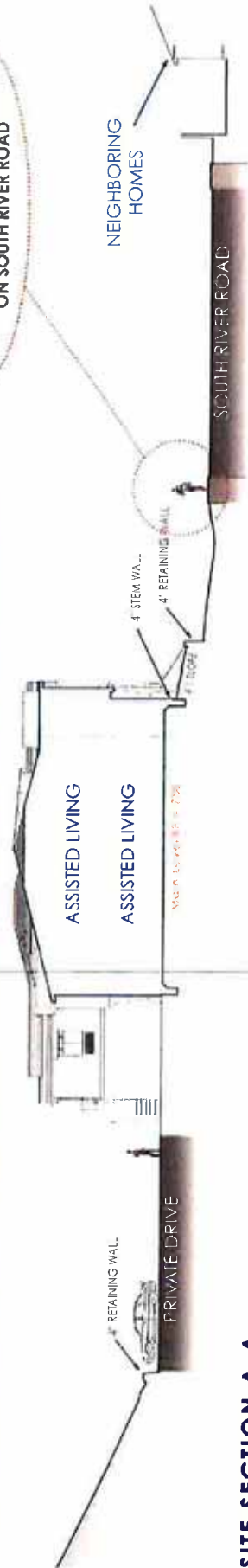
THE OAKS AT PASO ROBLES
City of Paso Robles, California

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JDA Project Number: 16-004 Page 26 of 32

Exhibit F: Architectural Detail
South River Road frontage



PERSPECTIVE VIEW AT SIDEWALK
ON SOUTH RIVER ROAD

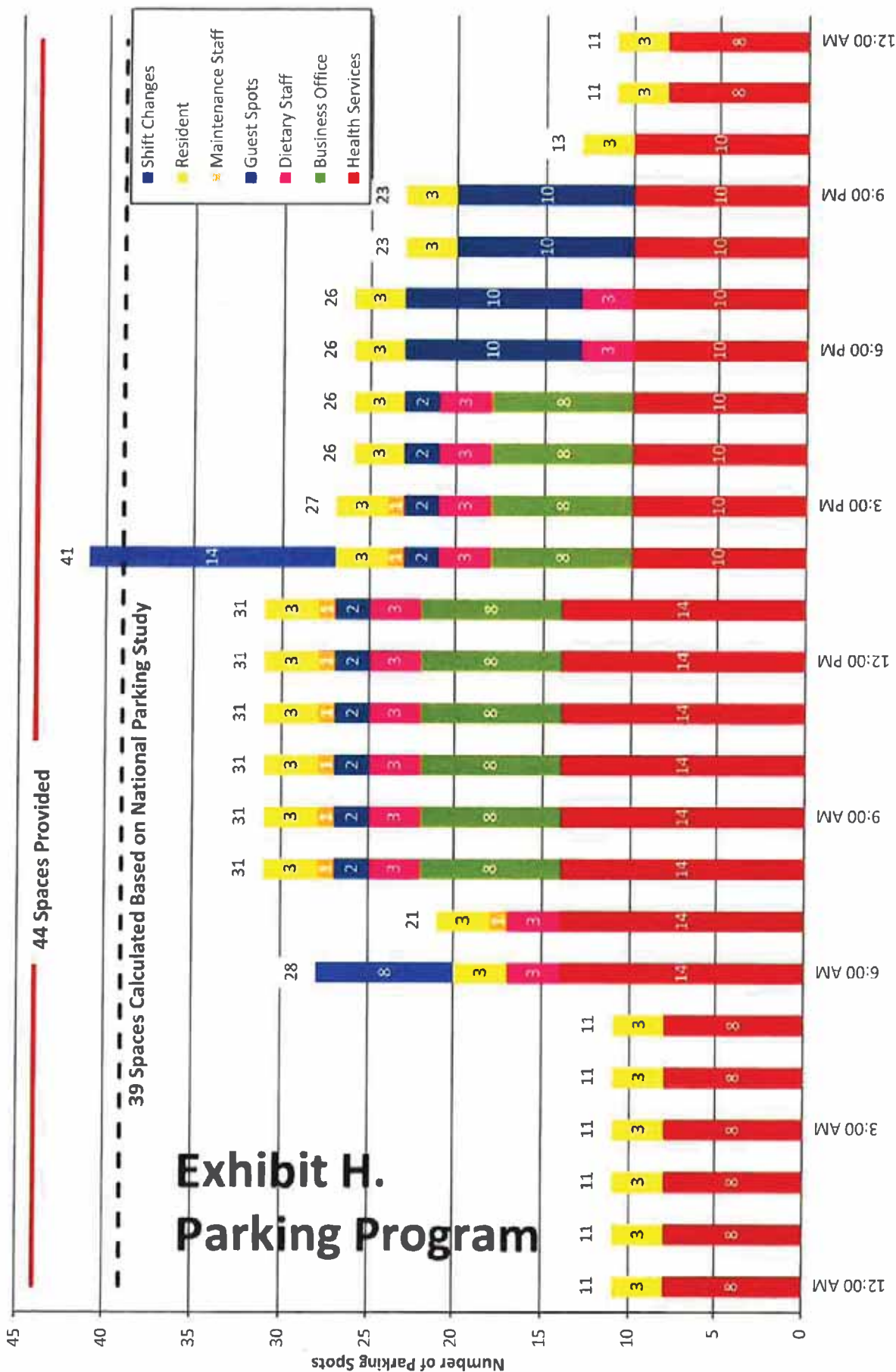


SITE SECTION A-A

THE OAKS AT PASO ROBLES
City of Paso Robles, California



The Oaks in Paso Robles Parking Analysis



- Notes:
1. Data provided by operator based on projected staffing and experience with similar facilities.
 2. Parking study recommended 0.4 parking spaces per resident
 3. Parking lot provides 44 spaces, including 4 handicap spaces.

Revised: 2016-01-15

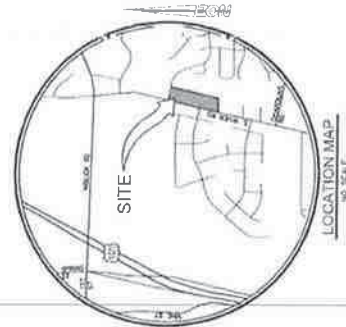
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NCE
NOGGER CLAST ENGINEERING INC.
3225 Canyon Blvd. Suite 100, P.O. Box 10000, Albuquerque, NM 87110

ANALYST: J. L. JONES
SHEET: OF 2

- 1. PRELIMINARY GRADING & DRAINAGE
- 2. PRELIMINARY LANDSCAPE AND DESIGN
- 3. SITE CODES SECTIONS

NOTE:
1. POLYMER WALL NOTION MEASURED FROM TOP OF WALL TO FACE OF RAIL AT FINISHED SURFACE OR FINISHED RAIL WALL "COIN" DOES NOT INCLUDE FOOTING 1/2" OR LOCATED RAIL MOUNT ASSUMED USING VERTICAL RAIL SYSTEM WITH 1 BATTER AND 3" OF REINFORCED BEDDING WALL.



GRADING AND DRAINAGE / UTILITY LEGEND

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0 10 20 30 40 50 60
SCALE 1"=30'

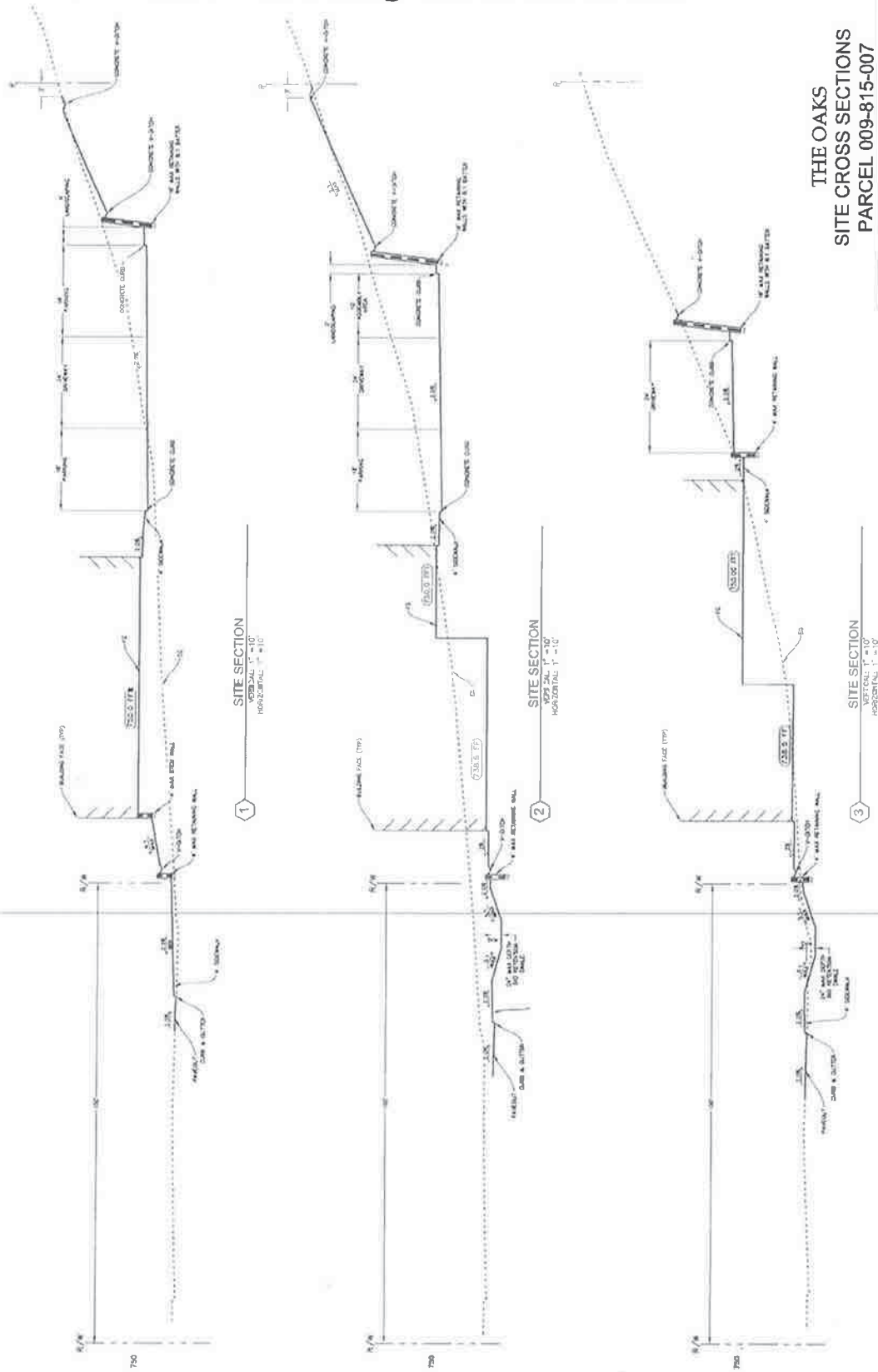
THE OAKS
PRELIMINARY
UNDERGROUND DESIGN
PARCEL 009-815-007



0122-7713 ALBERTA

[illegible]

Exhibit K: Grading Cross Sections



THE OAKS
SITE CROSS SECTIONS
PARCEL 009-815-007



DATE: 11.11.2018
SHEET 3 OF 3