

COVELOP, INC & MD3 INVESTMENTS - MUO DESIGNATION, PHASED VTTM, CUP/PD & OTR
THE OAK AT ARDMORE – RMF HOUSING PROJECT
2930 UNION ROAD, PASO ROBLES, CA 93446
LOTS 6 & 13 OF APN 025-362-050
PROJECT DESCRIPTION (DECEMBER 2025)

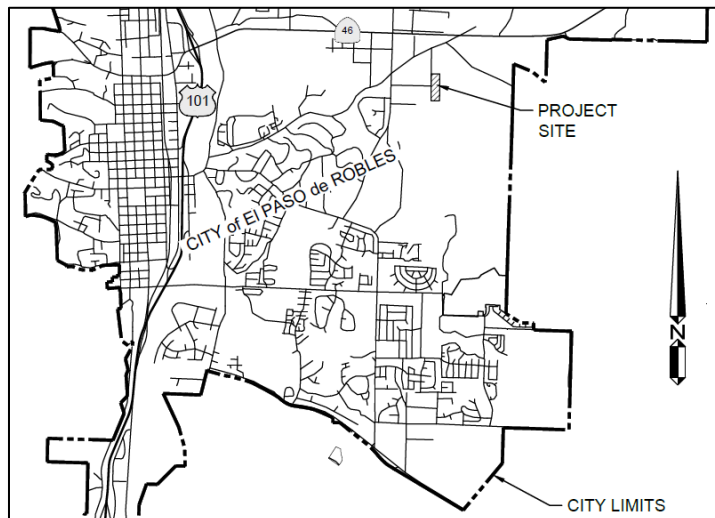
Parcel Size:	12.98 Acres
APN:	Lots 6 and 13 of APN 025-362-050
Address:	2930 Union Road, Paso Robles, CA 93446
Zoning:	Commercial / Light Industry & Planned Development (C3/PD)
Existing Uses:	Agricultural Accessory Structure and Horse Pasture
Access:	Ardmore Road & Ardmore Extension

1.0 Summary of Request:

A request by Covelop, Inc. and MD3 Investments (“Applicant”) for approval of a Mixed-Use and Special Planned Development overlay zoning district, Phased Vesting Tentative Tract Map (TR 3225), Conditional Use Permit/Planned Development, and Oak Tree Removal Permit to facilitate the development of residential multi-family housing.

The project will redesignate the site with a Mixed-Use (MU) overlay to allow a phased subdivision of the

property into 154 residential multi-family lots ranging from 1,562 to 4,765 sq. ft., along with ten common lots ranging from 1,984 to 65,286 sq. ft., and developed with 154 two-story attached townhomes, a clubhouse, community areas, frontage improvements, new paved private access roads, guest parking, site landscaping, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections. An Oak Tree Removal Permit is requested to remove one oak tree previously identified as being in poor condition and now hazardous to the proposed residential development based on updated arborist findings, in addition to five unhealthy oak trees previously approved for removal under Oak Tree Removal Permit 23-11. A Special Planned Development (SPD) Overlay District is also requested pursuant to PRMC Sections 21.11.050 and 21.11.060 to modify specific development standards. The requested modifications include: (1) a modification to the setback standards outlined in PRMC Section 21.36.050-1 to allow varying reduced setbacks, including zero-lot-line development; (2) a modification to the Special Planned Development Overlay “F” Standards in PRMC Section

Figure 1: Vicinity Map

21.04.070 to waive the fencing requirement; (3) a modification to the Building Orientation Tier 1 Design Strategy outlined in PRMC Section 21.50.050.B.1 to waive the requirement for townhomes along Ardmore Road to be pedestrian-entry oriented toward the street; (4) A modification to the Tier 4 Design Strategies (Roofs) to allow one complete strategy along with portions of other strategies, rather than requiring two complete strategies; (5) A modification to PRMC Section 21.50.060.C.2.c to allow eaves to project between 0 and 12 inches beyond the roofline, in lieu of the required 18-inch projection; and (6) A modification to PRMC Section 21.81.040.D.1.a to allow rear-yard retaining walls to exceed the six-foot maximum height by two feet or more in limited instances, consistent with PRMC Section 21.81.050.

2.0 General Description

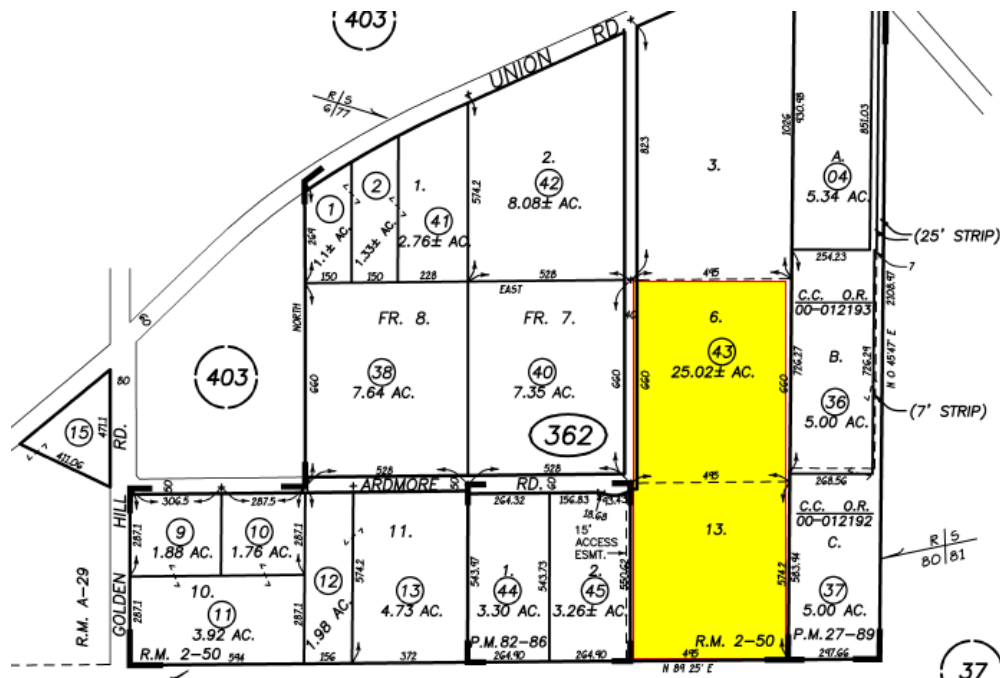
The project site is a +/- 12.98-acre property located at 2930 Union Road, Lots 6 & 13 of APN 025-362-050, in the City of Paso Robles and is situated 0.25 miles south of Highway 46 E. and 2.3 miles east of downtown Paso Robles. The site has existing access from Ardmore Road. The parcel is zoned Light Industrial (C3) and has Planned Development (PD), Hillside Development, and Airport Influence overlays. The topography of the lots are relatively flat with an average slope of less than 10%.

3.0 Background

3.1 Lot Legality

The project site consists of two legal lots, Lot 6 and Lot 13 of APN 025-362-043. These lots were originally recorded as part of the Golden Hills Orchards Tract Map in 1919 (Map Book 002-050-001, attached), and are shown in Figure 2 below:

Figure 2: Assessor's Map – Lots 6 & 13 of APN 025-362-043



3.2 Project History

On January 20, 2024, the Paso Robles City Council approved a mixed-use commercial and light industrial project consisting of a Vesting Tentative Parcel Map (PR22-0054) to subdivide Lot 6 into two parcels; a Conditional Use Permit/Development Permit (PD22-20) for the construction of six commercial/light industrial buildings; and an Oak Tree Removal Permit (OTR23-11) for the removal of six oak trees¹. The entitlement was supported by a Mitigated Negative Declaration (MND), which found that the proposed development would not result in any significant environmental impacts with implementation of mitigation measures².

Since the time of approval, the applicant has reevaluated the site's development potential in light of evolving market demands, the City's housing objectives, and the City's 5-year Economic Development Strategic Plan. The new project reflects a balanced approach to providing housing that is affordable by design, supports homeownership opportunities, and leverages the site's urban location to offer residents convenient access to jobs, transit, services, and community amenities. Environmental review for this updated proposal will be processed as an Addendum to the previously adopted MND, as the project does not introduce new or more severe impacts beyond those previously analyzed.

4.0 Project Description

4.1 Phased Vesting Tentative Tract Map (TR 3225)

The proposed project will subdivide Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots ranging from 1,563 to 5,058 sq. ft., ten common lots ranging from 477 to 68,436 sq. ft., and the proposed right-of-way for the Ardmore Road extension. Subdivision improvements will include the construction of new private access roads, the Ardmore Road extension, frontage improvements, guest parking, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections.

The subdivision is proposed to be developed in phases pursuant to Government Code § 66456.1 of the Subdivision Map Act³. While the applicant is not required to disclose the number or configuration of the multiple Final Maps at this time, preliminary phasing is depicted on the Vesting Tentative Tract Map. The precise number of phases and phasing configuration will be

¹ Paso Robles City council Resolution No. 24-017, adopted January 20, 2024.

² Mitigated Negative Declaration, PR22-0054 / PD22-20, adopted January 20, 2024.

³ Multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if: **(a) the subdivider, at the time the tentative map is filed, informs the advisory agency of the local agency of the subdivider's intention to file multiple final maps on such tentative map**, or (b) after filing of the tentative map, the local agency and the subdivider concur in the filing of multiple final maps. **In providing such notice, the subdivider shall not be required to define the number or configuration of the proposed multiple final maps.** The filing of a final map on a portion of an approved or conditionally approved tentative map shall not invalidate any part of such tentative map. **The right of the subdivider to file multiple final maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple final maps.** [Amended, Chapter 87, Statutes of 1982].

determined during preparation of the Final Map(s). Consistent with Government Code § 66456.1, the City retains the authority to impose reasonable conditions related to the filing of multiple Final Maps.

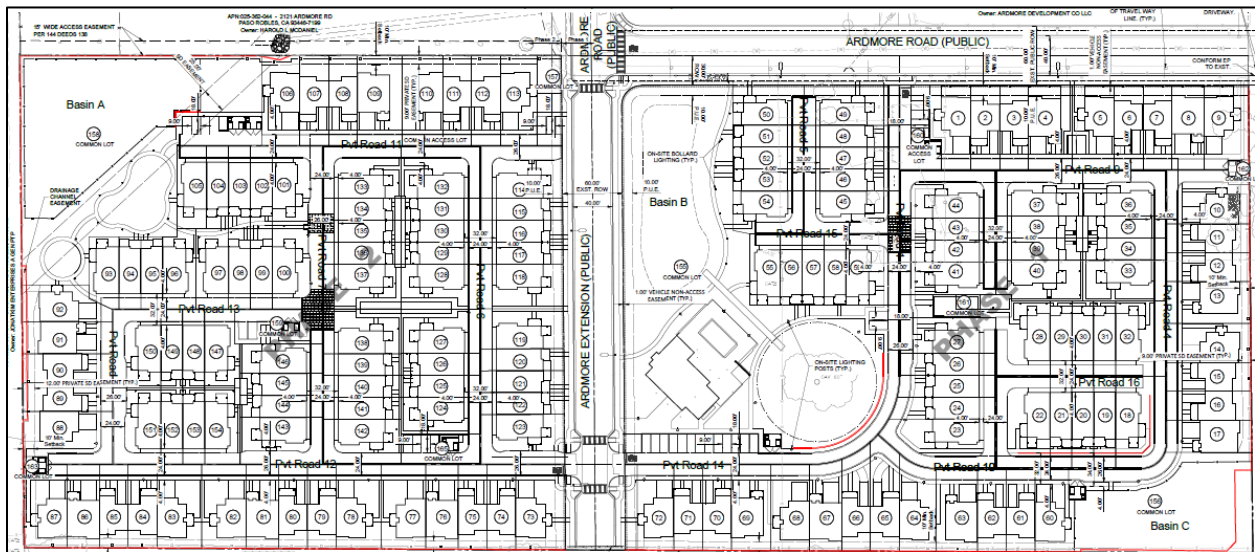
Phasing of the subdivision will allow the applicant to record and release smaller groups of lots as infrastructure improvements are completed, thereby facilitating practical management of construction sequencing, financing, and home sales. Final phasing details will be refined during condition compliance as the Final Map(s) are prepared.

Refer to Sheet C1.1, Table 1, and Figure 3 below for the Vesting Tentative Tract Map and Lot Summary Table.

Table 1: Lot Summary

Lot Type	Lot Number(s)	Approx. Area
Residential Lots	1 - 154	1,563 – 5,058 sq. ft.
Common Open Space Lots	155 - 164	477 – 68,436 sq. ft.
Road ROW (Ardmore Ext)	-	1.12 ac.

Figure 3: Phased Vesting Tentative Tract Map 3255



4.4 Preliminary Grading and Drainage Plan

Site grading will be conducted in accordance with the approved Phased Vesting Tentative Tract Map and the City of Paso Robles Standard Details and Specifications. The project will result in approximately 14.06 acres of ground disturbance, with an estimated 34,325 CY of site cut, 3,153 CY of road cut, and 45,900 CY of site fill, resulting in a net import of approximately 7,847 CY of material. The maximum cut depth is estimated at 9.2 feet, and the maximum fill height is

approximately 9.5 feet. Refer to Sheet C3.2 for detailed grading contours and earthwork estimates.

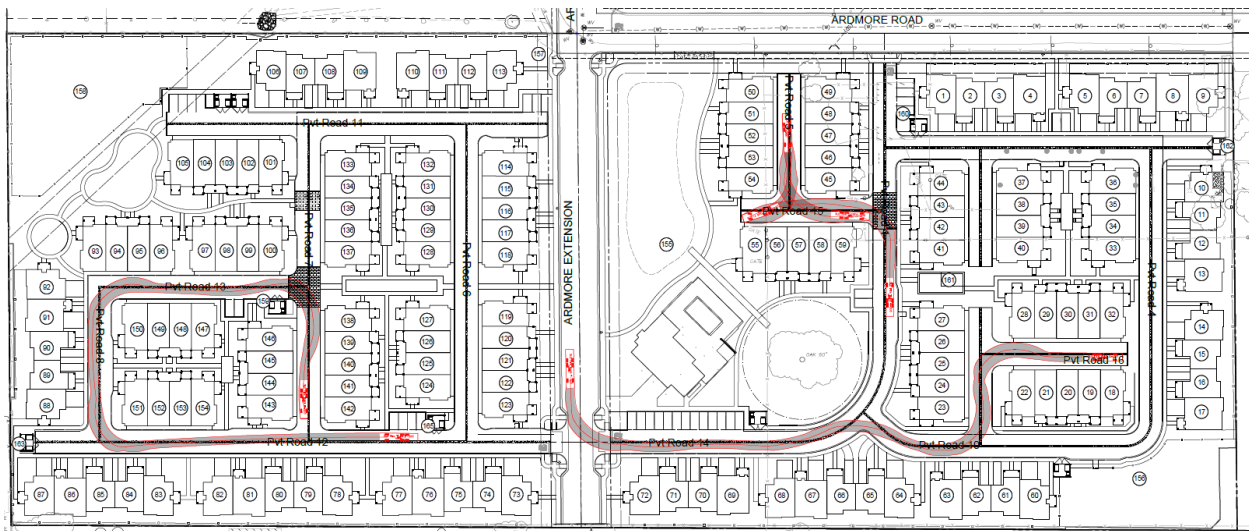
4.5 Drainage & Stormwater Control Plan

The proposed storm drain system for the project includes six separate storm drainpipe networks, three vegetated basins, and a multi-pipe bypass culvert designed to safely convey offsite run-on through the site. The centrally located basin is identified as a shallow basin, with an operating depth of 24 inches and an overflow depth of up to 3 feet in the event the outlet becomes plugged. The outlet is positioned 24 inches above the basin bottom. No fencing is currently proposed around this basin; however, as part of this application, the City will confirm whether the inclusion of the overflow depth places the basin above the threshold that requires fencing. The other two basins will be fenced. For additional details, refer to the Preliminary Stormwater Control Plan and Drainage Plan prepared by Wallace Group (December 2025).

4.6 Vehicular Access

The project site will be accessed via a new east-west extension of Ardmore Road, which serves as the primary vehicular entry point for residents, guests, and emergency services. Internal private roads provide full circulation throughout the community, ensuring direct access to all residential buildings, the clubhouse, and designated guest parking areas. All internal roadways are designed to meet or exceed the City’s minimum 20-foot width requirement, and all structures have been sited to comply with the 150-foot maximum hose pull distance, consistent with the City of Paso Robles Fire Code. Fire truck access and circulation have been evaluated through a detailed turning movement exhibit, provided on Sheet C3.3 and Figure 4 below.

Figure 4: Fire Truck Access Exhibit



4.7 Pedestrian Access and Circulation

The proposed project features a pedestrian circulation system that connects all residential buildings, shared open spaces, parking areas, and the centrally located clubhouse. Designed to promote walkability and accessibility, the network includes a continuous sidewalk system throughout the entire site, along with meandering pathways through landscaped common areas. Sidewalks are also proposed along Ardmore Road and the Ardmore Road extension. To enhance safety, a pedestrian crossing with a neck-down design is proposed across Ardmore Extension. All pathways will comply with ADA standards for slope, width, and surface materials. Refer to Sheet L9 of the Plan Set for the pedestrian circulation exhibit.

4.8 Townhome Building Types, Floor Plans & Elevations

The project consists of 34 residential buildings containing a total of 154 townhome units, resulting in an overall density of 11.86 dwelling units per acre. All units will be air gapped (refer to construction detail on Sheet A6 & A13). Four primary building types are proposed: TWN-A Front-Loaded (4-Pack and 5-Pack) and TWN-B Alley-Loaded (4-Pack and 5-Pack). The key distinction between these types is garage orientation: Front-Loaded models feature garages at the front of the unit, while Alley-Loaded models provide rear-access garages via shared alleys. Notably, the townhomes along Ardmore Road feature enhanced rear frontage treatments, including shorter fencing, upgraded landscaping, and a courtyard-oriented design that strengthens the pedestrian connection and enhances the overall streetscape character. Three modifications are requested, as detailed in Section 6.0 below, to allow these units to deviate from the Building Orientation Tier 1 Design Strategy in PRMC Section 21.50.050.B.1, the Roof Tier 4 Design Strategies in PRMC Section 21.50.050.E, and the eave projection requirements in PRMC 21.50.060.C.2.c. Each building contains either four or five units, depending on the model.

A total of seven (7) TWN-A Front-Loaded 4-Pack and six (6) TWN-A Front-Loaded 5-Pack buildings are proposed, along with nine (9) TWN-B Alley-Loaded 4-Pack and twelve (12) TWN-B Alley-Loaded 5-Pack buildings. Unit Plans A through D offer three bedrooms and 2.5 bathrooms, while Unit Plan E includes four bedrooms and 2.5 bathrooms.

All units will include a private entry, an attached one- or two-car garage, and a private outdoor area. Each garage will provide a minimum of 200 cubic feet of storage space above the parking area through the use of suspended racking systems. Refer to the floor plans on Sheets A9–A11 and A17–A18 for details regarding the proposed storage configuration. The combined building footprint for all residential structures is approximately 163,264 square feet, with a total floor area of 305,196 square feet. Detailed unit types, floor plan configurations, and area calculations are provided in Table 2 below.

Table 2: Unit Mix and Floor Plan Summary

Building Type	Unit Plan	# of Units	Garage Spaces	Bed/Bath	Ground Floor Area (SF)	Upper Floor Area (SF)	Garage Area (SF)
Townhome A - Front Loaded (4-Pack)	A	1	2	3BD/2.5BA	671	909	428
	B	1	2	3BD/2.5BA	794	969	449
	C	2	1	3BD/2.5BA	621	868	340
Total					2,707	3,614	1,557
Townhome A - Front Loaded (5-Pack)	A	2	2	3BD/2.5BA	671	909	428
	B	1	2	3BD/2.5BA	794	969	449
	C	2	1	3BD/2.5BA	621	868	340
Total					3,378	4,523	1,985
Townhome B - Alley Loaded (4-Pack)	D	2	2	4BD/2.5BA	585	939	523
	E	2	2	3BD/2.5BA	547	927	466
Total					2,264	3,732	1,978
Townhome B - Alley Loaded (5-Pack)	D	2	2	4BD/2.5BA	585	939	523
	E	3	2	3BD/2.5BA	547	927	466
Total					2,811	4,659	2,444

All townhomes will share a consistent architectural language characterized by similar massing, complementary rooflines, and cohesive color and material palettes to create a unified yet visually interesting streetscape. Subtle variations in unit design, façade articulation, and roof pitch help break up massing and enhance neighborhood character. TWN-A buildings are oriented along internal drive aisles and feature horizontal offsets and varied rooflines to create rhythm and reduce visual bulk. TWN-B buildings incorporate vertical massing breaks and rear-loaded garages to foster a pedestrian-scaled environment along internal walkways. Building heights range from 28 to 30 feet above finished floor, with detailed height measurements provided in Section 4.11 below. Refer to Sheets A4 - A18 for detailed floor plans, roof plans, and elevations.

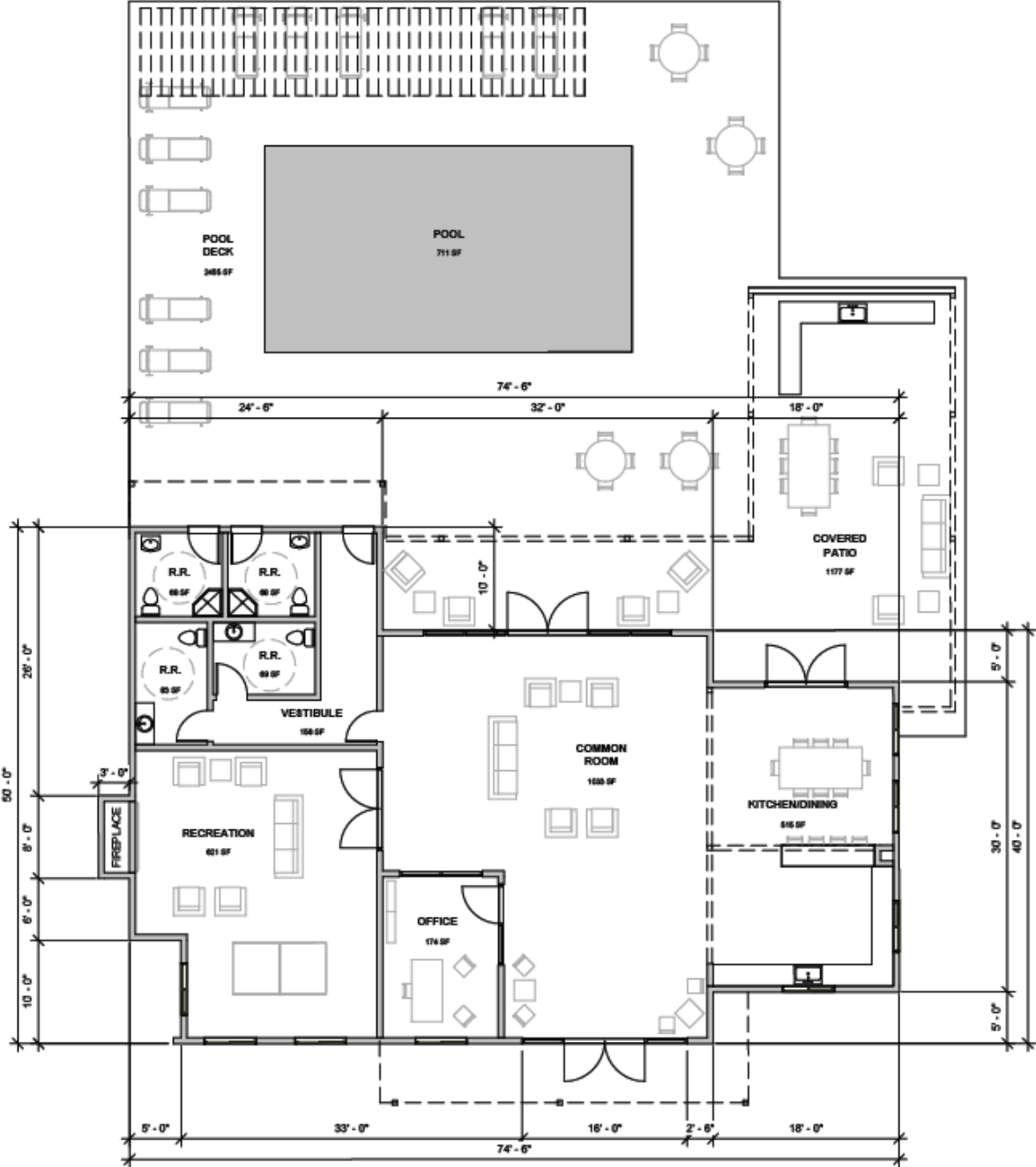
4.9 Clubhouse Floor Plan & Elevations

The proposed Clubhouse is a single-story facility centrally located within the project site, designed to offer shared indoor and outdoor amenities that promote social interaction and recreation. The building includes approximately 3,019 sq. ft. of interior space, plus an adjacent covered patio and pool deck. At its center is a 1,033 sq. ft. common room, a flexible gathering space with lounge seating that connects to a 515 sq. ft. kitchen and dining area for group meals and events. A 621 sq. ft. recreation room provides space for games and entertainment, while a 174 sq. ft. office supports onsite management. A 156 sq. ft. vestibule provides access to separate restrooms.

Outdoor amenities include a 1,177 sq. ft. covered patio for dining and seating, a 711 sq. ft. pool, and a 2,455 sq. ft. pool deck with lounge furniture. Together, the clubhouse and outdoor spaces

serve as the neighborhood’s primary gathering hub. See Sheet A20 and Figure 5 below for the floor plan:

Figure 5: Clubhouse Floor Plan



The clubhouse has a maximum height of 27 feet, 2 inches above finished floor and features a combination of low-sloped and gently pitched roof forms, serving as both a visual and functional centerpiece for the residential community. For a visual representation of the proposed

elevations, refer to Figure 6 below and Sheet A21. Detailed height information is provided in Section 4.11 below.

Figure 6: Clubhouse Proposed Elevations



4.10 Color and Material Board

The proposed townhomes and clubhouse feature a unified, yet varied, color and material palette designed to complement the Paso Robles context and reinforce the modern farmhouse aesthetic across all building types. Materials were selected for durability, low maintenance, and architectural compatibility. Across the community, exterior walls combine fiber cement lap siding (Hardie Plank) and vertical board-and-batten siding (Hardie Panel) in a smooth finish, accented by stone veneer at the clubhouse. Roofing materials include dimensional asphalt shingles in Pewter Gray and standing seam metal roofing in Charcoal, with dark-framed windows, railings, and light fixtures providing contrast and articulation.

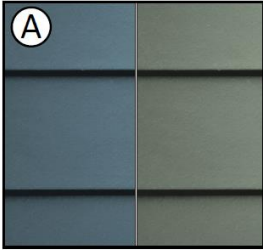
Each building type introduces subtle variations in color, siding orientation, and detailing to create distinction while maintaining overall cohesion:

- **TWN-A Townhomes (Sheet A23 / Figure 7):** Front-loaded townhomes featuring lap siding in Olive/Blue, vertical board-and-batten in Rustic Road (light beige), and roofs with a mixture of dark gray shingles and seam metal roofing, and charcoal metal porch roofs. At least 50 percent of the roof area will be installed with seam metal roofing.
- **TWN-B Townhomes (Sheet A24 / Figure 8):** Alley-loaded townhomes featuring lap siding in Gray/Taupe, vertical board-and-batten in White and Rustic Road, and charcoal metal roofs.
- **Clubhouse (Sheet A25 / Figure 9):** A focal point for the community, combining Olive lap siding, white vertical board-and-batten siding, and El Dorado “Nantucket” stone veneer on the exterior walls. Roofing includes charcoal standing seam metal with dimensional asphalt shingles.

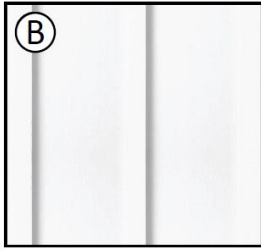
Figure 7: TWN-A Townhomes - Color and Material Board



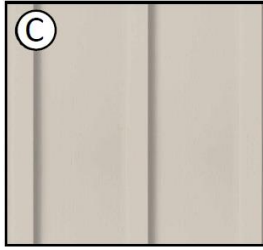
Figure 8: TWN-B Townhomes - Color and Material Board



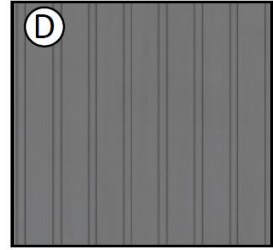
A
LAP SIDING
 HARDIE PLANK LAP SIDING
 GREY/TAUPE



B
BOARD & BATTEN SIDING
 HARDIE PANEL VERTICAL SIDING
 SMOOTH - WHITE

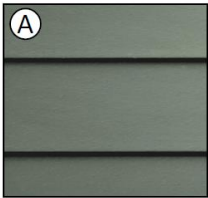


C
BOARD & BATTEN SIDING
 HARDIE PANEL VERTICAL SIDING
 SMOOTH - RUSTIC ROAD

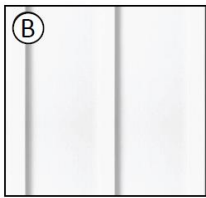


D
METAL ROOFING
 MCELROY
 CHARCOAL

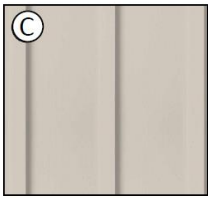
Figure 9: Clubhouse - Color and Material Board



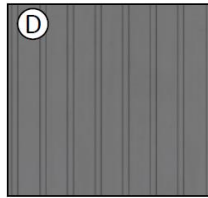
A
LAP SIDING
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 OLIVE



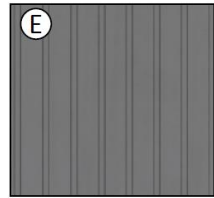
B
BOARD & BATTEN SIDING
 HARDIE PANEL VERTICAL SIDING
 SMOOTH - RUSTIC ROAD



C
STONE VENEER
 EL DORADO STONE VENEER
 STACKED STONE - NANTUCKET



D
METAL ROOFING
 MCELROY
 CHARCOAL



E
ASPHALT SHINGLE ROOFING
 GAF TIMBERLINE HDZ SHINGLES
 PEWTER GRAY

4.11 Building Height

The project is proposed on a C-3 zoned parcel with a MU Overlay designation. Per PRMC Section 21.36.080 – *Mixed-Use Overlay*, the maximum building height must comply with the height regulations of the underlying zoning district.

Height standards for C-3 parcels are provided in PRMC Section 21.34.030, which establishes a maximum height limit of 50 feet. In accordance with Zoning 21.41.040, building height is measured from the average natural grade (ANG). Refer to Table 3 for a summary of height compliance.

Table 3: Building Heights

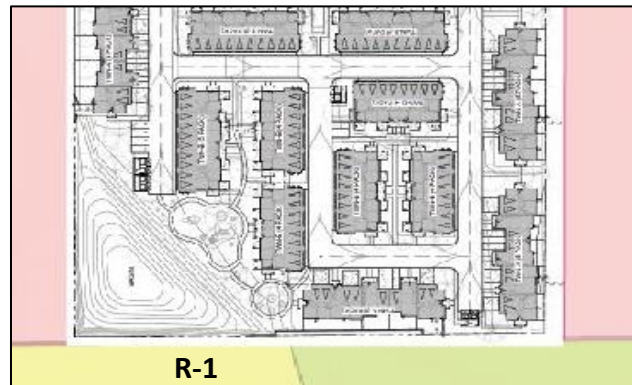
Building	Proposed Height (FF)	Proposed Height (ANG) ¹
TWN-A (4-Pack)	25'-0"	32'-3"
TWN-A (5-Pack)	25'-0"	34'-9"
TWN-B (4-Pack)	30'-0"	36'-2"
TWN-B (5-Pack)	30'-0"	36'-4"

¹Represents the maximum height of structures; actual height may vary depending on building location and site grading.

4.12 Setbacks

New residential land uses must be designed, constructed, and/or established in accordance with Table 21.36.050-1 (Development Standards for Mixed-Use Overlay Zoning District). Where a property line abuts an R-1 zoning district, minimum setbacks must comply with PRMC Section 21.50.090. However, as shown in Figure 10, no portion of the proposed development abuts an R-1 zoning district; therefore, these setback requirements do not apply.

Figure 10: Zoning Context Map – No Building Adjacent to R-1 District



The project proposes varied setback distances to accommodate the proposed site design. While most setback standards are met, a modification is requested to allow reduced setbacks in certain areas, including zero-foot setbacks for shared-wall, zero-lot-line townhome developments, as detailed in Section 6.0 below. Refer to Table 4 for a summary of setback compliance.

Table 4: Setbacks

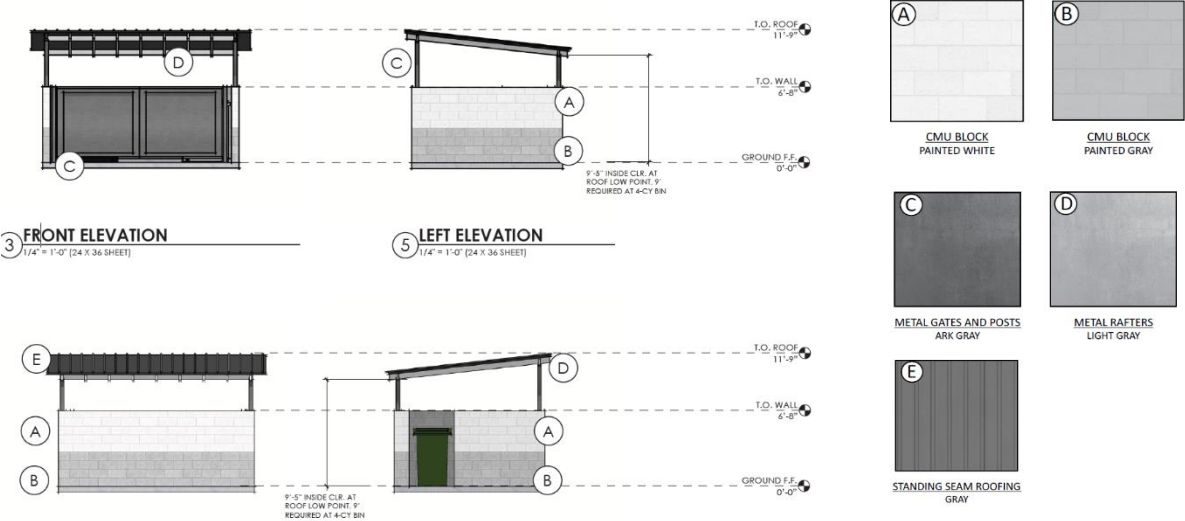
Setback	Minimum Setback	Proposed Setback
Front and Street Side	10' typical / 20' garages	Varies; 0'-0" – 31'-6"
Side	5' first story; 10' upper stories	Varies; 0'-0" – 20'-0"

Rear	10'	Varies; 9'-0" – 25'-0"
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4.13 Waste Enclosures

The project proposes a total of eight (8) screened waste storage enclosures to serve the proposed buildings. Each enclosure is designed to accommodate refuse, recycling and organics bins in compliance with PRMC Section 21.51.030. The enclosures measure 19'-4" x 13'-4", with a height of 11'-9". Enclosures are sited along internal drive aisles, all within at least 150 feet from the nearest point of the building served, and will be constructed with durable, visually compatible materials that are of the same architectural design and materials of the primary structures on the site, and include secure, self-closing gates. For waste enclosure locations, refer to Sheet A3; for dimensions, coloring board, and design details, refer to Sheet A26 and Figure 11 below.

Figure 11: Waste Enclosures Elevations and Material Board



4.14 Parking

Pursuant to PRMC Section 21.48.030, a minimum of 308 residential parking spaces and 31 guest spaces are required. The project provides 282 garage spaces and 90 driveway spaces, totaling 372 residential parking spaces, along with 33 guest spaces. Guest spaces are evenly distributed throughout the site, with a greater concentration of spaces being located in front of the club house for ease of access. Two motorcycle spaces are required per PRMC Section 21.48.070, and two are provided. Similarly, 31 bicycle rack spaces are required per PRMC Section 21.48.060, and

31 are proposed. In addition, Ardmore Extension will include 26 parallel parking spaces along both sides of the street. Refer to Table 5 for a full summary of parking calculations.

Table 5: Proposed Parking Summary

Parking Type	Required	Provided
Residential (2 sp/unit)	308	372 (garage + driveway)
Guest (1 sp/5 units)	31	33
Total Vehicle Spaces	339	403
Bicycle Parking (2/10 units)	31	31
Motorcycle Parking (1/20 guest spaces)	1	2

4.15 Landscape & Oak Tree Replacement Plan

The proposed landscape plan covers approximately 199,841 sq. ft. and emphasizes adaptive, drought-tolerant planting throughout the site. The diverse plant palette includes over 254 trees, featuring native species such as Valley Oak and California Sycamore, as well as accent and shade trees like Red Maple, Ginkgo, Marina Arbutus, Crape Myrtle, and Tulip Tree. Understory planting includes a mix of California lilac, fuchsia, sage, and sedges.

Landscaped areas are organized into distinct zones, including shaded pedestrian walkways, bocce ball courts, picnic spaces, passive recreation lawns, and a woodland-themed natural play area. Flexible recreational spaces, such as synthetic turf mounds and temporary soccer nets, support informal activities without requiring permanent hardscape courts. Bioretention areas and stormwater basins are planted with species such as Berkeley Sedge, Muhlenbergia, and native rushes to manage runoff and promote infiltration.

The proposed open space and recreational network is designed to encourage a variety of active and passive uses, with distinct outdoor zones integrated throughout the community. The site includes multiple flexible-use turf areas, play features, shaded paths, and social gathering nodes, all framed by drought-tolerant landscaping and native tree species.

The central open space features a "no-mow" turf substitute surrounded by a meadow trail pedestrian walking loop, designed to accommodate informal activities such as small group sports or community events. A temporary soccer net is provided to support casual play. This open area is framed by a tree-lined walkway, including species such as accent maples and California sycamores, which provide shade and visual structure.

Adjacent to this space is the community clubhouse and pool, which anchor a shaded social hub. Surrounding the clubhouse are pool cabanas, parcel lockers, and a mail kiosk, with convenient access from nearby buildings. Amenities include a bike rack, picnic spaces, and public sidewalks linking each amenity area to the broader pedestrian network.

Toward the southwestern edge of the site, the design transitions to a Woodland-Themed Natural Play Area, which offers a nature-inspired setting for families and children. Play features include sculptural climbing elements, climbing structure, fallen branch benches, and ADA-compliant wood mulch surfacing. A synthetic turf-mound provides an informal zone for climbing and creative play, while surrounding coast live oaks and California sycamores contribute to the shaded, immersive character of the space. Anchoring this zone is a Family Picnic Area, featuring a central planter or fire circle, picnic seating, and access to a continuous walking path that loops throughout the site.

Importantly, oak tree mitigation plantings are incorporated throughout the site landscape plan. A total of 34 two-inch-caliper trees are required to mitigate oak tree impacts (discussed more in Section 5.2); however, 39 are proposed, exceeding mitigation requirements and reinforcing the native woodland character typical of Paso Robles. Refer to Figure 12, Sheet L1, L5 and L6 for the Landscape and Oak Tree Replacement Plan, Sheet L7 for the irrigation and hydrazone plan, and to Sheet L2 for enlarged views of the community spaces.

Figure 12: Landscape & Oak Tree Replacement Plan



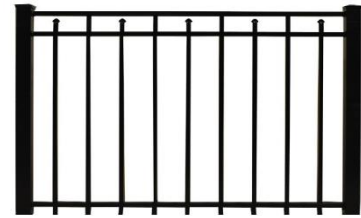
SITE DESIGN KEY

- | | | | |
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| <ul style="list-style-type: none"> ① PEDESTRIAN WALKWAY, TYP. ② CLUBHOUSE - SEE SHEETS A20, A21, ENLARGEMENT L2 ③ VEGETATED STORMWATER BASIN FOR RECREATIONAL USE SEE L5 FOR PLANT MATERIALS, L7 FOR IRRIGATION, L4 FOR MIWELO CALCS AND GRADING PLANS C3.2 FOR DEPTHS ④ PEDESTRIAN PASEO WITH BBQ, TYP. ⑤ DECORATIVE PAVING TREATMENT AT CROSSINGS, TYP. ⑥ COMMUNITY MAILBOXES - SEE ARCH SHEETS ⑦ SHORT-TERM BIKE PARKING (QTY 36) ⑧ PLAZA PAVING WITH SCORING, TYP. | <ul style="list-style-type: none"> ⑨ WOODLAND PLAY AREA - SEE ENLARGEMENT L2, L3 ⑩ COMMUNITY PICNIC AREA, TYP. ⑪ VEGETATED STORMWATER BASIN, SEE PLANT SCHEDULE L5 FOR SPECIES, LX FOR IRRIGATION, & GRADING PLANS FOR DEPTH ⑫ WOOD STAMPED CONCRETE BOARDWALK, SEE L3 ⑬ PEDESTRIAN CROSSING, TYP. ⑭ TRASH ENCLOSURE, TYP, SEE ARCH SHEETS ⑮ SIDEWALK, TYP. ⑯ SHADED PEDESTRIAN WALKING LOOP ⑰ COMMON GATHERING - FIRE TABLE & SEATING | <ul style="list-style-type: none"> ⑱ EXISTING OAK TO REMAIN & PROTECT, SEE L5-6 & ARBORIST MATERIALS ⑲ BOCCIE BALL COURT WITH ADA ACCESS ⑳ CURVILINEAR WOOD SLAT SEATING WITH BOULDERS, SEE L3 ㉑ ADAPTIVE DROUGHT TOLERANT PLANTING, SEE L5, L4 FOR MIWELO ㉒ OVERHEAD SHADE STRUCTURE AT COMMUNITY SOACE, TYP, SEE L3 ㉓ FENCING - 6'H DECORATIVE METAL AT POOL, SEE L3 & L10 ㉔ FENCING - 6'H VINYL COATED MICROMESH CHAIN LINK, SEE L3 & L10 ㉕ FENCING - 6'H MAX. PERIMETER PRIVACY WOOD SLAT, SEE L3 & L10 ㉖ FENCING - 3'H MAX. PERIMETER WOOD SLAT AT ARDMORE RD, SEE L3, L8, & L10 ㉗ MURAL ART LOCATION | <ul style="list-style-type: none"> ㉘ LANDSCAPE BUFFER WHERE ADJACENT TO R1 ㉙ LANDSCAPE WALL, TYP. MAX HEIGHT 42" SEE L3 FOR FINISHES ㉚ RETAINING WALL AT (E) OAK TO REMAIN HEIGHT PER CIVIL, SEE L3 FOR FINISHES ㉛ SITE RETAINING WALL, TYP. HEIGHT PER CIVIL GRADING PLANS & PROFILES SEE L5 FOR WALL FINISHES & NOTES, TYP. |
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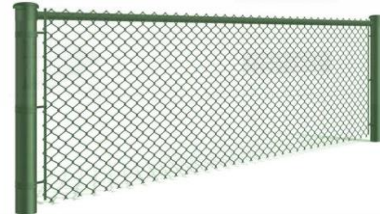
4.16 Fencing

The project proposes a variety of fencing types throughout the site to ensure privacy, safety, and design cohesion. Fence locations are shown on Sheet L10, and fence types are shown on Sheet L3. The fencing types are also summarized below:

6-Foot Decorative Metal Pool Fencing (Landscape Plan Design Key #23) will enclose the clubhouse pool area. This fencing will consist of vertical steel bars, designed for pool safety and compliance with applicable Building Code and Environmental Health standards. It will include self-closing and self-latching gates.



6-Foot Vinyl-Coated Micromesh Chain Link Fencing (Landscape Plan Design Key #24) will be installed around the drainage basins located at the southwestern and northeastern corners.



3-6-Foot Perimeter Privacy Wood Slat Fencing (Landscape Plan Design Key #25) will be used along the entire property boundary to define the residential edge, screen adjacent uses, and provide privacy for future residents. The wood slats will be finished in a neutral, natural stain that complements the overall architectural palette and landscaping. Shorter, 3-foot fencing will be used along the rear property line of the Ardmore Road townhomes to enhance the pedestrian experience.



4.17 Outdoor Lighting

The project proposes a coordinated site lighting plan that balances visibility, safety, and design aesthetics throughout the residential community. Lighting will be installed along pedestrian walkways, drive aisles, parking areas, and shared community spaces. Four primary fixture types are proposed, along with street pole lighting throughout the community:

- **Bollard Lighting:** Lithonia Radean LED bollards will be installed in select areas to provide low-level illumination along pedestrian paths and open space corridors.
- **Pedestrian Lighting:** Lithonia W527 fixtures with PM30 Post Mounts are proposed at a height of 12 feet to illuminate key pedestrian corridors and intersections within the site.
- **Wall-Mounted Fixtures:** Lithonia WM1925 wall-mounted lights (850 lumen LED) and Solano 20134EDDMG-BL lights will be installed on residential buildings and the clubhouse, providing localized lighting at entrances, garages, and key circulation points.

All lighting fixtures will utilize LED technology and will feature a bronze finish to maintain consistency throughout the site. All fixtures will adhere to Dark Sky Compliance standards. Refer to Sheet L11 and the attached Lighting Cut Sheets for additional details.

5.0 Environmental Considerations

5.1 Water & Sewer

A Water Use Evaluation was prepared by Wallace Group in July 2025 to estimate projected domestic water demand and sewer flows associated with the project and was updated in November 2025 to include peak day and peak hour flow data. Landscaping water demand estimates were completed separately by RRM in August 2025.

The project is anticipated to generate approximately 7.71 AFY of irrigation demand (Table 6), 33.57 AFY of domestic water demand (Table 7), and an estimated sewer flow of 20,696 gallons per day (Table 8). The project will connect to the City’s water and sewer systems.

Table 6: Landscaping Water Demand Calculations

Reference Evapotranspiration (Eto)			49.0				
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
ETWU Total							2,322,599
Maximum Allowed Water Allowance (MAWA)							3,635,125

Table 7: Domestic Water Demand Calculations

Average Daily Flow (gpd)	AREA	UNIT	No. of Units	Irrigation Demand Factor	Occupancy ² persons/unit	Demand Factor	Water Demand (afy)
WATER DEMAND							
Multifamily							
Indoor Water Demand			154		2.66	50 gpcd	22.94
Outdoor Water Demand	4.59	AC		2.25	n/a	n/a	10.32
Clubhouse with Pool							
Indoor Water Demand	3,000	SF	3			0.08 afy/ksf	0.24
Outdoor Water Demand (Pool Evap)	650	SF	1			54 gal/day	0.06
Total							33.57

Table 8: Sewer Flow Rates

			No. of Units	Occupancy ² persons/unit	Per Capita Sewage Flow (gpcd)	Sewage Flow
SEWER FLOW						
Multifamily						
Average Daily Flow (gpd)			154	2.66	50	20,482
Design Flow Rate (gpm) ¹						28
Clubhouse with Pool						
Average Daily Flow (gpd)					214	214
Design Flow Rate (gpm) ¹						0.30
Total						20,696

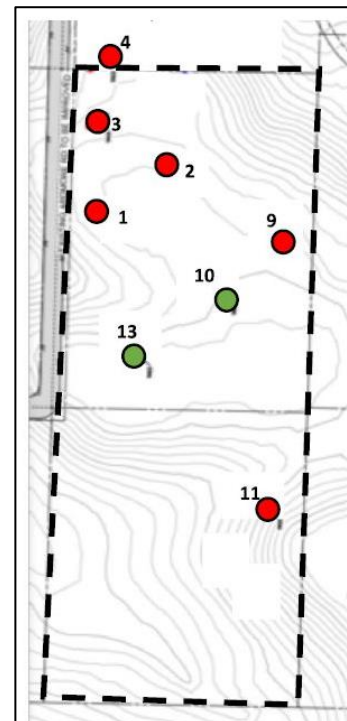
5.2 Oak Tree Assessment

An Oak Tree Assessment Report was prepared by Heritage Tree Arboricultural Consulting (“Heritage”) in October 2022 for the previously approved Planned Development/Conditional Use Permit (PD22-20). The assessment concluded that six trees proposed for removal (Tree # 1, 2, 3, 4, 9, and 11) were in poor or very poor condition, with imminent catastrophic failure due to internal fungal root and butt rot. Two additional trees (Tree # 11 and 13) were proposed for protection and were assessed as being in poor and good condition, respectively. An Oak Tree Removal Permit (OTR23-11) was subsequently approved for the removal of the six trees, as shown in Figure 13.

Since that assessment, Tree #3 has since fallen. In light of this and the project’s change from an industrial to a residential use, Heritage prepared an updated assessment in July 2025 to reevaluate Tree #13, which was previously identified as being in good condition but at high risk of trunk failure due to advanced internal decay.

The July 2025 reassessment reconfirmed that Tree #13, a 42-inch native oak, remains at high risk of structural failure. Resistograph testing showed significant internal decay, with up to 77% radial wood loss in some areas. While the tree was previously proposed for retention under the industrial use scenario with protective fencing, the transition to residential use introduces more frequent and prolonged public access, including by children. Due to the increased potential for injury, the consulting arborist now recommends removal of Tree #13. This recommendation has been incorporated into the project’s updated oak mitigation plan.

Figure 13: Approved OTR Map



PRMC Section 10.01.050 requires that any native oak tree 6 inches in diameter or greater that is removed must be replaced with new oak plantings equal to 25 percent of the total diameter removed. The combined diameter of the oak trees previously approved for removal under OTR23-11, plus Oak Tree #13, and minus Oak Tree #3 (which has since fallen), totals 265 inches, 5 inches less than the original approval. Based on this total, the required oak tree replacement diameter is 67 inches, which may be planted onsite or at another location within the City.

As discussed in Section 4.16 above, oak tree mitigation plantings are incorporated throughout the site landscape plan. A total of 34 two-inch-caliper trees are required to mitigate oak tree impacts, and 37 are proposed, thereby exceeding mitigation requirements. Refer to Table 9 for more details.

Table 9: Oak Tree Replacement Calculations

Tree #	DBH	Recommendation
Tree 1	43"	Remove
Tree 2	47"	Remove
Tree 3	47"	Dead (not included in calcs.)
Tree 4	52"	Remove
Tree 9	51"	Remove
Tree 10	51"	Retain and Protect
Tree 11	30"	Remove
Tree 13	42"	Remove
Total inches proposed for removal	265"	
25% of 265"	67"	
Tree replacements @ 2" caliper	34	

Lastly, in October 2025, Heritage prepared a supplemental memo reviewing the updated grading and landscape plans for consistency with the City’s Oak Tree Ordinance. The memo confirmed that the plans incorporate all required tree protection measures and provide adequate mitigation for oak tree impacts in accordance with ordinance standards.

5.3 Noise

An Acoustic Study was completed by 45 dB in March 2023 for the previously approved commercial and light industrial project (P22-20), concluding that noise impacts would be less than significant and consistent with both daytime and nighttime standards in the Municipal Code.

In January 2025, 45 dB prepared a supplemental memo evaluating the conversion of the site to a residential housing development. The memo reconfirmed the ambient noise levels identified in the 2023 study and determined that the proposed residential use would remain compatible

with surrounding conditions, with outdoor noise levels below the 65 dBA threshold and interior levels projected at DNL 36 dBA, well under the 45 dBA interior limit. As a result, no noise mitigation is required.

5.4 Air Quality & Greenhouse Gas Emissions

An Air Quality and Greenhouse Gas Emissions Analysis was completed by LSA in April 2023 for the previously approved project (P22-20). The study found no conflicts with the 2001 Air Plan and determined that construction and operation would not generate air pollutants or GHG emissions exceeding SLO County APCD thresholds, impact sensitive receptors, or create objectionable odors.

In September 2025, LSA prepared a supplemental memo evaluating the proposed residential project and confirmed it would also remain below all significance thresholds. The memo concluded that no significant impacts would occur for a project with fewer than 330 multi-family units; therefore, this project remains consistent with the prior analysis.

5.5 Biological Resources

A Biological Resources Assessment was completed by David Wolff Environmental in July 2023 for the previously approved project (P22-20), concluding that with implementation of recommended mitigation measures for nesting birds and San Joaquin Kit Fox, impacts would be less than significant. The proposed project involves an equal amount of site disturbance as the approved project, and with the same mitigation measures, it will result in no significant biological impacts.

5.6 Cultural Resources

A Phase 1 Archaeological Study was completed by Padre Associates in July 2022 for the previously approved project (P22-20) and found no cultural resources within the project area, concluding that no further archaeological work is required. Since the proposed project is within the same study area, no impacts to cultural resources are anticipated. In the unlikely event that buried cultural materials are encountered during construction, all ground disturbances will cease until a qualified archaeologist is contacted to evaluate the nature, integrity, and significance of the deposit.

5.7 Traffic

A Transportation Analysis was completed by CCTC in December 2022 for the previously approved project (P22-0020), concluding the project would generate 1,194 average daily trips, with 117 AM peak hour trips and 158 PM peak hour trips, and that no VMT or intersection impacts would occur.

In September 2025, as part of the Notice of Incomplete Application package for the proposed project, CCTC compared the approved trips to the proposed trips and found that the new project would generate fewer daily and peak hour trips. Consequently, the proposed project would result

in lower traffic impacts than the approved project and would not cause significant impacts on intersection operations or VMTs. Refer to Table 8 for the updated trip generation data.

Table 8: Trip Generation Comparison

Ardmore Trip Generation (2025)								
Land Use	Size Unit	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total
<i>Total Project Trips from December 2022 TIS</i>		-1,194	-86	-31	-117	-59	-99	-158
Townhomes (August 2025 Submittal) ¹	154 DU	1,009	19	57	76	46	34	80
Net New Project Trips		-185	-67	26	-41	-13	-65	-78

DU=Dwelling Unit; ITE = Institute of Transportation Engineers.

1. ITE Land Use Code #215, Single Family Attached Housing. Fitted curve equations used.

Source: ITE Trip Generation Manual, 12th Edition and Trip Generation Handbook, 3rd Edition.

Project would produce less trips than the previously approved project and would therefore not significantly impact intersection operations or VMT consistent with the 2022 TIS.

6.0 Zoning Code Analysis

21.10.080 – Special Planned Development (SPD) Overlay

The purpose of the SPD overlay is to provide for innovation and flexibility in the design of residential, mixed-use commercial and industrial developments. Approval of a special planned development zoning overlay can allow modification of certain development standards as specified in PMRC 21.11.050.

The proposed project requests an SPD overlay to provide flexibility in design given the site’s unique location, base C-3 zoning, and the City’s housing objectives. The project is intended to deliver housing that is affordable by design, featuring smaller lots and attached townhomes, while also providing neighborhood amenities and streetscape enhancements. The SPD overlay is necessary to accommodate modifications to setback standards, frontage design, and wall standards. While some of these modifications could potentially be processed as PD modifications under PRMC 21.16.020, the City directed the applicant to include all proposed changes under the SPD. Modifications that could alternatively be processed as PD modifications are identified in the subsections below.

Setback Modification

A modification from the setback standards outlined in PRMC Section 21.36.050-1 is requested to allow varying reduced front, side, and rear setbacks, including zero-foot setbacks in instances where townhomes feature shared walls along zero-lot lines or alley-loaded designs with zero-foot front setbacks. This modification is necessary to achieve the proposed density while maintaining the project’s front- and rear-loaded quad and quasi-plex design concept, which reduces lot sizes and supports the City’s goal of providing attainable housing that is affordable by design. **This modification could be processed as a PD modification.**

Special Planned Development Overlay “F” Modification

A modification from the wall and fencing standard outlined in PRMC Section 21.04.070 is requested, which would otherwise require the construction of a solid decorative masonry wall along the portion of the property abutting the residentially zoned land to the south. The original intent of this standard was to provide a buffer between future industrial or commercial uses on the project site and the adjacent residential properties, consistent with the site’s C-3 zoning designation. However, since the project has transitioned to a residential use, such buffering is no longer necessary. **This modification cannot be processed as a PD modification.**

Objective Design Standards Modification – Building Orientation Tier 1 Design Strategy

A modification from the Building Orientation Tier 1 Design Strategy outlined in PRMC Section 21.50.050.B.1 is requested to waive the requirement that townhomes along Ardmore Road include pedestrian-oriented entries facing the street. Given the site location’s industrial context, direct pedestrian access from Ardmore Road would be incompatible and undesirable for the proposed residential use. Instead, resident access is provided internally within the community.

To address the intent of the standard and maintain a strong streetscape presence, the rear elevations have been enhanced with upgraded frontage treatments, including 3-foot-tall wood fencing (Option A / Figure 14) or 6-foot-tall wood fencing (Option B / Figure 15)⁴, dual-sided landscaping, and courtyard-oriented designs featuring covered porches designed to appear as front entries. These elements create the visual impression of pedestrian entryways, strengthening the streetscape and enhancing the overall appearance along Ardmore Road. All mechanical equipment will be fully screened, and a mix of shrubs and trees will further soften and enrich the pedestrian environment. Gates are not proposed. Fence maintenance will be managed by the HOA to ensure routine upkeep and timely repairs, preventing deterioration⁵. Refer to Sheet L8 for the typical backyard landscaping plan and Sheets A27/A28 and Figures 14/15 for a rendering of the rear frontage along Ardmore Road. **This modification could be processed as a PD modification.**

Figure 14: Ardmore Road Rendering – Option A



⁴ At the December 16, 2025, Development Review Committee meeting, the Committee directed the applicant to evaluate and include an alternative fencing design to enhance privacy for the affected residences.

⁵ Fencing maintenance requirements will be included in the CC&Rs and are requested to be incorporated as a condition of approval

Figure 15: Ardmore Road Rendering – Option B



Objective Design Standards Modification – Roof Tier 4 Design Strategies

A modification to the Tier 4 Design Strategies (Roofs) outlined in PRMC Section 21.50.050.E is requested to allow implementation of one complete strategy, supplemented by portions of other strategies, rather than requiring two complete strategies.

The project fully complies with Strategy 6.c, incorporating gables along at least 40% of all façade lengths. In addition, the design integrates key elements from several other strategies, collectively achieving the intent of promoting architectural variety and visual interest. These elements include:

- Roof height variations exceeding 18 inches on most elevations.
- Dormers provided along certain right-of-way-facing facades in accordance with Sub-Standard 1, though covering less than 50% of those elevations.
- Substantial eave and rake projections consistent with Sub-Standard 2, though slightly less than 2 feet in depth.
- Accent standing seam metal roofing consistent with Sub-Standards 5 and 7, applied to less than 25% of some roof lines and under 50% of the total roof area.

This modification could be processed as a PD modification.

Eave Projection Standards

A modification to the eave projection standards in PRMC Section 21.50.060.C.2.c is requested to allow eaves to project between 0 and 12 inches beyond the roofline, instead of the required 18 inches. Due to the project's affordable design, featuring smaller lot sizes and reduced or zero-lot-line setbacks, eaves extending more than 12 inches would encroach over the exterior property lines. Additionally, in certain instances where interior lot lines terminate at the roof edge, zero-inch eaves are proposed. Because the project provides one complete roof objective design standard along with key elements from five additional objective design standards, the reduction in eave projection would not diminish architectural variety or the overall visual interest of the roof. **This modification cannot be processed as a PD modification.**

Hillside Development Standards – Rear Yard Retaining Wall Height

A modification to PRMC Section 21.81.040.D.1.a is requested to allow rear-yard retaining walls to exceed the six-foot maximum height by two feet or more in limited instances, consistent with PRMC Section 21.81.050. Due to both onsite and offsite topographical and drainage constraints, this modification is necessary to facilitate development and support required drainage basins.

In five locations, retaining walls exceed six feet in height; however, in only two of these instances does the **visible height** exceed six feet (Sections B and F). The applicable section drawings on Sheet A31 are summarized below:

- **Section A:** An eight-foot retaining wall with a concrete bypass channel is proposed along the southern property line behind Lots 88–92. When standing at the adjacent property line, on the opposite side of the four-foot-wide bypass channel, **the exterior visible height of the wall is approximately five feet**. The retaining wall is not visible from within the site.
- **Section B:** A six-foot nine-inch retaining wall is proposed along the eastern property line behind Lot 79 and is visible from the interior of the lot. This condition occurs entirely within the private rear yard, does not result in offsite visual impacts, and is driven by site-grading constraints necessary to accommodate development. The wall configuration will be apparent to future property owners at the time of purchase and does not create an unreasonable visual condition.
- **Section C:** An eight-foot retaining wall is proposed along the east side of Basin C. The wall is only visible from within the site. When standing at the edge of Basin C, which will be fenced, **the visible height is less than six feet**. In addition, when the basin contains water, the visible height of the wall is further reduced.
- **Section F:** A eight-foot six-inch retaining wall is proposed along the north side of Basin C and Lot 17. This wall borders an agricultural field and will be visible from offsite. Due to onsite and offsite drainage patterns and site-grading constraints, Basin C must be located in this position, and the associated retaining wall is necessary to support the basin and ensure compliance with stormwater performance standards.
- **Section G:** An eight-foot nine-inch retaining wall is proposed along the west side of Lots 106–109. Due to the sloping topography to the west, the visible height of the wall is less than six feet at a distance of approximately ten feet from the wall. This property line is shared with Spurr Construction and is bordered by an existing six-foot-tall chain-link fence with privacy slats, which effectively **reduces the visible height to less than six feet**.
- **Section H:** Similar to Section G, an eight-foot one-inch retaining wall is proposed along the west side of Lots 110–113. While the topography slopes more gently in this area, the wall is adjacent to Spurr Construction and screened by an existing six-foot-tall chain-link fence with privacy slats, which effectively **reduces the visible height to less than six feet**.

This modification cannot be processed as a PD modification.

Findings

Pursuant to PRMC Section 21.11.060, the City Council shall make the following findings to approve or conditionally approve the SPD application:

- A. Consistency. The proposed special planned development is consistent with the goals and policies established by the general plan, particularly the purpose of the applicable land use category

Response: The SPD overlay and modifications are consistent with the Paso Robles General Plan and the MU overlay zoning, which encourages compact, infill development and well-designed residential neighborhoods. The project advances the City's housing objectives by providing attainable housing that is affordable by design, with smaller lots and attached townhomes, while offering convenient access to jobs, services, and transit. The SPD overlay allows flexibility to achieve these goals while maintaining consistency with the City's General Plan, Housing Element and Economic Development Strategic Plan.

- B. Design or Public Benefit. The proposed special planned development will result in better, more creative, and higher quality architectural and site development design or greater public benefit than would otherwise be allowed under adopted development standards;

Response: The SPD overlay allows for a higher quality, more cohesive neighborhood design than would be achievable under standard development standards. Modifications to setbacks, fencing, building orientation, roof design, and rear yard retaining wall heights enable well-planned open spaces, improved pedestrian streetscapes, and greater affordability by supporting a compact, efficient lot layout. These adjustments enhance design and functionality without compromising other architectural elements or community amenities.

- C. Compatibility. The proposed special planned development is compatible with surrounding development;

Response: The proposed project is compatible with surrounding land uses. The site abuts residential zoning to the south, which under the base C-3 zoning could result in incompatible uses; however, with the proposed residential development, the project aligns with adjacent neighborhoods and supports removal of the SPD Overlay "F" wall requirement. Additionally, waiving the pedestrian-entry requirement for the Ardmore Road-facing units allows a functional and logical site layout, concentrating pedestrian access within the community while still enhancing the streetscape and achieving the intent of a pedestrian-oriented frontage. Similarly, allowing a combination of key elements from the Tier 4 Design Strategies results in roof forms that maintain architectural variety and high-quality building design. The requested setback modifications do not adversely affect surrounding properties and, if anything, reinforce a cohesive and context-sensitive site design.

Lastly, the rear-yard retaining walls will have a visible height exceeding six feet in only **two** limited instances. The first instance occurs along the eastern property line behind Lot 79, where the

increased height is visible solely from within the private rear yard. The second instance occurs along the north side of Drainage Basin C, where the increased height is visible from offsite locations. In all other areas, although the structural height of certain retaining walls exceeds six feet, the visible height remains at or below six feet due to sloping topography, intervening drainage features, and fencing.

These limited exceptions are dictated by existing topographic conditions and drainage constraints and are necessary to accommodate required stormwater infrastructure and development. By restricting taller retaining walls to discrete, functionally necessary locations and minimizing their visibility through site design and screening, the project avoids adverse visual or physical impacts on adjacent properties and maintains compatibility with surrounding development.

- D. Sensitive to Topography and Natural Resources. The proposed special planned development is sensitive to the natural topography of the site, minimize alterations to the land, and maintain and enhance significant natural resources, including, but not limited to, oak woodlands, natural drainage ways and open space preservation;

Response: The project is sensitive to the site's natural topography and resources. Grading is designed to work with existing landforms where feasible, and retaining walls are located in specific, functionally necessary locations to accommodate slope conditions and support required drainage features and development. Only oak trees identified as safety hazards and in poor condition are proposed for removal, with arborist review supporting their removal. The remaining oak tree will be preserved with appropriate protection measures, and mitigation plantings are included in the landscape plan to ensure compliance with the City's Oak Tree Ordinance.

- E. Circulation. The proposed special planned development's vehicular, bikeway, and pedestrian circulation system is designed to be efficient and well-integrated with the overall city circulation system;

Response: The project provides safe and efficient circulation for vehicles, pedestrians, and emergency services. Vehicular access is via a new east-west extension of Ardmore Road, with internal private roads connecting all residences, the clubhouse, and guest parking, meeting the City's minimum 20-foot width and 150-foot maximum hose pull requirements. Pedestrian circulation is continuous and accessible, linking all buildings, open spaces, and parking areas, with sidewalks along internal roads, the Ardmore Road extension, and landscaped pathways.

- F. General Welfare. The proposed special planned development does not pose adverse impacts on the public health, safety, and general welfare, nor on neighboring properties in particular.

Response: The project does not pose adverse impacts to public health, safety, or welfare. Environmental and technical studies, including noise, traffic, air quality, biological, and cultural resources, demonstrate that impacts will be less than significant with standard mitigation measures. The design promotes general welfare through thoughtful housing, neighborhood amenities, and streetscape improvements.

21.36.060 – Planned Development (PD) Overlay.

The PD Overlay is applied to properties where a formal Development Plan is required, regardless of whether the project otherwise meets the standard thresholds and would trigger discretionary review. The PD process allows for greater flexibility in design, site planning, and development standards while ensuring a high level of project quality and compatibility with surrounding uses.

The project site is located within a PD Overlay and therefore includes a request for a Development Plan application. The proposed development will comply with the applicable development standards of the C-3 base zone and the MU Overlay designation, as discussed in the sections below.

21.36.050 – Mixed-Use (MU) Overlay Zoning District

The purpose of the MU Overlay zoning is to provide for locations appropriate for development of multi-family residential in nonresidential zoning districts, either in combination with commercial uses or as stand-alone residential development projects. The project complies with this Section, as shown in Table 10 below.

Table 10: Development Standards for Mixed-Use Overlay Zoning District

Development Standard	Requirement	Project Compliance
Maximum Height	Per underlying zone (C-3: 50 ft)	Complies; all proposed buildings are two stories, under 50 ft. in height.
Front & Street Side Setbacks	10 ft. (20 ft. for garages)	Varies; 0'-0" – 31'-6" (SPD modification requested)
Side Setbacks	5 ft. (first story); 10 ft. (second story)	Varies; 0'-0" – 20'-0" (SPD modification requested)
Rear Setback	10 ft.	Varies; 9'-0" – 25'-0" (SPD modification requested).
Maximum Density	30 dwelling units per acre	Complies; 11.86 units per acre
Private Open Space	100 sq. ft. per unit	Complies; provides 160 sq. ft. – 390 sq. ft. of private open space per unit for a total private open space area of 37,700 sq. ft.
Common Open Space	100 sq. ft. per unit; or 300 sq. ft. per unit if only common space provided.	Complies; 154 units x 100 sq. ft. = 15,400 sq. ft. required; 49,834 sq. ft. proposed (includes ~19,872 sq. ft. for flex use recreational basin)
Storage Space	200 cubic feet per unit (not including closets).	Complies; 200 cubic feet of storage are provided within each unit's garage, as shown on the floor plans. Garages will include mounted storage above the

Exhibit G

		parking area to maximize usable space and support affordability through efficient design.
Laundry Facilities	1 washer/dryer per 6 units	Complies; in-unit laundry is provided for each residence
Refuse & Recycling Areas	Per PRMC Chapter 21.51	Complies; centralized trash/recycling enclosures included.
Sign Program	Required if more than one commercial space	Not applicable; no commercial signage is proposed

21.50.090 – Transition to Adjacent R-1 Zoning District

Where a side or rear property line abuts a property zoned R-1, specific development standards apply related to setbacks, window and balcony orientation, and landscaping. Although a portion of the southern property line of the project site adjoins an R-1 zoning district, no buildings are proposed in this area (see Figure 13). As such, the setback, window orientation, and balcony orientation standards do not apply.

A landscape buffer is still required along property lines adjacent to the R-1 zone. This buffer must be a minimum of five feet wide and include evergreen screening trees planted at fifteen-foot intervals along the interior property line. The selected species must reach a minimum height of twenty feet at maturity and be at least fifteen gallons in size at the time of planting. The project complies with this requirement by planting six evergreen trees at fifteen-foot intervals along the interior property line. Refer to Sheet L1, Design Key Number 28.

21.50.050 – Building Design and Articulation

This Section establishes objective design standards (ODS) intended to facilitate high-quality site planning and building design and to accelerate housing production through the clear communication of design objectives and efficient permitting process for qualifying residential and mixed-use development projects. The project must comply with the following standards based on the fact that the proposed buildings contain between 11+ units:

21.50.050-1: Minimum Required Number of Design Strategies by Building Type

Building Type	Minimum Number of Required Design Strategies Incorporated			
	Required Components Tier 1	Wall Plane Tier 2	Fenestration Tier 3	Roofs Tier 4
1 unit	All	0	2	0
2-10 units				
Building façades 100 ft or less in length	All	1	2	1
Building façades more than 100 ft in length	All	2	2	1
11+ units				
Building façades 100 ft or less in length	All	1	3	2
Building façades more than 100 ft in length	All	2	3	2
Mixed-use with at least 1 residential unit				
Building façades 100 ft or less in length	All	1	3	2
Building façades more than 100 ft in length	All	2	3	2

The project has been designed in compliance with all applicable (ie. residential) design strategies, with the exception of the townhomes along Ardmore Road, for which an SPD modification is requested to modify the Building Orientation Tier 1 Design Strategy. A summary of the project’s compliance with these strategies is provided in Table 11.

Table 11: Design Strategies Compliance Summary

Design Strategy	Project Compliance
<p>Tier 1 Design Strategies.</p> <p>1. Building Orientation. Buildings visible from the public right-of-way shall have at least 1 pedestrian entry oriented toward the primary street. On corner parcels, additional pedestrian entries may be oriented toward both the primary street and a secondary street. (See Section 21.50.070 [Frontage Standards].)</p>	<p>An SPD modification is requested to waive this requirement for the townhomes along Ardmore Road.</p>
<p>3.c. Residential Uses. Windows and openings of residential uses shall constitute a minimum of 15 percent of all building faces.</p>	<p>Windows constitute a minimum of fifteen percent of all building faces. Refer to the building elevations and calculations on Sheets A5, A8, A14, and A16.</p>
<p>4. Blank Walls. The maximum length of any blank wall visible from the public right-of-way, meaning without a window, opening, or other massing break, shall be limited to 20 feet in length.</p>	<p>All building walls incorporate windows, openings, or other architectural breaks in massing, ensuring that no uninterrupted wall plane exceeds 20 feet in length.</p>
<p>5. Building Corner Treatments. For mixed-use and multi-family projects with 11 or more units, the corners of a building on street-facing facades shall incorporate at least one of the following, located within 25 feet of the corner of the building, which may also be used to satisfy wall plane requirements of Subsection 21.50.050.C (Tier 2 Variation Design Strategies: Wall Plane)</p> <p>e. A different roof style from the roof style associated with the abutting adjacent façade.</p> <p>f. Massing break with minimum dimensions of 1 foot in depth by 3 feet in length by 8 feet in height located within 25 feet of the corner.</p>	<p>The project incorporates two design strategies (e & f). A different roof style, and massing break with minimum dimension of 1 foot by 3 feet within 25' of corner is satisfied with street facing porches.</p>
<p>Tier 2 Variation Design Strategies: Wall Plane. All façades facing the public right-of-way shall include variation that cumulatively equals at least 25 percent of the total façade plane area that faces the public right-of-way. To achieve the 25 percent wall plane variation, projects shall incorporate, at a minimum, the number of design strategies identified in in Table 21.50.050-1 (Minimum Required Number of Design</p>	<p>The project incorporates two design strategies (1.e & 2). Refer to elevation sheets (A5, A8, A14 and A16) for calculations that show the general massing breaks meet Tier 2 Design standards. Additionally, all elevations longer than 100 feet feature at least 1 vertical element (taller than wide). A</p>

<p>Strategies by Building Type) for Tier 2 (Wall Plane), choosing from the list of design strategies in Paragraph 21.50.050.C.1.</p> <p>1. Menu of Wall Plane Variation Design Strategy Options</p> <p>e. General Massing Break. Provide a general massing break, which may extend the height of a building’s façade; extend the height of a building’s upper stories; and/or may be recessed or projected from the façade with minimum dimensions of 1 foot in depth by 3 feet in length by 8 feet in height.</p> <p>2. Vertical Elements on Horizontal Buildings. Where Tier 2 strategies are required, buildings longer than 100 feet shall include at least 1 design strategy that adds a vertical element to offset the horizontal length of the building. The vertical element shall be taller than it is wide.</p>	<p>gable roof, which creates a form that is taller than it is wide, breaks up the roofline and facade to offset the horizontal length of the building.</p>
<p>Tier 3 Design Strategies: Fenestration and Materials. Projects shall incorporate, at a minimum, the number of design strategies identified in Table 21.50.050-1 (Minimum Required Number of Design Strategies by Building Type) for Tier 3 (Fenestration and Materials), choosing from the list of strategies below. Design strategies shall be applied to all building façades, including those not facing the public right-of-way...</p> <p>4. Window trim on all windows, with a minimum width of 3.5 inches.</p> <p>7. Windowsills projecting a minimum of 2 inches beyond the building façade on all windows.</p> <p>9. Use of a secondary cladding material (per Subsection 21.50.080.A [Exterior Building Wall Materials]) that is different from the primary cladding material (per Section 21.50.080.A [Exterior Building Wall Materials]). Secondary cladding material shall be applied for a minimum of 10 percent of all façade areas, or 3 feet of cladding along the base for the full length of all façades. Exception: where window sills are lower than 3 feet, secondary cladding shall be applied up to the level of the lowest windowsill.</p>	<p>The project incorporates three design strategies (4, 7 & 9). All window trim shall be a minimum of 3.5 inches, sills shall be a minimum of 2” beyond the façade, and secondary cladding material will be used for a minimum of ten percent of the façade. Refer to Sheet A29 for more details.</p>
<p>Tier 4 Design Strategies: Roofs. Projects shall incorporate, at a minimum, the number of design strategies identified in Table 21.50.050-1 (Minimum Required Number of Design Strategies by Building Type) for Tier 4 (Roofs), choosing from the list of strategies below...</p>	<p>The project incorporates one design strategies (6.c) and key elements from other design strategies (1, 2, 5, 6.a & 7). Gables equal at least 40% of the façade length (refer to Sheets A5, A8, A14 and A16 for calculations). Additionally, a combination of strategies 1, 2, 5, 6.c and</p>

Exhibit G

<p>1. Dormers applied to at least fifty percent of the windows of an upper floor visible from the public right-of-way, but no less than two windows.</p> <p>2. Eaves and rakes, with a twenty-four-inch minimum projection, applied on all roof sections.</p> <p>5. Combining more than one roof type; the secondary roof type shall represent at least twenty-five percent of the total roof line. See Subsection 21.50.060(C) (Roofs) for allowed roof types</p> <p>6.c Gables equal to at least 40 percent of the façade length.</p> <p>7. Installing either clay tile or standing seam metal roof for at least fifty percent of roof area.</p>	<p>7 are deployed (refer to SPD modification above for more details).</p>
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