

RESOLUTION NO. PC 21-033

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL APPROVE
PLANNED DEVELOPMENT 20-02 AND CONDITIONAL USE PERMIT 21-18
1315 AND 1320 PINE STREET / APN: 009-043-006, 009-043-009, and 009-045-001**

APPLICANT – NICK TOMPKINS, PASO ROBLES PINE STREET, LLC

WHEREAS, an application for Development Plan 20-02 and Conditional Use Permit 21-18 has been filed by Nick Tompkins to construct a 4-story 56-room hotel at 1315 Pine Street and a valet parking lot at 1320 Pine Street (P20-0014); and

WHEREAS, the site has a General Plan land use designation of Downtown Commercial (DC). The parking lot and a portion of the hotel are in the TC-2 zoning district. The remainder of the hotel is in the TC-1 zoning district; and

WHEREAS, hotels are an allowed use in the TC-1 and TC-2 zoning districts. Parking lots as a primary use are a conditionally allowed use in the TC-2 district; and

WHEREAS, Section 21.23B.030 of the Municipal Code requires adoption of a development plan in conjunction with the construction of buildings with ten thousand or more gross square feet; and

WHEREAS, the Development Review Committee (DRC) reviewed the design of the project at their meeting on April 19, 2021. The DRC requested the applicant reprogram the hotel to bring public interfacing uses to the elevation facing 14th Street to provide pedestrian interest on this side of the building, and to provide more detailing in the rear elevation. The DRC requested additional information about the function of the alley if a reduced rear building setback is approved as proposed, details for the parking lifts, and perspective drawings showing the alley and the height of the building in relation to other nearby structures; and

WHEREAS, the Development Review Committee (DRC) reviewed the design of the project for a second time at their meeting on June 7, 2021. The applicant presented the project which retains the floor plan lacking public interfacing uses on 14th Street, but adding architectural detailing in the rear elevation and windows at the 14th and Pine Street corner. A more detailed plan for the valet parking lot was also presented; and

WHEREAS, a public hearing was noticed for the Planning Commission to consider the project on August 10, 2021. The Planning Commission postponed consideration of the project and continued the hearing to the August 24, 2021 meeting in order to allow staff to work with the applicant to address parking concerns. At the August 24, 2021 meeting, the Planning Commission again postponed consideration of the project and continued the hearing to an uncertain date; and

WHEREAS, a duly noticed hearing was conducted on September 28, 2021 to allow the Planning Commission to consider the facts in the staff report prepared, and to accept public testimony regarding this proposed development plan and conditional use permit. The Planning Commission continued the hearing to October 12, 2021 with a request that the applicant provide more information on parking, screening of the swimming pool, providing more pedestrian interest on the 14th Street building frontage, the graphics in the windows at the corner of Pine and 14th Streets, street circulation when accessing valet parking, parking for events in the banquet room, and the final stone materials; and

WHEREAS, the hearing was continued on October 12, 2021, where the Planning Commission considered the facts in the staff report prepared, and accepted public testimony regarding this proposed development plan and conditional use permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) as a class 32 exemption for infill development.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: Recitals. All of the above recitals are true and correct and incorporated herein by reference.

Section 2: Findings. Based upon the facts and analysis presented in the staff report, public testimony received, and subject to the conditions listed below, the Planning Commission makes the following findings:

Development Plan Findings

1. The design and intensity of the development plan is consistent with the goals and policies established by the general plan; the policies and development standards established by the Uptown/Town Centre Specific Plan; and the zoning code, particularly the purpose and intent of the zoning district in which the development project is located; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city; and
3. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impact; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structures; and
6. The proposed development plan contributes to the orderly development of the city as a whole.

Development Standard Modification Findings

7. Allowing an 18-inch rear setback where the minimum allowed is 5 feet will not create a physical hazard or negative visual impact when viewed from a street or neighboring property because the Emergency Services Department has determined the alley can give adequate access for the hotel building as designed; the appearance is not out of character with the historic character of the downtown, which often featured buildings touching all property lines with no setbacks; and 5-foot rear setbacks tend to encourage parallel parking along the rear of buildings, which project into alleys and obstruct traffic; and
8. Allowing a flex block building with a width of 199 feet and 8 inches along the primary street frontage will not create a physical hazard or negative visual impact when viewed from a street or neighboring property because the restaurant area and adjacent walkway are 48 feet and 11 inches wide, which gives the building a narrower appearance along Pine Street.

Conditional Use Permit Findings

9. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals,

comfort, convenience and general welfare of the persons residing or working in the neighborhood setting because it will be properly screened and within walking distance of the hotel; and

10. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
11. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use will not be detrimental to the city's efforts to revitalize the downtown because it will be properly screened and will enable the redevelopment of an underutilized property as a hotel in the downtown; and
12. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use, under the circumstances of the particular case, would be compatible with the goals, policies, and intent of the Zoning Ordinance and Uptown/Town Centre Specific Plan, would be essential or desirable to the public convenience or welfare, and would not impair the integrity and character of the Zoning District in which it is located.

Section 3: Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, the project is exempt from environmental review as a class 32 exemption for infill projects less than 5 acres in size that do not result in significant traffic, noise, or biological impacts. A CEQA Notice of Exemption is included as Exhibit I.

Section 4: Approval. The Planning Commission hereby approves Planned Development 20-02 and Conditional Use Permit 21-18, subject to the following:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Architectural Plans
D	Color and Materials
E	Landscape Plan
F	Perspectives
G	Parking Lift Details
H	Civil Plans
I	CEQA Notice of Exemption

PASSED AND ADOPTED THIS 12th day of October 2021, by the following roll call vote:

AYES: Commissioners Christensen, Davis, Covarrubias, and Gibson, and Chairperson Koegler

NOES: none

ABSENT: Commissioners Jorgensen and Neel

ABSTAIN: none


MARK KOEGLER, CHAIRPERSON

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY

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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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 October 12, 2023. 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.
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.

Exhibit A

- 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 14th 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. 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.
 - f. 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:
 - 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 Planning Commission; 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.

Exhibit A

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 14th 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 100% of all 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 single 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).
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 14th Streets will be reconstructed to the City Engineer's satisfaction.

Timing: Prior to final of grading permit.

Exhibit A

27. The overhead utilities will be relocated underground along the 14th 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).
- 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.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Development Plan 20-02 _____ Conditional Use Permit 21-18 _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission _____ Date of Approval: September 28, 2021 _____

Applicant: Nick Tompkins _____ Location: 1315 and 1320 Pine Street _____

APN: 009-043-006, -009, and -001

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on October 12, 2023, unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- 4. Any site-specific condition imposed by the City Council in approving this project (**PD20-02, CUP21-18**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of

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an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 9. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 12. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new lighting shall be shielded so as to be directed downward in

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such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Code Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

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- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
 - 3. The owner shall petition to annex residential Tract (or Parcel Map) _____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
 - 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
 - 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
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ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.

Exhibit B

- 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
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- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter

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into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:

Performance Bond.....100% of improvement costs.

Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
 - a. Public Utilities Easement;
 - b. Water Line Easement;
 - c. Sewer Facilities Easement;
 - d. Landscape Easement;
 - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - a. Street lights;
 - b. Parkway/open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance

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with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.

- 12. All final property corners shall be installed prior to final occupancy.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

Project: _____

Planning Number: _____ Date: _____

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution. The Project Conditions of Approval do not include all mandatory code requirements. Code compliance will be verified throughout the project which may include additional requirements applicable to your project.

PASO ROBLES FIRE AND EMERGENCY SERVICES- The applicant shall contact the Department at (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

1. Prior to the start of construction:
- Plans shall be reviewed, approved and permits issued by Paso Robles Fire for underground fire lines.
 - Applicant shall provide documentation to Paso Robles Fire that required fire flows can be provided to meet project demands.
 - Prior to delivery of combustible materials**, fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code. (PRMC - A fire hydrant must be located within 150' of the FDC and connection to it must not block collector or arterial roadways).
 - Prior to delivery of combustible materials**, a based access road sufficient to support the department's fire apparatus (Engines-43.5k lbs., Truck-69.5k lbs.) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access roads shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFD.
 - Truck access road shall be at least twenty (26) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. Minimum set-back 15', maximum 30'.
 - Project shall provide a secondary access fire road approved by PRFD.
2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
- Plans shall be reviewed, approved and permits issued by Paso Robles Fire for the installation of fire sprinkler and alarm systems.
4. Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all

Exhibit B

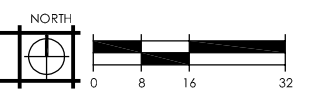
residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30 feet. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' feet will compel additional standpipe system(s) in each stairwell.

- Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 5. Provide on the address side of the building if applicable:
 - Fire alarm annunciator panel location to be approved by PRFD.
 - Provide a Knox box key entry box or system.
 - Fire department connection (FDC) location and access path must be approved by PRFD.
 - Address Numbers; size, location, and contrast shall be approved by PRFD.
- 6. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
- 7. Motorized Gates blocking fire access require a separate PRFD and must include Knox Key Switch access.
- 8. Fire extinguisher placement shall be approved by PRFD.
- 9. Landscape plant selections shall be fire resistive within 30 feet of structures.
- 10. Landscape trees must not project into required vertical clearance of the fire access lanes.
- 11. Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
- 12. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 13. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for exact requirements.
 - A Final Fire Walkthrough inspection shall be completed on all buildings.

Note: _____

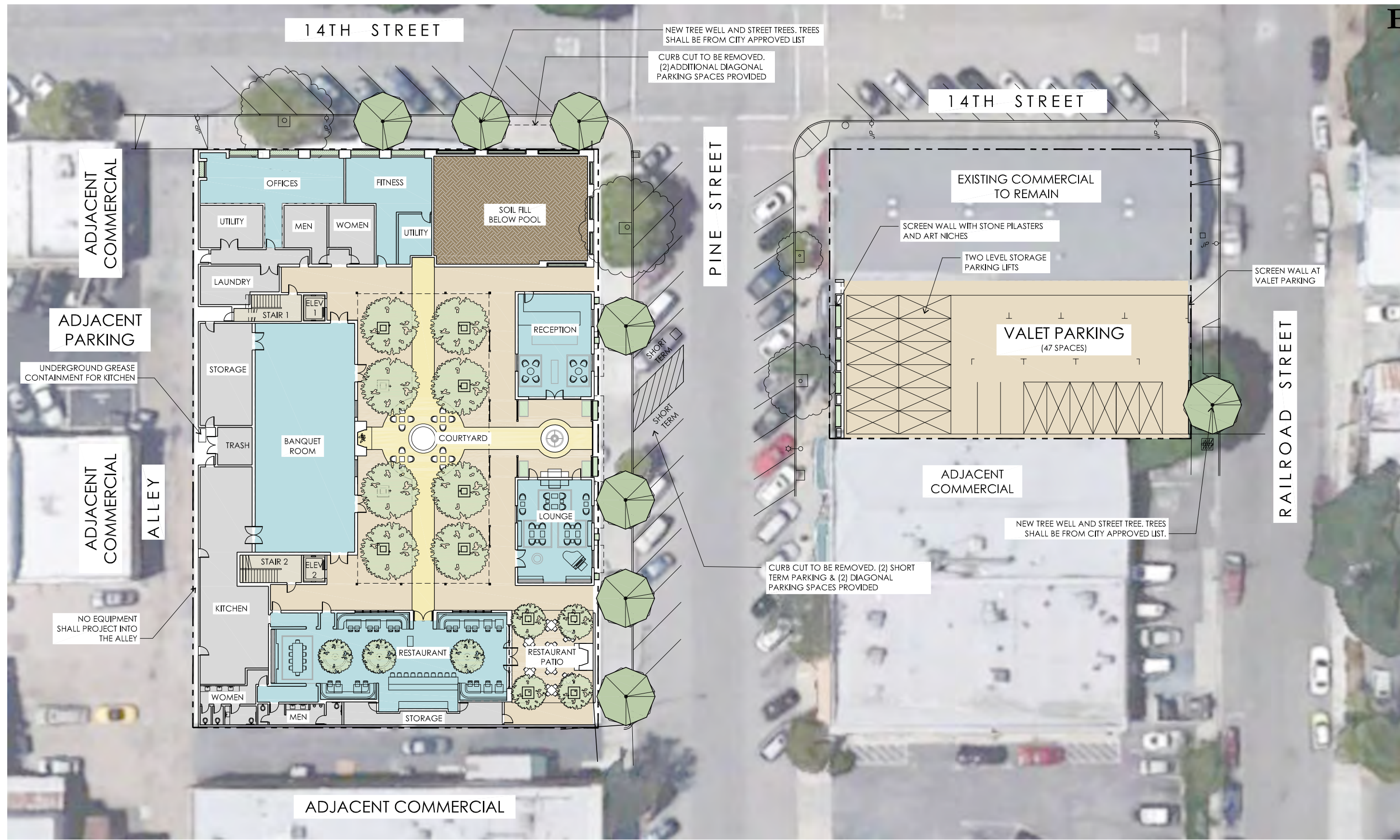


EXISTING SITE PLAN

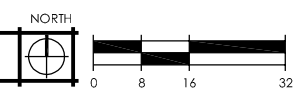




Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
 Scale: 1/32" = 1'-0" @ 11x17
 1/16" = 1'-0" @ 24x36
A2.0



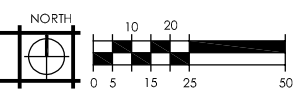
PROPOSED SITE PLAN / FIRST FLOOR PLAN

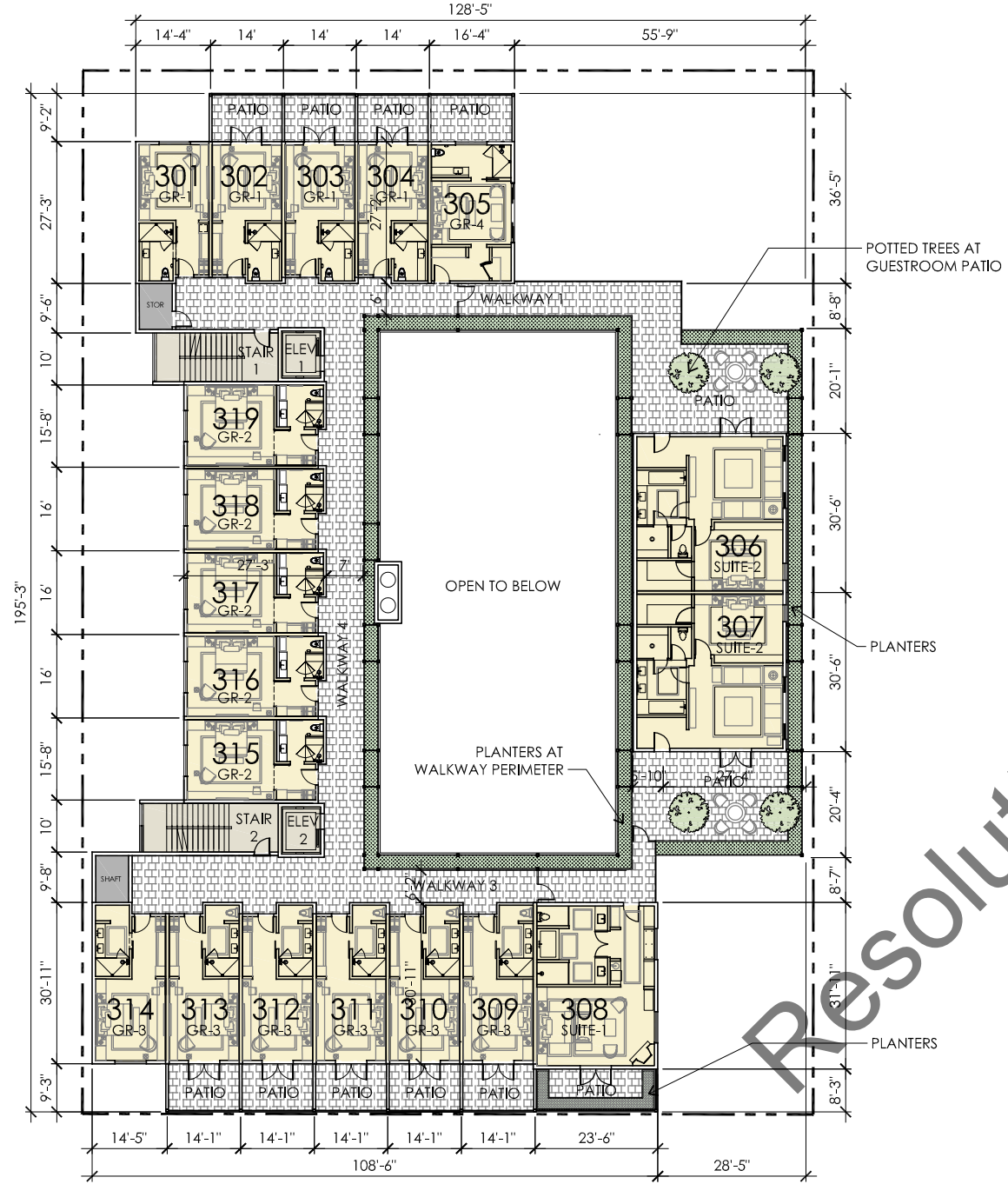


DROP OFF 
PICK UP 

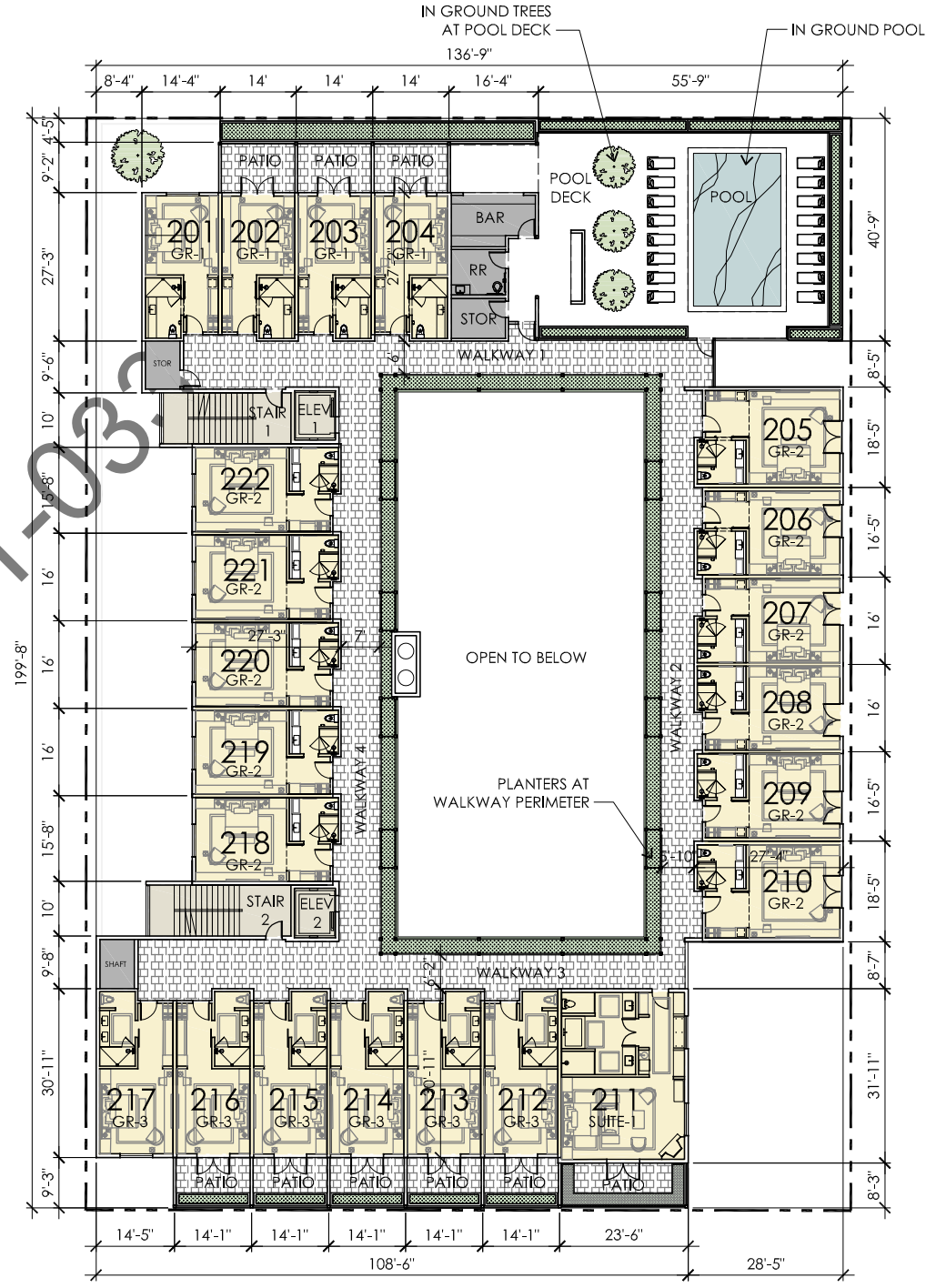


PROPOSED CIRCULATION SITE PLAN

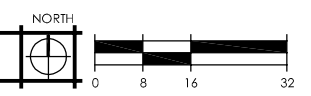




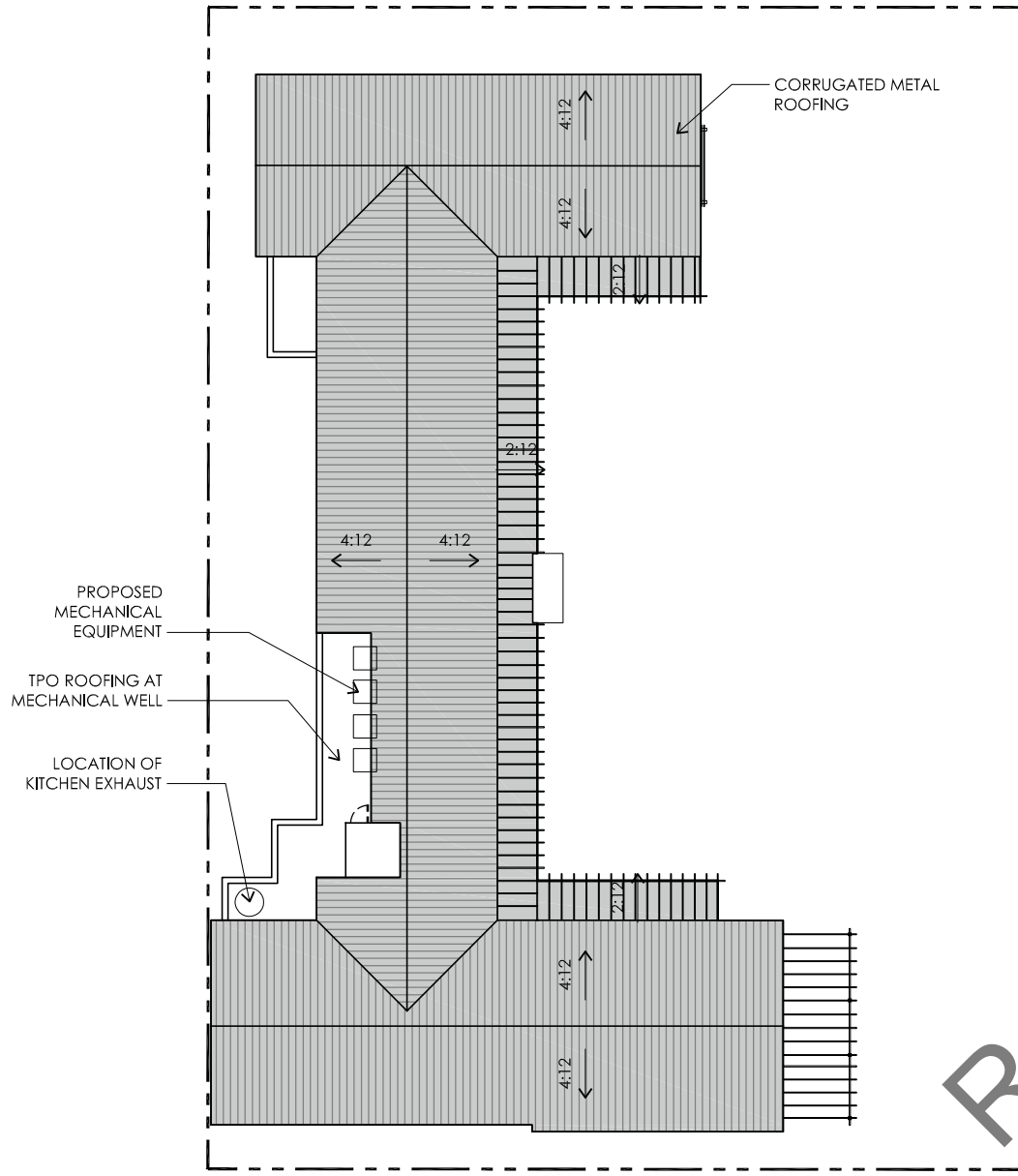
PROPOSED THIRD FLOOR PLAN



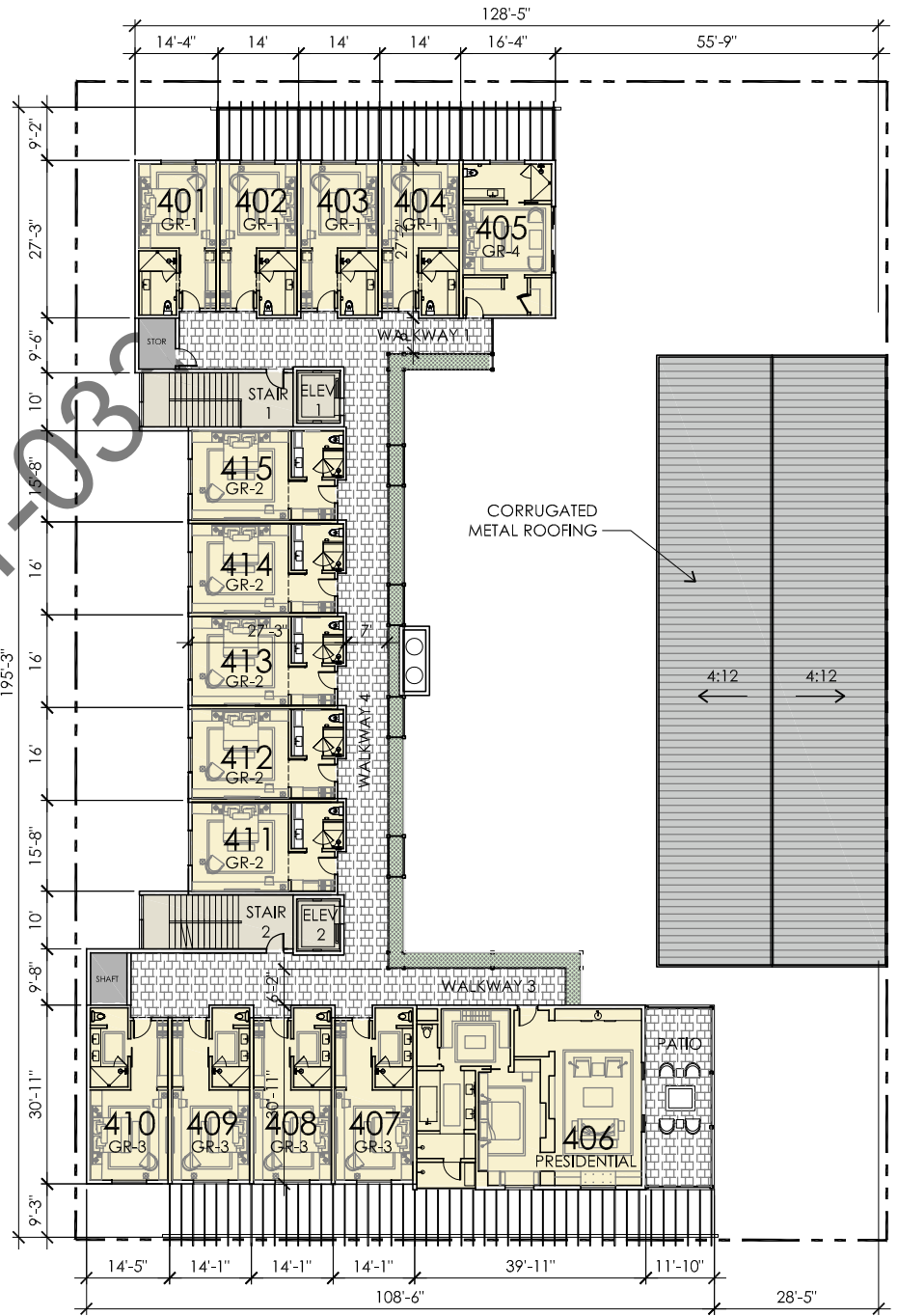
PROPOSED SECOND FLOOR PLAN



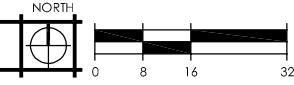
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	A3.2	
	NORTH	



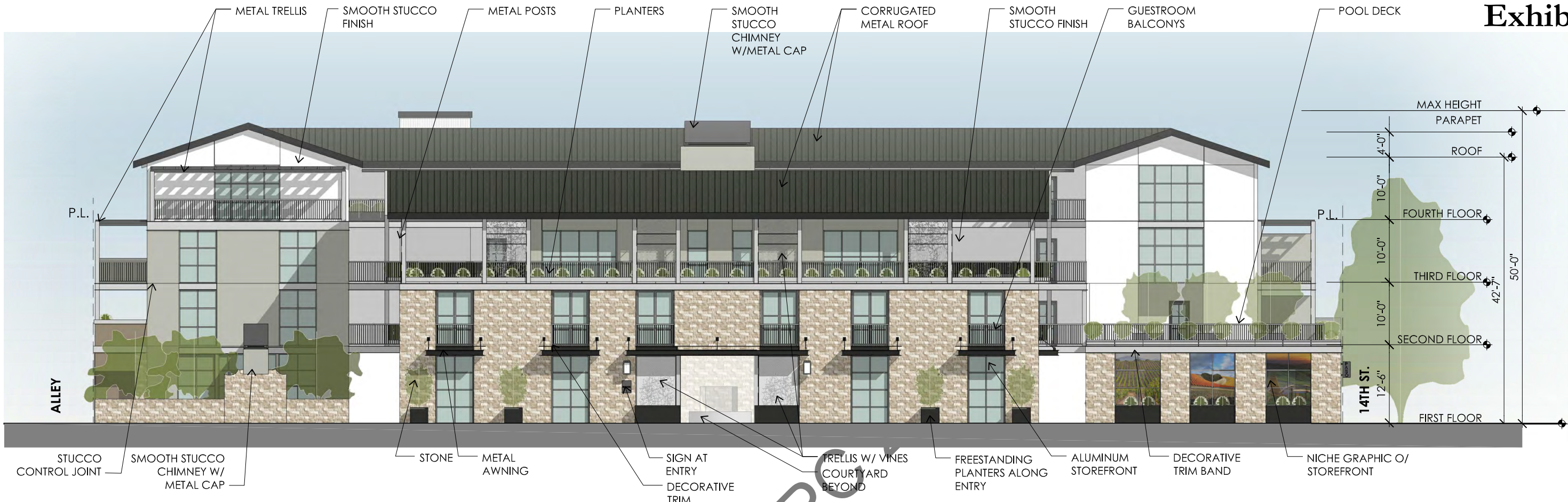
PROPOSED ROOF PLAN



PROPOSED FOURTH FLOOR PLAN



	Hotel Paso Robles Paso Robles, CA	Date: JUNE 4, 2021 Scale: 1/32" = 1'-0" @ 11x17 Sheet: 1/16" = 1'-0" @ 24x36
	A3.3	
	NORTH	

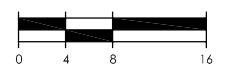


EAST ELEVATION (PINE STREET ELEVATION)



SOUTH ELEVATION (14TH STREET ELEVATION)

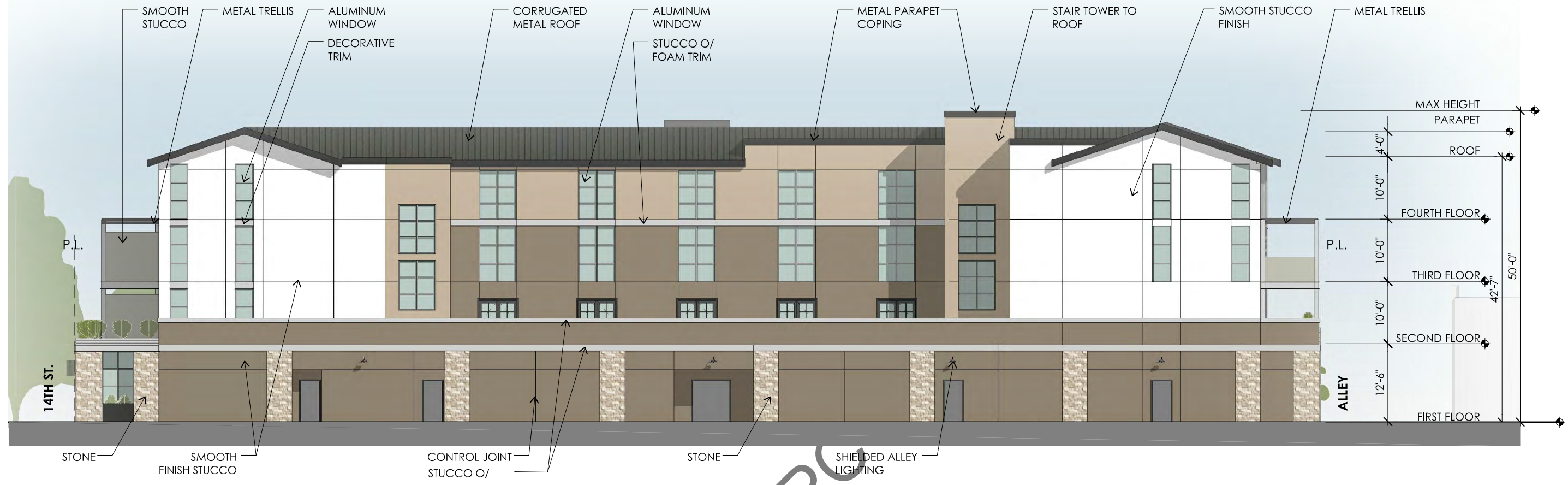
Resolution PC 24-033



Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
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1/8" = 1' @ 24x36
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A5.0

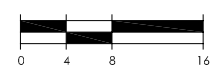


WEST ELEVATION (ALLEY ELEVATION)



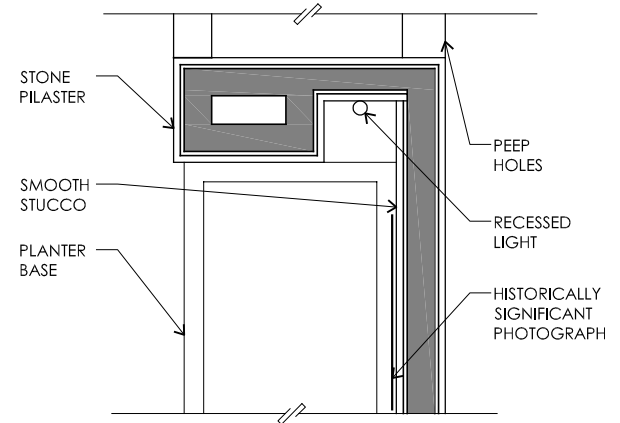
SOUTH ELEVATION (ALLEY ELEVATION)

Resolution PC 21_033

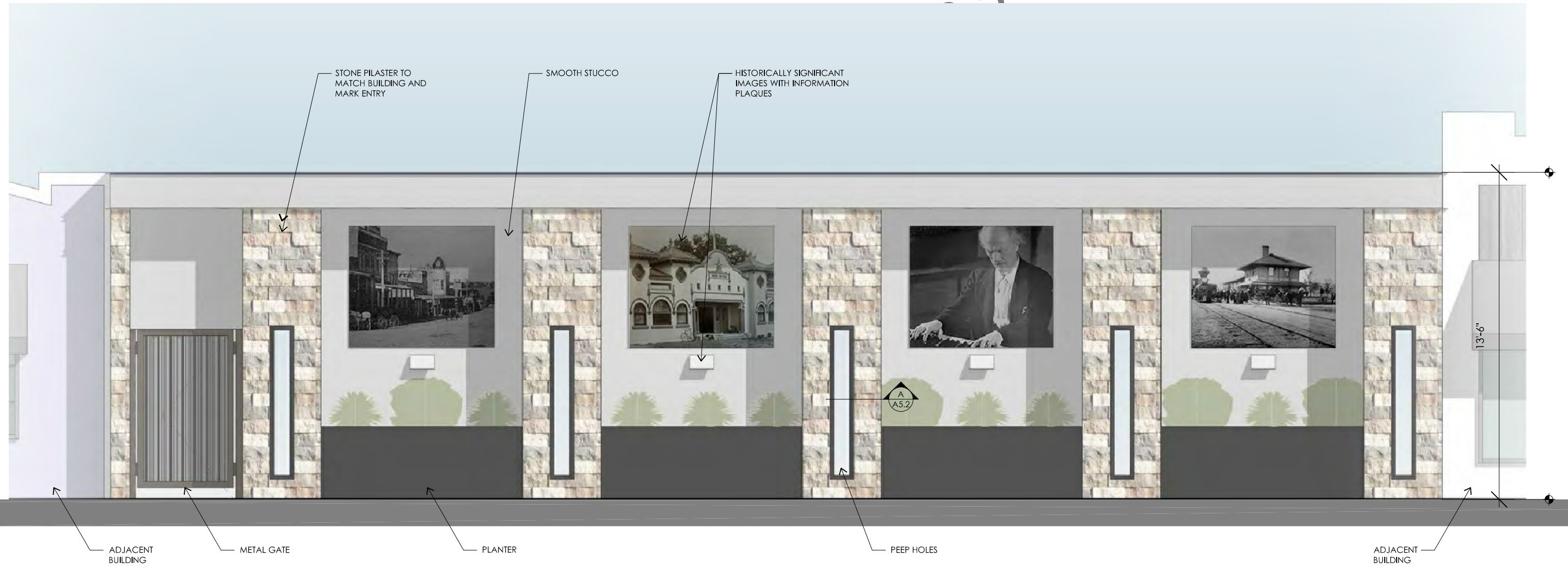


Hotel Paso Robles
Paso Robles, CA

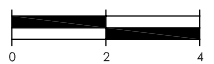
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1/8" = 1' @ 24x36
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SECTION - A 1/2" = 1'



PARKING FACADE



Hotel Paso Robles
Paso Robles, CA

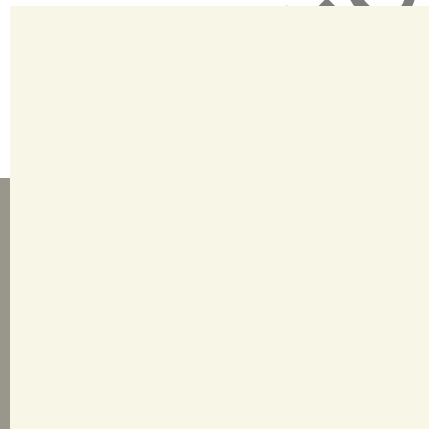
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M-1
MASONRY/STONE
 NATURAL LIMESTONE W/ VARIED BROWN & GRAY TONES
 ASHLAR PATTERN
 MANUF: TBD



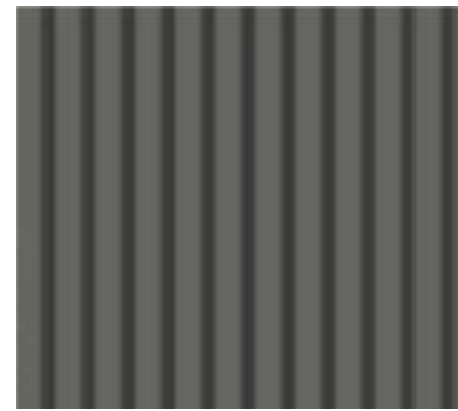
S-1 PAINTED STUCCO
 BENJAMIN MOORE
 1475: "GRAYSTONE"



S-2
PAINTED STUCCO
 BENJAMIN MOORE
 OC-85: "MAYONNAISE"



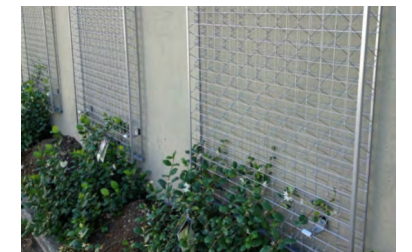
P-1
PAINTED TRIM/METAL
 BENJAMIN MOORE
 HC-166: "KENDALL CHARCOAL"



R-1
METAL ROOF
 AEP SPAN
 PBR "COOL ZINC GRAY"



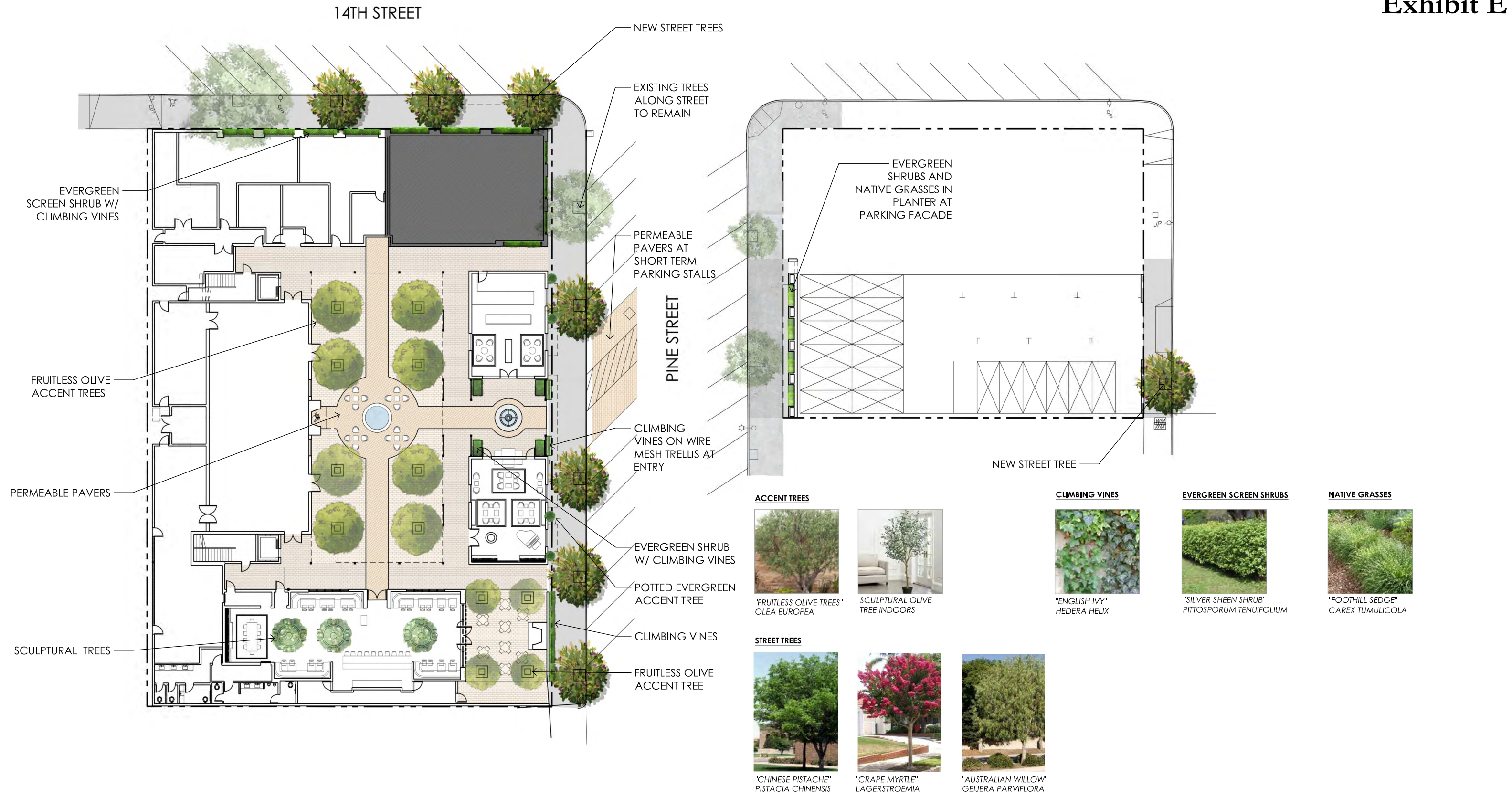
W-1
WINDOWS AND STOREFRONT
 "DARK BRONZE"



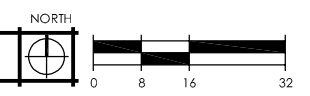
TR-1
STAINLESS STEEL TRELLIS

PROPOSED HOTEL COLORS AND MATERIALS BOARD

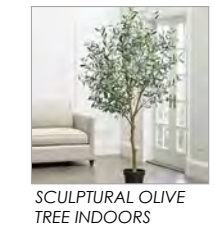
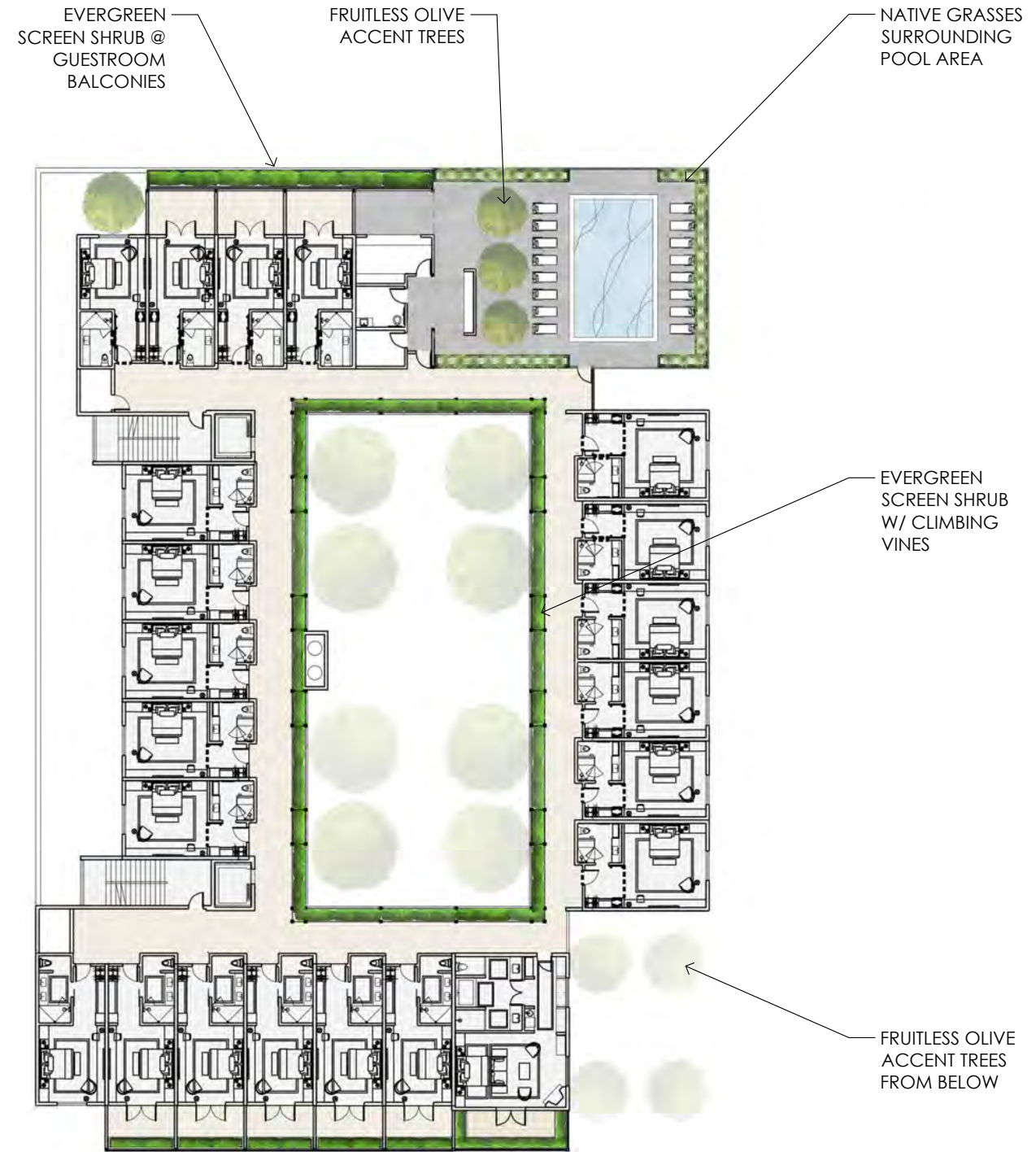
	Hotel Paso Robles Paso Robles, CA	Date: JUNE 4, 2021 Scale: N.T.S. Sheet:
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PRELIMINARY GROUND FLOOR LANDSCAPE PLAN



	<p>Hotel Paso Robles</p> <p>Paso Robles, CA</p>	<p>Date: JUNE 4, 2021</p> <p>Scale: 1/32" = 1'-0" @ 11x17</p> <p>1/16" = 1'-0" @ 24x36</p>
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21-033

PRELIMINARY SECOND FLOOR LANDSCAPE PLAN

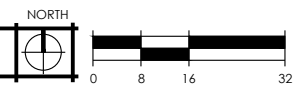


Exhibit F

Swimming Pool Screening



Exhibit F Swimming Pool Screening

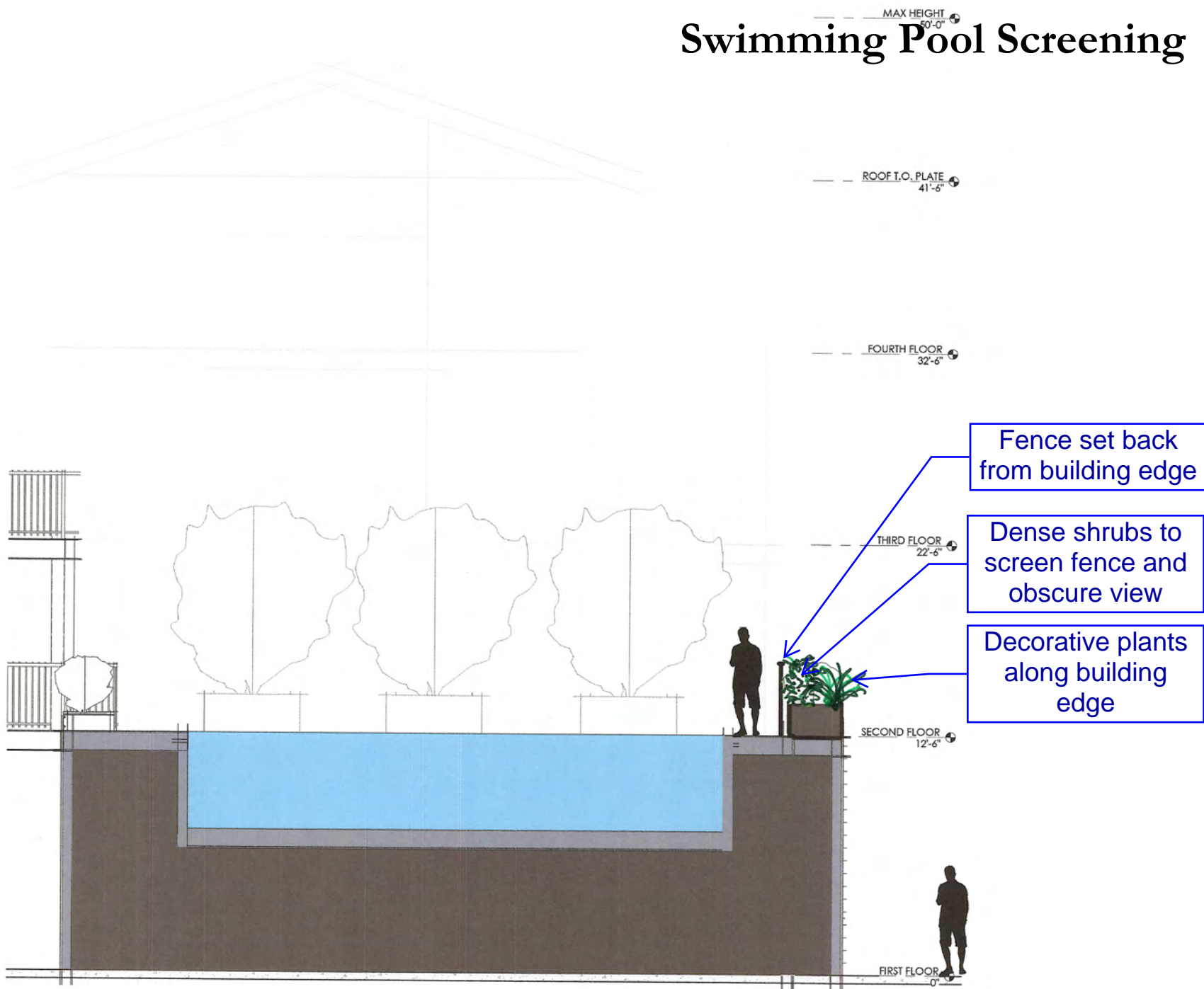


Exhibit F

Swimming Pool Screening





PERSPECTIVE OF ENTRY FROM PINE STREET

Resolution PC 21-033



Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
Scale: N.T.S.
Sheet: **A4.0**



PERSPECTIVE FROM CORNER OF PINE STREET AND 14TH STREET (STREET TREES OMITTED FOR CLARITY)

Resolution PC 21-033

33 of 45



Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
Scale: 1/32" = 1'-0" @ 11x17
Sheet: 1/16" = 1'-0" @ 24x36

A4.1







PERSPECTIVE FROM 14TH STREET DOWN ALLEY

Resolution PC 21-033



Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
Scale: 1/32" = 1'-0" @ 11x17
Sheet: 1/16" = 1'-0" @ 24x36

A4.4



PERSPECTIVE FROM PARK STREET THROUGH PARKING LOT

Resolution PC 21-033



Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
Scale: 1/32" = 1'-0" @ 11x17
Sheet: 1/16" = 1'-0" @ 24x36

A4.5



PERSPECTIVE FROM PINE OF PARKING FACADE (NIGHT RENDERING TO SHOW LIGHTING)

Resolution PC 21-033



Hotel Paso Robles
Paso Robles, CA

Date: JUNE 4, 2021
Scale: 1/32" = 1'-0" @ 11x17
Sheet: 1/16" = 1'-0" @ 24x36


A4.6

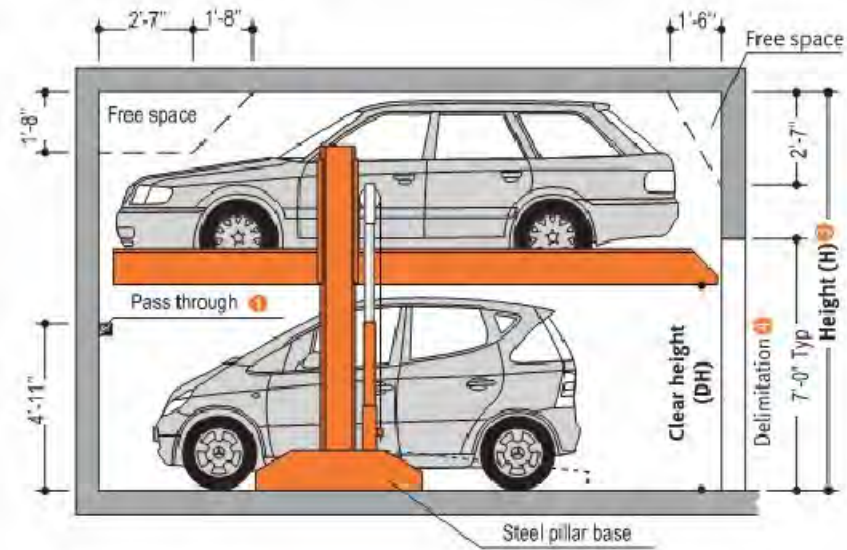


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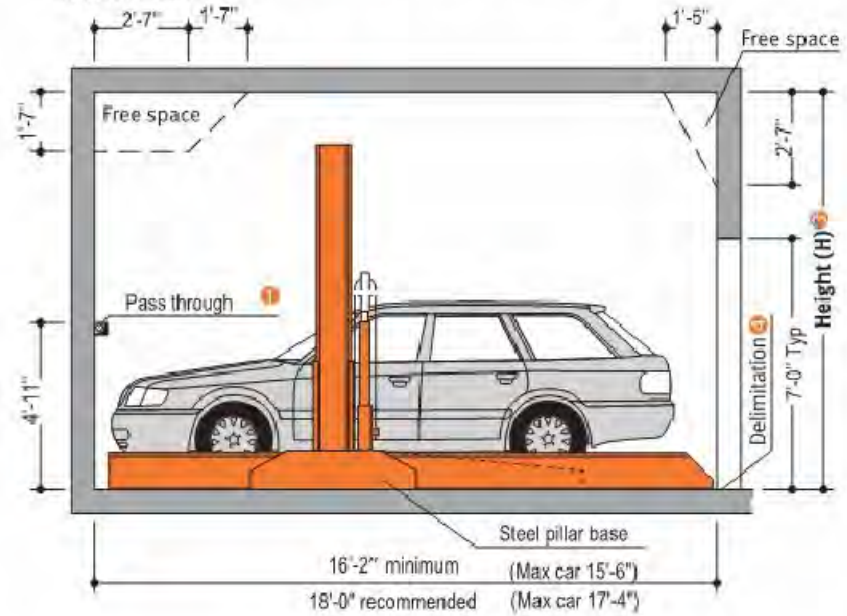
PERSPECTIVE FROM RAILROAD OF PARKING FACADE (GATE OPEN & GATE CLOSED)

Resolution PC 21-033

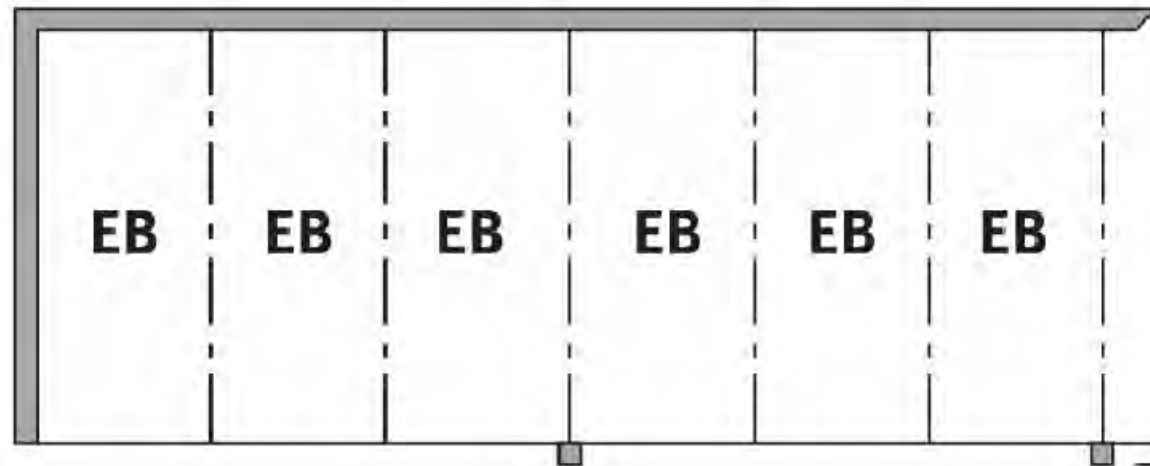
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	<p>A4.7</p>	



Before lowering the platform, the vehicle parked in the lower parking space must be driven off!



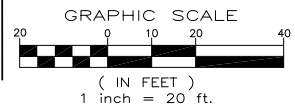
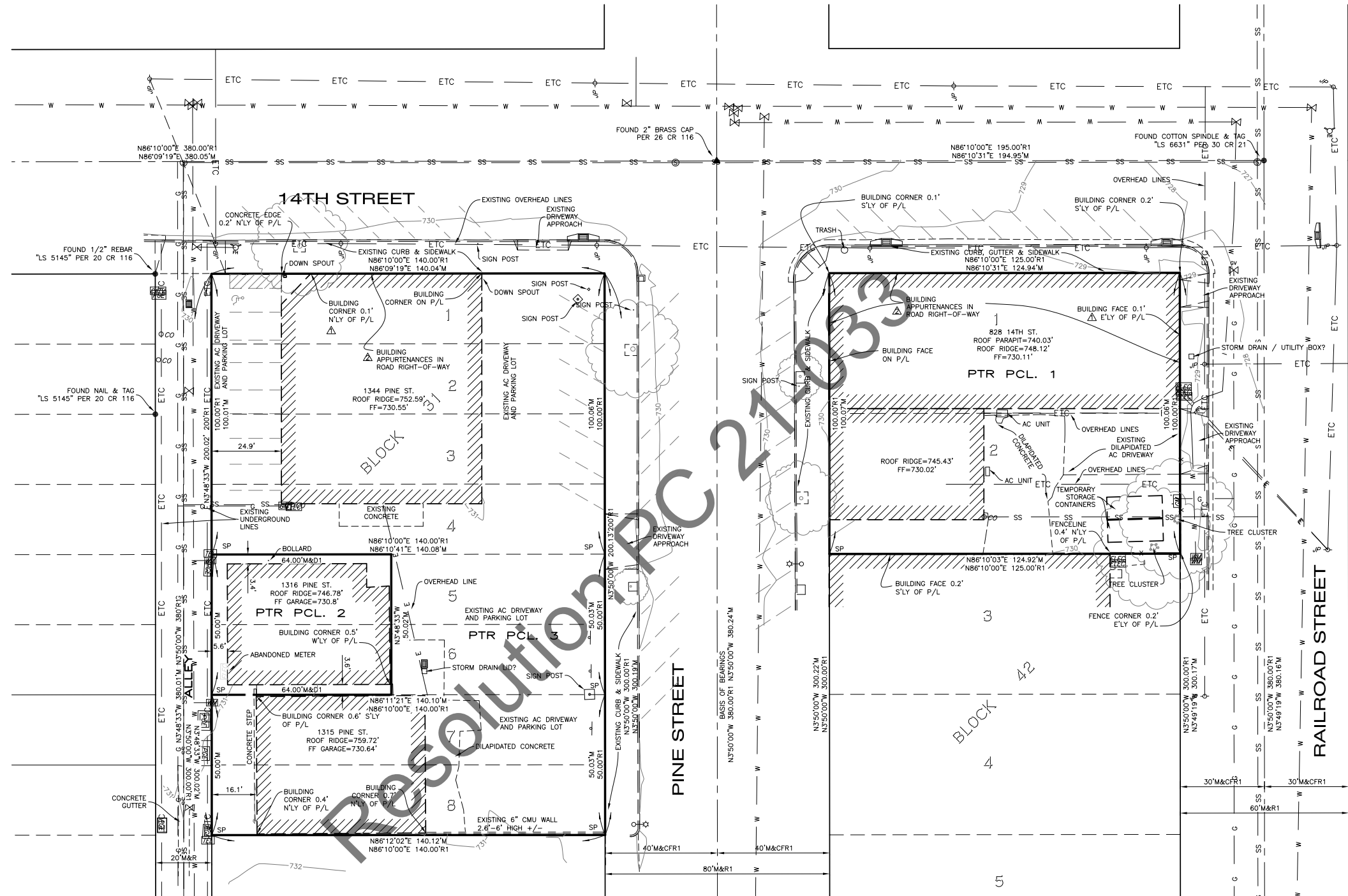
ELEVATION



PLAN



PERSPECTIVE



**ALTA/NSPS
LAND TITLE SURVEY**

LOTS 1 AND 2 IN BLOCK 42, LOTS 1 THROUGH 4, 7 AND 8 ALONG WITH
A PORTION OF LOTS 5 AND 6 OF BLOCK 31 IN THE CITY OF PASO
ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

AT THE REQUEST OF PASO ROBLES PINE STREET LLC

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

SHEET 2 OF 2 October 29, 2018 JOB #18-271

TP-01

SYMBOL LEGEND:

— x —	FENCE LINE	—	RETAINING WALL
— SS —	SEWER MAIN	— PG&E	PG&E BOX
— W —	WATER MAIN	— GM	GAS METER
— G —	GAS MAIN	— TB	TELEPHONE BOX
— ETC —	ELEC/TELEPHONE/CABLE	— SB	SIGNAL BOX
— OHE —	OVERHEAD ELECTRIC	— CTV	CABLE T.V. BOX
—	DROP INLET AT CURB	— ELEC	ELECTRIC BOX
—	DROP INLET	— TMH	TELEPHONE MANHOLE
—	STORM DRAIN MANHOLE	— SL	STREET LIGHT
—	FIRE HYDRANT	— JP	JOINT POLE
—	WATER WELL	— PP	POWER POLE
—	WATER VALVE	— GW	GUY WIRE
—	WATER METER	— R1	A M D 169
—	SEWER MANHOLE	— M	MEASURED
—	SEWER CLEANOUT	— SP	SINGLE PROPORTION
—	MONITORING WELL	— PTR	PRELIMINARY TITLE REPORT
		— N'LY	NORTHERLY
		— S'LY	SOUTHERLY
		— E'LY	EASTERLY
		— W'LY	WESTERLY
		— P/L	PROPERTY LINE

N:\2018\18-271_828 14th St, 1315&1344 Pine St. - Paso Robles\C3D\828 14th St 1315 & 1344 Pine Street-ALTA (18-271).dwg. 24x36 ALTA SHEET 2, Oct 29, 2018 3:52pm. LRichardson

Plan Prepared By:

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

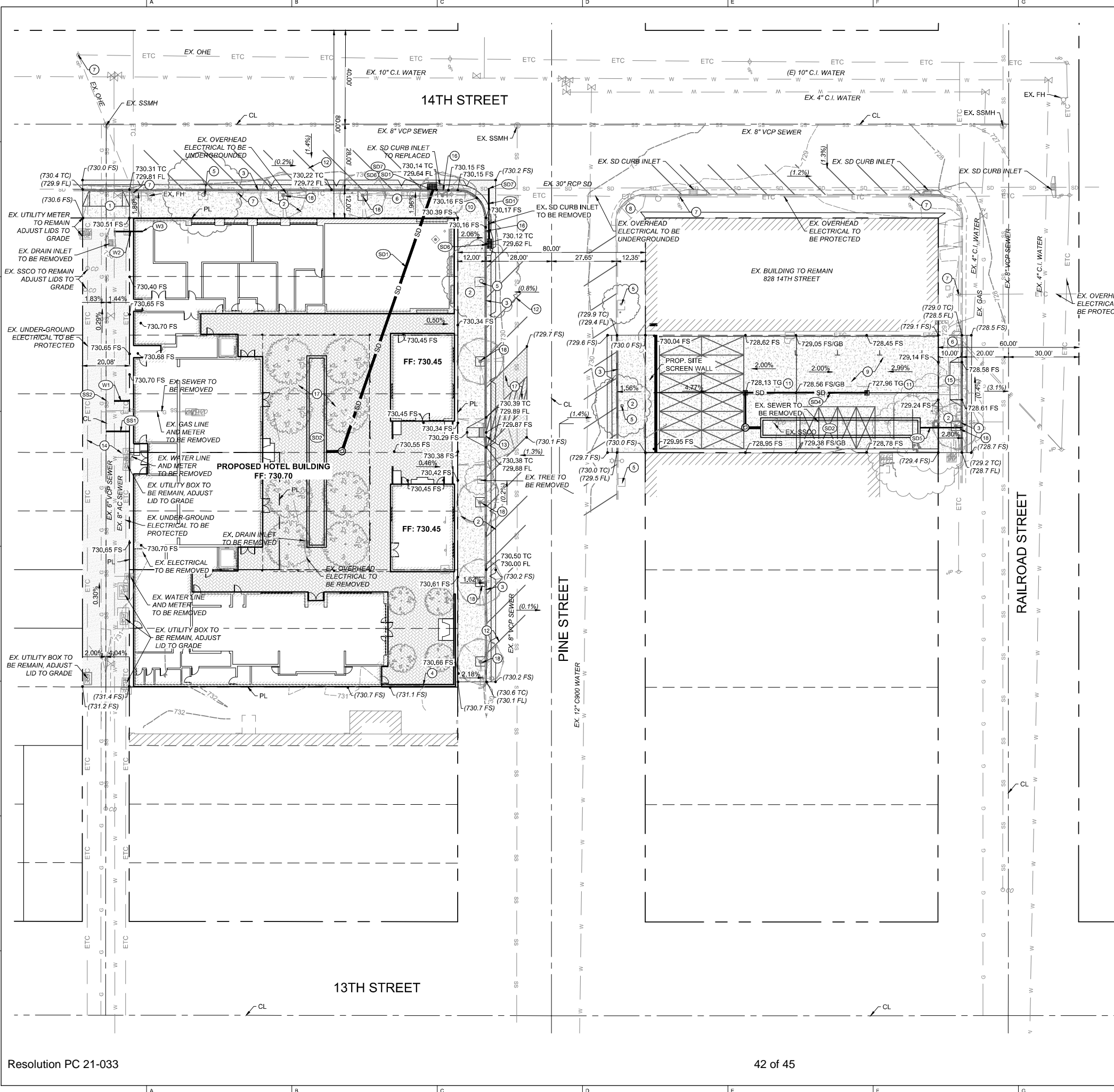
HOTEL PASO ROBLES
-PRELIMINARY PLANS-
1315 & 1344 PINE STREET
PASO ROBLES, CA 93446

Revisions:

Project Engineer: JMA Ext: 156
Project Manager: KBB
Date: 03.09.2021 Scale: PER PLAN
AV Job No: 191456 Sheet Size: 24" x 36"

**PRELIMINARY
GRADING AND
UTILITY PLAN**

C-1.0

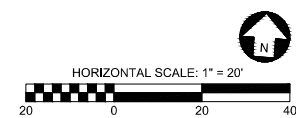
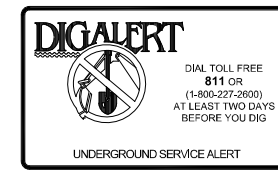


- SITE CONSTRUCTION NOTES:**
- EXISTING ALLEY APPROACH TO BE REMOVED AND REPLACED PER CITY OF PASO ROBLES STANDARD C-5
 - EXISTING SIDEWALK TO BE REMOVED AND REPLACED PER CITY OF PASO ROBLES STANDARD C-4
 - EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACED PER CITY OF PASO ROBLES STANDARD C-1 AND C-7
 - EXISTING SITE WALL TO BE REMOVED
 - EXISTING TREE TO BE PROTECTED IN PLACE
 - EXISTING DRIVEWAY APPROACH TO BE REMOVED
 - EXISTING UTILITY POLE
 - EXISTING CURB RETURN
 - CONSTRUCT CONCRETE PAVEMENT
 - CONSTRUCT CURB RAMP FLUSH WITH INTERSECTION
 - INSTALL DRAIN INLET WITH TRAFFIC RATED LID
 - INSTALL STREET PARKING STRIPING
 - CONSTRUCT ADA CURB RAMP
 - CONSTRUCT ALLEY PER CITY OF PASO ROBLES STANDARD A-7
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF PASO ROBLES STANDARD C-9
 - INSTALL 5 LF 6" TO 0" CURB TRANSITION
 - PROPOSED PAVER SURFACE
 - PROPOSED STREET TREE

- STORM DRAIN CONSTRUCTION NOTES:**
- (SD1) CONSTRUCT STORM DRAIN PIPE
 - (SD2) CONSTRUCT STORMWATER CHAMBERS
 - (SD3) NOT IN USE
 - (SD4) CONSTRUCT STORM DRAIN PIPE
 - (SD5) CONSTRUCT STORMWATER PIPE OVERFLOW THROUGH SIDEWALK UNDERDRAIN
 - (SD6) CONSTRUCT DRAINAGE INLET PER CITY OF PASO ROBLES STANDARD D-1 MODIFIED WITH NO CURB OPENING.
 - (SD7) STORMDRAIN CONNECTION POINT TO EXISTING STORMDRAIN SYSTEM.

- SANITARY SEWER CONSTRUCTION NOTES:**
- (SS1) PROPOSED SEWER LATERAL WITH BACKFLOW PREVENTER
 - (SS2) REPLACE EXISTING 6" SEWER WITH 8" SEWER LINE UPSIZE FROM LATERAL CONNECTION TO SEWER MAIN.

- WATER CONSTRUCTION NOTES:**
- (W1) PROPOSED DOMESTIC WATER LINE AND METER
 - (W2) PROPOSED FIRE WATER LINE
 - (W3) PROPOSED DDCA LOCATED INSIDE UTILITY ROOM



S:\11 Jobs\2019 All Jobs\191456 - Hotel Paso Robles (C-1) - Aris\02 - Working Drawings\Preliminary\02 - GRADING SHEET.dwg, C-1.0, Mar 19, 2021, 12:05pm, Juan

City of Paso Robles Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
kbanister@prcity.com
805-237-3970

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,

Exhibit J

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

Exhibit J

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