

# Exhibit A

## Site Specific Conditions of Approval – PD20-02 and CUP21-18

### Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B”.

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	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Architectural Plans
D	Color and Materials
E	Landscape Plan
F	Swimming Pool Screening
G	Perspectives
H	Parking Lift Details
I	Civil Plans
J	CEQA Notice of Exemption

3. Development Plan 20-02 shall allow for the development of a 4-story 56-room hotel including a modification to the rear setback of the hotel.
4. Conditional Use Permit 21-18 shall allow for the establishment of a valet parking facility at 1320 Pine Street and other offsite parking area(s) within a 1,250-foot walking distance from the hotel facility.
5. Approval of the project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval Development Plan 20-02 and Conditional Use Permit 21-18 shall expire on July 9, 2026. The Planning Commission may extend the expiration date if a time extension(s) application has been filed with the City along with the required fee before the expiration date(s).
6. Any condition imposed by the Planning Commission in approving this Development Plan and 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 granting of the original permit. 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 under the Development Plan and Conditional Use Permit.

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7. Prior to issuance of building permits, the following items shall be reviewed by the Development Review Committee (DRC):
  - a. Any modifications to proposed signage in compliance with the sign standards of the Uptown/Town Centre Specific Plan.
  - b. Final color and materials for the hotel including rock materials, which shall have an authentic rock appearance with irregular sizes and warm colors in a heterogeneous pattern.
  - c. Final graphics for the hotel windows at the corner of Pine and 14<sup>th</sup> Streets, and final pictures for the façade screening the valet parking area.
  - d. The design of additional offsite parking area(s), as specified in Conditions 10 and 11 below.
8. Street trees shall be provided at no more than a 30-foot interval on average in all street frontages abutting the project. Species shall be selected from the City's list of approved trees and shall be spaced so that tree canopies touch at expected mature spread.
9. Before final occupancy, the ailanthus tree(s), and all ailanthus suckers on the property at 1320 Pine shall be removed.
10. Ongoing, the owner shall provide at least 68 parking spaces for the hotel. Parking may be provided in a combination of the following methods:
  - a. Parking credits from the 1980 Downtown Parking Assessment District; and/or
  - b. Valet parking in the parking lot at 1320 Pine Street in substantial conformance with this resolution; and/or
  - c. Additional off-site parking on a vacant site within a 1,250-foot walking distance of the hotel; and/or
  - d. Shared parking within an existing parking lot within a 1,250-foot walking distance of the hotel when existing parking users are found to have substantially different parking demand from the hotel, as demonstrated by a parking demand study prepared by a qualified professional to the satisfaction of the director of Community Development; and/or
  - e. Payment of the Parking Management Plan Area In Lieu Fee applicable at time of payment; and/or
  - f. Subject to approval of an amendment to this conditional use permit and development plan, offsite parking requiring demolition of an existing building within a 1,250-foot walking distance from the hotel.
  - g. Subject to approval of an amendment to this conditional use permit, offsite parking at a location further than a 1,250-foot walking distance from the hotel.
11. Before issuance of a building permit, any/all offsite parking shall be secured, subject to the following:

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- a. Recordation of a written agreement assuring the retention of the parking spaces for the use of the hotel project to the satisfaction of the city attorney; and
  - b. Design in compliance with the parking standards of the Uptown/Town Centre Specific Plan (dimensions, setbacks, landscaping, screening, etc.) and subject to the approval of the Development Review Committee; and
  - c. No offsite parking shall be allowed on a site without frontage improvements on all property lines fronting a public street or alley to the satisfaction of the City Engineer; and
  - d. No offsite parking shall be allowed on a site with value as habitat for any special-status species, or where significant impacts to noise, air quality, or water quality would result.
12. Before occupancy of the hotel, all physical parking shall be constructed. The 1320 Pine Street lot shall be in substantial conformance with the designs approved by this resolution. Any additional lot shall be constructed in conformance with a future design to be approved by the Development Review Committee.
  13. Ongoing, parking spaces designated for the hotel shall be available only for use by employees, guests, and other users of the hotel and hotel amenities (restaurant, banquet room, etc.) except where a shared parking has been approved as in Condition 10.d above. Parking designated for the hotel shall not be available for the use of the general public.
  14. Ongoing, the hotel / restaurant operator shall take proactive steps to ensure no employee parking occurs on public streets north of 14<sup>th</sup> Street.
  15. Ongoing, when hotel occupancy is less than 70%, the hotel /restaurant operator shall require all employees to park within the designated hotel parking lots.
  16. Ongoing, all guests are required to utilize provided valet parking.
  17. Ongoing, on Fridays, Saturdays and Sundays, the banquet facility shall be limited to use by hotel guests who have cumulatively rented a block of at least 20 hotel rooms.
  18. Before issuance of building permits for the hotel, all parcels underlying the hotel shall be merged so the building is on one legal parcel.
  19. Ongoing, no mechanical or other equipment shall project into the hotel rear setback or alley. No doors shall swing into the rear setback or alley.
  20. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
  21. Ongoing, the project shall be subject to the City Noise Ordinance.
  22. Ongoing, use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).

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23. Ongoing, the project shall not include or use self-generating water softener equipment.
24. In the event human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Luis Obispo County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the Native American monitor) shall occur until the coroner has made the necessary findings as to origin and disposition. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

## **Engineering Division Conditions:**

25. All check valves, trash enclosures, trash receptacles, grease tanks, and other utilities and facilities will be located on the applicant's property and screened from view.
26. Frontage Improvements, including but not limited to Curb, gutter, storm drain, tree wells, PGE street lighting, and sidewalks on Pine and 14<sup>th</sup> Streets will be reconstructed to the City Engineer's satisfaction.  
**Timing: Prior to final of grading permit.**
27. The overhead utilities will be relocated underground along the 14<sup>th</sup> Street project frontages.  
**Timing: Prior to grading permit final.**
28. The Applicant will submit a draft Valet Parking Plan for City Engineer Approval. The plan must contain, at a minimum, the information below and be in compliance with Municipal Code Section 12.37.010:
  - a. Traffic flow and safety plan: Submit a comprehensive plan that depicts where customers will drop off their vehicles and where valet attendants will drive on public streets with the acknowledgement that attendants will obey all applicable traffic rules.
  - b. The plan must designate the private, off-street vehicle storage location including the number of parking spaces that will be supported with this program.
  - c. The plan will also include the location and design of any proposed signs for the valet service and any proposed attendant stands. Signage must conform with Paso Robles sign requirements and any attendant stands must ensure ADA accessibility at the curb and surrounding sidewalk area.
  - d. Driver Background Checks. California DMV background checks will be performed on all drivers. Background checks must be submitted and accepted by the City prior to Valet drivers starting valet duties.
  - e. Operating hours, days and staffing: Submit an operations plan detailing the hours of operation, day of week and staffing levels that minimizes impact and noise on commercial and residential neighbors.
  - f. Valet rate: Submit the rate plan for the valet program and how any monies will be collected (at the valet stand, at the hotel desk, other).

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- g. Insurance: Submit proof of insurance (general liability, automobile liability, employers' liability, and worker's compensation). The Insurance requirements must meet minimum City requirements.
- h. Data Sharing: Agreement to share data with the City such as, but not limited to, number of vehicles stored by day, start time and length of time of vehicle storage.
- i. Valet vehicle parking requirements: Valet vehicles may not be parking at any on street location and vehicles may not be stored at the passenger loading area of the curb.
- j. Business License Number. Provide you current business license number. Provide the subcontractor's business license number if utilized.

The usage fee for the parking space(s) valet parking in accordance with City Municipal Code Section 12.37.010. At no time shall public parking be used for valet car storage without permission from the City Engineer and payment of appropriate fees.

**Timing: Issuance of a Valet Operations Permit Prior to Hotel Occupancy.**