

City of Paso Robles Notice of Exemption

To: Office of Planning and Research
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From: City of Paso Robles
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County Clerk
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

File

Project Title: Hotel Paso Robles, Development Plan 20-02 and Conditional Use Permit 21-18 (P20-0014)

Project Applicant: Nick Tompkins, Paso Robles Pine Street, LLC

Project Location – Specific: 1315 Pine Street and 1320 Pine Street, APNs 009-043-006, 009-043-009, and 009-045-001

Project Location - City: Paso Robles **Project Location - County:** San Luis Obispo

Project Description: The project is a 4-story 56-room boutique hotel with restaurant and banquet room at the corner of Pine and 14th Streets. Parking would be provided in off-site valet parking lots.

Name of Public Agency Approving Project: City of Paso Robles

Name of Person or Agency Carrying Out Project: Nick Tompkins, Paso Robles Pine Street, LLC

Exempt Status:

- Ministerial (Sec 21080(b)(1); 15268);
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. Class 32, Infill Development; CEQA Guidelines Section 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt: Class 32 exemption: Infill Development. The Hotel Paso Robles project is categorically exempt from the California Environmental Quality Act (“CEQA”) under the Class 32 exemption, which applies to projects characterized as in-fill development meeting certain conditions met here. (State CEQA Guidelines, § 15332.) Specifically, the Hotel Paso Robles project falls within the Class 32 exemption because:

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The property has a General Plan land use category of Downtown Commercial (DC). The purpose of the DC is to “serve as a center for entertainment, culture, the arts, civic facilities and events, education, community, regional, and visitor-serving retail, and offices.” The General Plan states “priority for ground floor space is to be given to uses that generate a substantial amount of pedestrian traffic, such as retail, restaurants, theatres, wine-tasting, and services such as banks,

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realty offices, and personal services.” The project is consistent with the following General Plan policies:

- Land Use Policy 1A, which is to “[s]trive to maintain a balanced mix and diversity of land uses” by providing a location for tourist accommodation in the downtown area; and
- Land Use Policy 2B, the promotion of “architectural and design excellence by imposing stringent design and construction standards for commercial” projects including enhancing the downtown as a priority. The project would replace several dated buildings in the downtown core including an automotive garage; and
- Land Use Policy 2H, which is to “Continue to revitalize the historic Downtown” with a focus on “specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region” because it would revitalize a block of the downtown with a hotel, restaurant, and banquet room; and
- Land Use Policy 2I, which is to “[e]ncourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life.”; and
- Land Use Policy 2J, which is to encourage public art, by providing historical photographs on the façade wall screening the proposed parking area; and
- Circulation Policy 1A, which is to address the “mobility needs of all users of the streets, roads and highways” by preserving right-of-way and reconstructing sidewalks adjacent to the project in accordance with current accessibility standards; and
- Circulation Policies 1D and 1E, which are to improve and expand transit services and promote rail service because the project would provide for tourist accommodation in proximity to the multimodal facility on Pine Street (train station).

The valet parking area and a portion of the hotel are in the Town Center 2 zoning district (TC-2), while the remainder of the hotel is in the Town Centre 1 zoning district (TC-1). “The intent of the TC-1 zone is to preserve and augment Downtown’s unique historical value while enhancing its economic vitality.” “The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods.” Hotels are an allowed use in the TC-1 and TC-2 zoning district. Parking as a primary use is conditionally allowed. The proposed hotel building meets all development standards excepting the rear setback and building width, for which the Planning Commission has approved development-standard modifications.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The subject properties are within the City and are surrounded on all sides by urban uses. The hotel will cover a site 0.64 acre in size. The valet lot at 1320 Pine 0.16 acre in size. An additional parking lot(s) will be required to provide 18 additional parking spaces, which is expected to require approximately 0.16 acre. Cumulatively, the project sites will not exceed 5 acres in size. The project is conditioned to provide additional parking within walking distance of the hotel. The neighborhood within this distance is in the downtown, which is developed with urban uses only.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The known properties are currently developed with several buildings and parking lots. No valuable habitat remains. The project is conditioned so any new parking area will not be permitted on a site with valuable habitat.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project is a 56-room hotel. The Draft 2021 Paso Robles Draft Transportation Impact Analysis Guidelines Supplement, which addresses new state requirements to analyze traffic impacts based on Vehicle Miles Traveled (VMT), exempts projects within a ½-mile walking distance of the

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Paso Robles Intermodal Station, consistent with guidance from the California Office of Planning and Research (OPR). The project is approximately a 2,400-foot walking distance from the intermodal station, or 0.45 mile, so no VMT impacts are anticipated. Expected noise is consistent with other noise sources in the downtown. The project is subject to the City Noise Ordinance, so no significant noise impacts are anticipated. The project does not directly impact any natural water course, stormwater management is subject to Post Construction Stormwater Management Requirements, and the project is conditioned to prohibit the use of self-generating water softener equipment. No significant impacts to water quality are anticipated. The project is a hotel, restaurant, and banquet room. No significant air quality impacts are expected from a commercial project of this size and nature. The project is conditioned so any new parking area will not be permitted on a site where significant noise, water quality, or air quality impacts would be expected.

5. *The site can be adequately served by all required utilities and public services.*

There are water and sewer mains available in both Pine Street and 14th Street as well as the alley behind the hotel. The General Plan anticipates a mixture of commercial and residential uses in the TC-1 and TC-2 zoning districts, and public utilities and services are designed to accommodate build-out of the General Plan. Electrical service is similarly available.

Lead Agency Contact Person: Katie Banister

Phone: (805) 237-3970

Signature: Katie Banister

Date: October 7, 2021

Signed by Lead Agency

Date received for filing at OPR:

Signature: _____ Date: _____ Title: _____

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code