

RESOLUTION NO. 16-033

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 16-003
36TH & OAK STREETS
(JIM WEBB)
APN: 008-031-029, 030 & 033**

WHEREAS, Planned Development 16-003 has been submitted by Warren Hamrick, Architect, on behalf of Jim Webb, requesting to construct a 10-unit apartment complex; and

WHEREAS, the project is located at the southeast corner Oak Street at 36th Street; and

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

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

WHEREAS, in conjunction with PD 12-007, the applicants have submitted an application for OTR 16-003, requesting to remove two oak trees located within the 36th Street right of way; 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, the modifications would include building height limits, building setbacks, and size of private balconies; 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 June 14, 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, 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 is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan 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 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 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 contributes to the orderly development of the City as a whole.
7. The proposed development plan 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 project site plan (Exhibit 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 proposed development plan as conditioned, would meet the intent of the Uptown Town Centre Specific Plan by providing small scale detached and attached residential development in an area of the City that is in close proximity to schools, churches and shopping.
12. The setback encroachment and 8.5-inch height increase modifications to the Uptown Town Centre Specific Plan would help provide an architectural design that best fits the suggested Multi-family Farmhouse architectural character identified in the Specific Plan, and provide a design that will provide four-side architecture.
13. The reduction in the balcony square footage from 150 square feet to 104 – 136 square feet would be warranted, based on the project providing area for use by all units of the common courtyard area, the outdoor activity area provided under the large oak tree at the back corner of the site, and the proximity to the Uptown Family Park located across 36th Street.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 16-003, 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	Site Plan
C	Floor Plan
D	Architectural Elevations
E	Preliminary Grading & Drainage Plan
F	Site Profile & Sections
G	Planting Plan
H	Trash Enclosure

3. PD 16-003 allows for the development of a 10 unit apartment project, as presented in the Exhibits B-H listed above. With the approval of PD 16-003, the Planning Commission allows modifications from the development standards outlined in the Uptown Town Centre Specific Plan as follows:
 - a. Second floor balconies may be reduced from the 150 square feet to range from 104 square feet to 136 square feet, as indicated in Exhibit B to this resolution;
 - b. Encroachment of building in two separate locations into the 12-foot front yard setback by 24-inches, as indicated in Exhibit B, C & D to this resolution;
 - c. Exceed the 36-foot height limit by 8.5-inches, as indicated by Exhibit D to this resolution.
3. Prior to the issuance of a building permit, the architectural plans for the carport structure shown over three parking spaces on the east side of the parking lot shall be submitted for review by Planning Staff for consistency with the architectural plans for the project.
4. Prior to this issuance of a building permit, the final landscaping plan shall be provided for City Staff review. The plan shall provide landscaping within the parkway along the Oak Street frontage. The plant and tree materials in the parkway shall be a species that will stay relatively low so that it will not conflict with the existing overhead utility lines.
5. Prior to the issuance of a grading permit, all necessary oak tree protection fencing shall be installed, along with any other measures indicated in the Arborist Report. Provide a letter from the Arborist verifying all conditions have been met.
6. Prior to occupancy, the applicant shall complete street improvements on 36th Street in accordance with plans approved by the City Engineer.
7. Prior to occupancy, the applicant shall relocate the wire utilities on 36th Street underground along the frontage of the project.

PASSED AND ADOPTED THIS 14th day of June, 2016 by the following roll call vote:

AYES: Commissioners Barth, Donaldson, Brennan, Agredano, Burgett and Barth

NOES: None

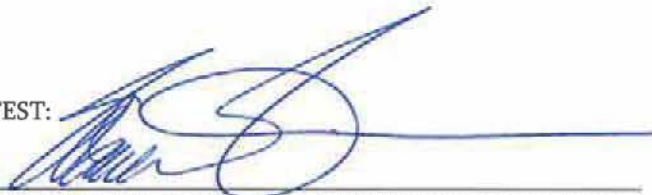
ABSENT: Commissioner Davis

ABSTAIN: None



BOB ROLLINS, CHAIRMAN

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY

1

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: June 14, 2016

Applicant: Webb Apartments Location: 36th & Vine

APN: 008-031-029, 030 & 033

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 June 14, 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.

(Adopted by Planning Commission Resolution _____)

- ☐ 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.

(Adopted by Planning Commission Resolution _____)

- ☒ 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.

(Adopted by Planning Commission Resolution _____)

- ☒ 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: See PD 16-003 Amend. Res. _____

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:

_____.

(Adopted by Planning Commission Resolution _____)

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.

(Adopted by Planning Commission Resolution _____)

- ☐ 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>36th 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

(Adopted by Planning Commission Resolution _____)

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.

(Adopted by Planning Commission Resolution _____)

- ☒ 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.

(Adopted by Planning Commission Resolution _____)

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.

(Adopted by Planning Commission Resolution _____)

Webb Apartments

Oak St. & 36th St., Paso Robles, CA

RECEIVED
MAY 05 2016
City of Paso Robles
Community Development Dept.

PROJECT SUMMARY

Project Name: Webb Apartments
Owner: Webb & Sons, Inc.
Address: 36th St. & Oak St., Paso Robles, CA 93351
Phone: (805) 773-2277
Fax: (805) 773-2277

Project Description

The Webb Apartments is a proposed multi-unit residential development located at the intersection of Oak Street and 36th Street in Paso Robles, California. The project consists of two buildings, Building A and Building B, totaling 100 units. The development includes a central courtyard with landscaping and a parking area. The project is subject to a Conditional Use Permit (CUP) from the City of Paso Robles.

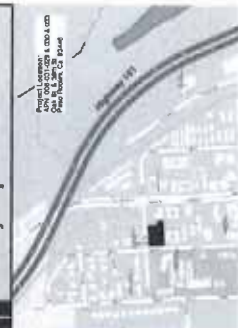
Project Information

Project Address: 36th St. & Oak St., Paso Robles, CA 93351
Project No.: 16-033
Project Type: Multi-Family Residential
Project Status: Conditional Use Permit (CUP)

Project Statistics

Category	Value
Total Units	100
Single-Family Units	0
Multi-Family Units	100
Bedrooms	100
Bathrooms	100
Garages	100
Storages	100
Landscaping	100
Parking	100

Project Location



SD-1

Sheet Index

- ARCHITECTURAL PLANS
- SD-1 Project Summary & Site Plan
- SD-2 Floor Plans
- SD-3 Elevations & Sections
- SD-4 Site Grading & Drainage Plan
- LANDSCAPE PLANS
- SD-5 Planting Plan

hamrick
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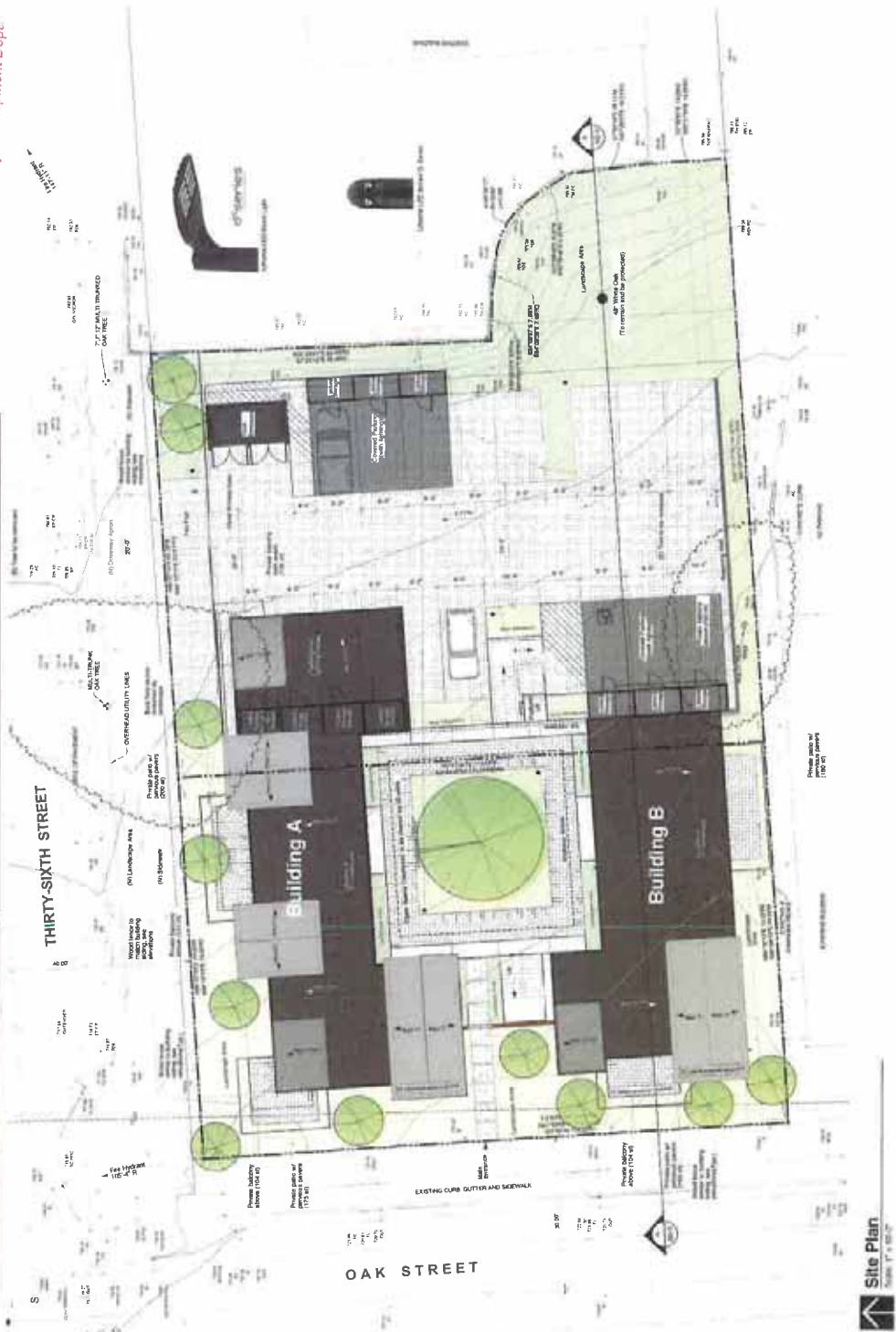
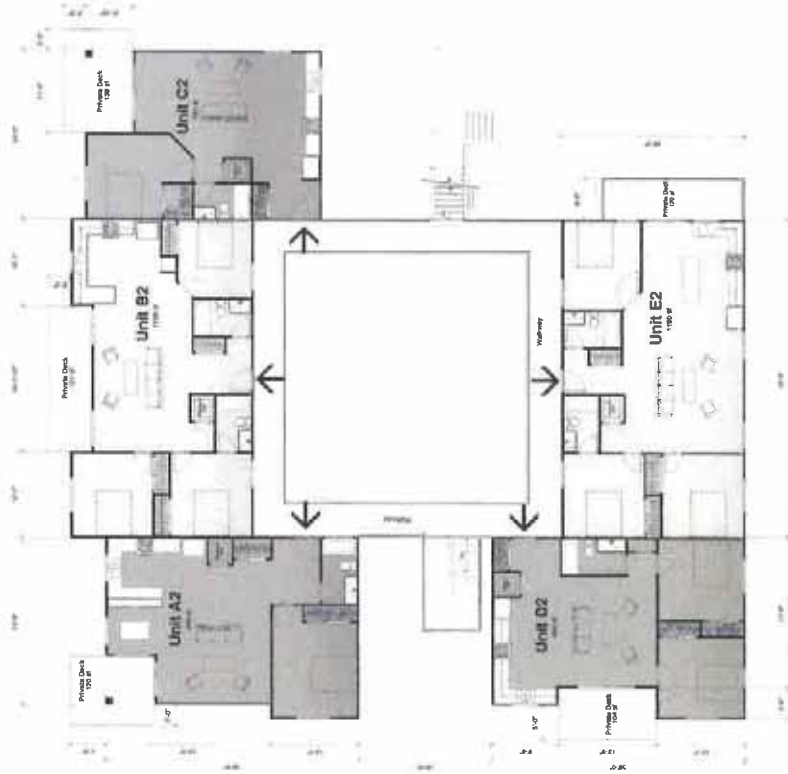
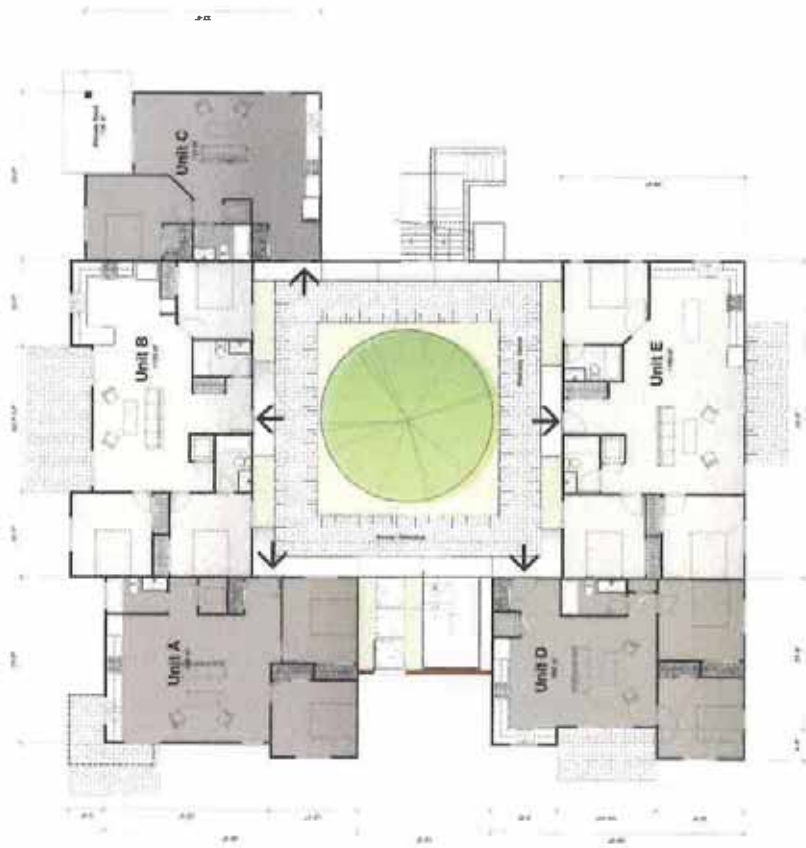


Exhibit B
Site Plan
PD 16-003
(Webb Apartments)



SD-2



Exhibit C
Floor Plans
PD 16-003
(Webb Apartments)



Material Schedule: MDC2
PBR / Pasadena City

Material Schedule: MDC2
PBR / Pasadena City



Horizontal lines used to indicate
material changes

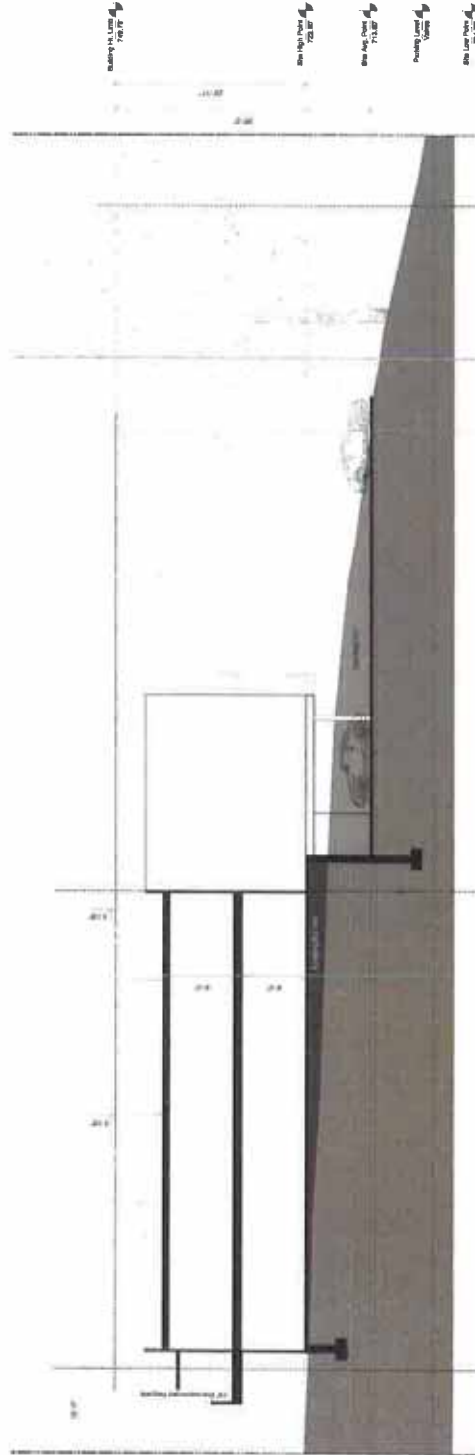


Material Schedule: MDC2
PBR / Pasadena City

Material Schedule: MDC2
PBR / Pasadena City



Light fixture and plan view



Material Schedule: MDC2
PBR / Pasadena City

Material Schedule: MDC2
PBR / Pasadena City

Material Schedule: MDC2
PBR / Pasadena City

Material Schedule: MDC2
PBR / Pasadena City

Material Schedule: MDC2
PBR / Pasadena City

SD-3



Hamrick
Associates, Inc.
Architecture + Planning
www.hamrickassociates.com
805.775.8877

Exhibit D
Arch. Elevations
PD 16-003
(Webb Apartments)

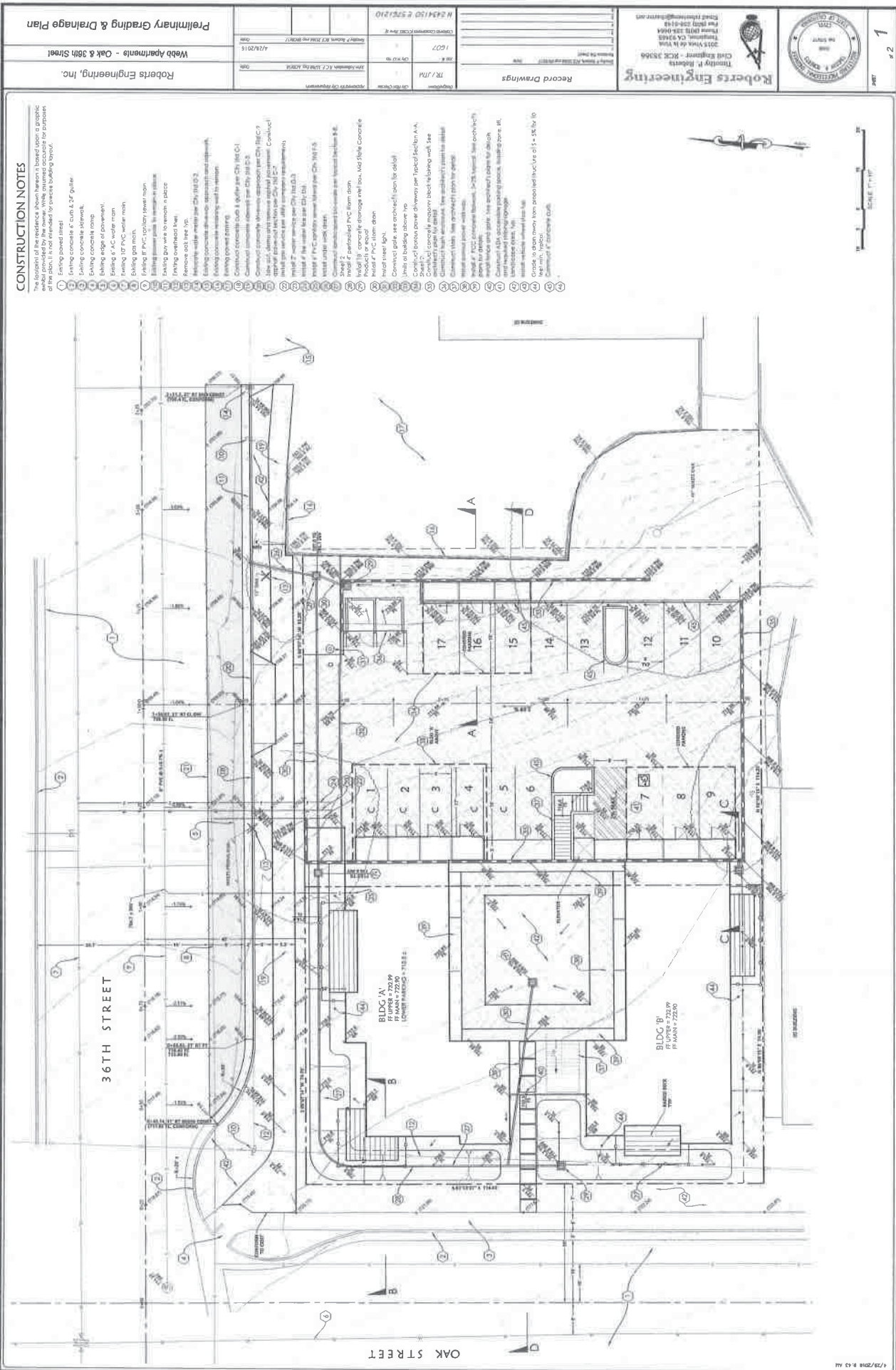
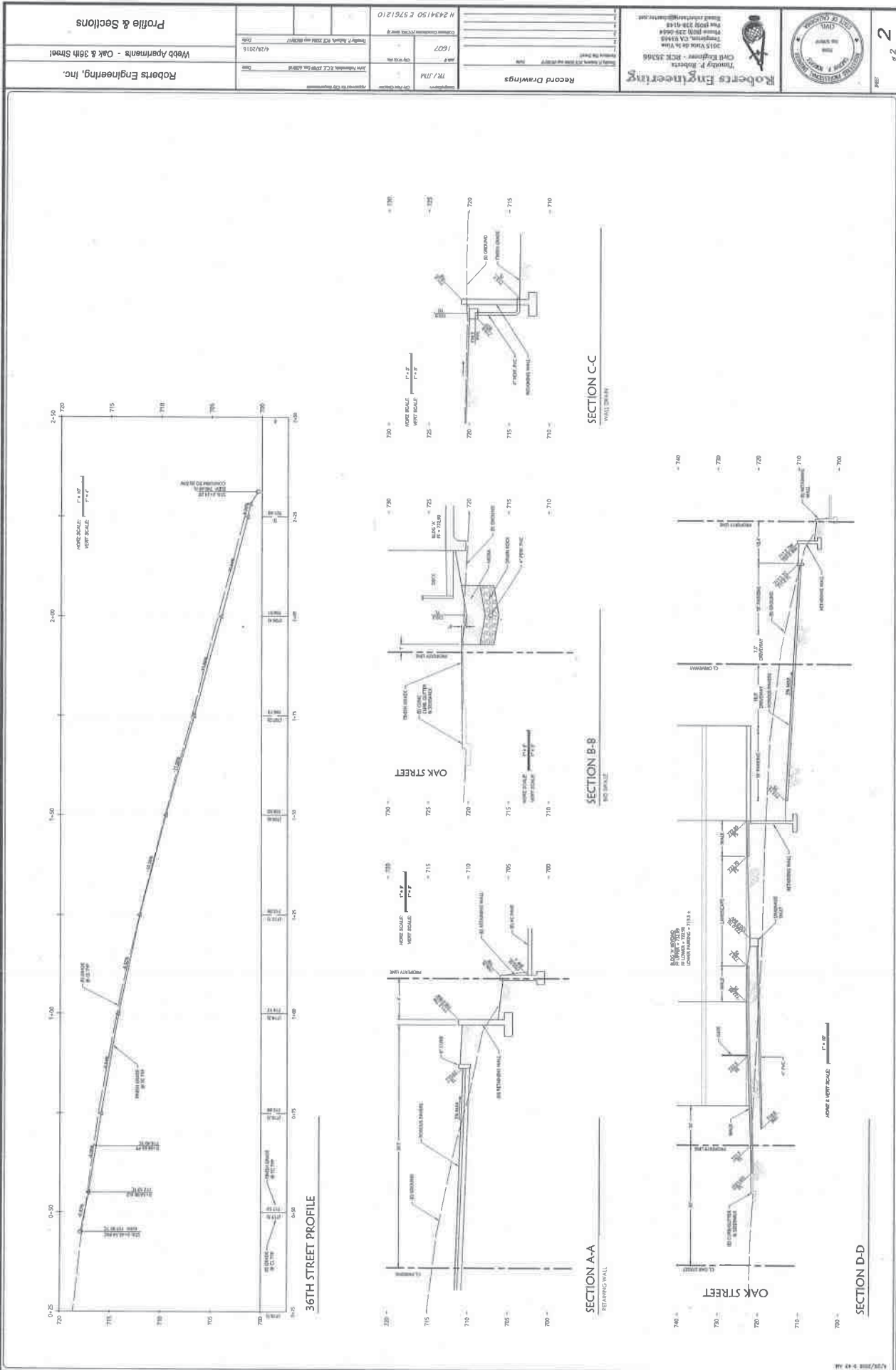


Exhibit E
Prelim. Grading & Drainage
PD 16-003
(Webb Apartments)

Exhibit F Site Profile & Sections PD 16-003 (Webb Apartments)





MADRONE LANDSCAPES
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PROJECT NAME & ADDRESS
WEBB APARTMENTS
OAK ST. AND 36TH ST.
PASO ROBLES, CA 93446

REVISION	DATE
1	02/23/16
DRAWN BY	Danah Turner
OWNER APPROVAL	
STAMP	
PROJECT NUMBER	
FILE NAME	webb apartments 4.29.16
PLOT DATE	February 23, 2016

SHEET NUMBER
L-1.0

Planting Schedule

TYPE	QTY	BOTANICAL NAME / COMMON NAME	CONT
1	3	Adiantum s. 'Majesty' / Adiantum Standard	16" pot
2	1	Antrophyum nasutaria 'Dr. Hunt' / Dr. Hunt Mesquite	16" pot
3	1	Cercis occidentalis / Western Redbud Multi-trunk	16" pot
4	1	Quercus agrifolia / Coast Live Oak Standard	Field Grown
5	25	Chenopodium tentaculum / Cape Bush	SIZE
6	53	Artemisia tridentata 'Blue' / Spreading Bush	1 gal
7	14	Ligustrum japonicum / Japanese Privet	15 gal
8	47	Nandina domestica 'Fire Power' / Firepower Nandina	1 gal
9	13	Nyssa s. 'Bastard' / Cutleaf	1 gal
10	8	Phormium tenax 'Pink Stripe' / New Zealand Flax	5 gal
11	16	Phormium tenax 'Yellow Wave' / New Zealand Flax	7 gal
12	17	Phormium s. 'Black' / New Zealand Flax	1 gal
13	11	Rhamnus californica 'Lambert' / California Coffeeberry	1 gal
14	3	Sedum s. 'Allen Chidester' / Sage	1 gal
15	5	Sedum s. 'Blue' / Sage	1 gal
16	40	Quercus s. 'emiliae' / 'Val' Feather' / Frasier Red Oak	SIZE
17	29	Carex divaricata / Berkeley Sedge	1 gal
18	38	Carex teretica / Prairie Fire / Prairie Fire Sedge	1 gal
19	43	Festuca glauca / Blue Fescue	1 gal
20	16	Mammillaria dillenii / Fine Mammillaria	1 gal
21	44	Pennisetum setosum / Pigeon Puffs	1 gal
22	14	Scaevola s. 'Greenish Hybrid' / Greenish New Grass	1 gal
23	4	Persea indica / Santa Ivy	SIZE
24	1	Carex glauca / Blue Sedge	1 gal
25	1,871	Carex glauca / Blue Sedge	CONT



Main Note: Install 2" wood chip mulch in all planter areas.
Irrigation Note: Install drip irrigation to all container plants and to the perimeter of the building. Use 1/2" poly tubing with WPC 1/2" emitters at the following quantities per zone:
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Exhibit G
Planting Plan
PD 16-003
(Webb Apartments)

