



City Council Agenda Report

From: Darren Nash, Associate Planner and Susan DeCarli, City Planner

Subject: **Zoning Code Amendment 17-001, Planned Development 17-003,
and Conditional Use Permit 17-007: Paso Market Place Mixed Use Specialty Retail**

1803 Spring Street / APNs 008-234-007, -008, and -009

Applicant – Deborah Longo

A request to amend the Uptown / Town Center Specific Plan to conditional allow specialty retail in the T-3F zone and develop “Paso Market Place” a 16,597 sf mixed-use development project consisting of a restaurant, specialty retail and six second-floor residential units.

Date: June 20, 2016

Facts

1. The project site is located at 1803 Spring Street. See Vicinity Map, Attachment 1.
2. Request to establish and operate a 16,597 sf mixed-use development project. The project includes a restaurant, specialty retail and residential uses, as follows:
 - Building A – Restaurant
 - Building B – Retail and Residence
 - Building C – Retail
 - Building D – Retail, café, bar
 - Building E – Bar, retail and residence
3. The site is currently vacant (except for an existing historic building). The last use of the site was Hometown Nursery, which moved to another location several years ago and subsequently closed.
4. The proposed specialty retail land use is not permitted in the T3-Flex district, however, it is permitted on property located one block south of the site on the east side of Spring Street. Given this precedence and the proposed low-scale development pattern of the project, and the low-intensity uses proposed, the applicant has requested a zoning code amendment to allow specialty retail use with approval of a Conditional Use Permit on Spring Street in the T3-Flex zone.
5. In accordance with the City’s Historic Resources Survey, there is an existing historic structure at the southeast corner of the property. The project proposes to rehabilitate exterior materials that have deteriorated over time with the same type of exterior siding, windows and other appurtenances in keeping with the existing historic architectural theme and consistent with the Secretary of the Interior’s Standards for Rehabilitation with the intention to repurpose this building for a restaurant (Building A). A breezeway is proposed to connect this structure on the west side of the building to a separate kitchen building designed to complement the historic theme and integrity of the historic building.
6. The project also includes a proposal for four new separate buildings connected together with three breezeways between buildings. Buildings B and E are proposed to include residential units on the second story of the two 2-story buildings. Both Building B and E would include three small residential units, with three 1-bedroom units in Building B, and one 1-bedroom and two 2-bedroom units in Building E.
7. The architectural theme of the new buildings integrate rural, agrarian design themes with minimal ornamentation, but with contemporary use of glazing, metal roofing, and natural wood siding. The new buildings are intended to complement the existing historic farmhouse-style building on the site,

and regional agrarian themes and are consistent with the “Flex Shed” form type and “Warehouse Industrial” architectural type of the Uptown / Town Center Specific Plan.

8. There are two modifications that are necessary to allow for the development as proposed:
 - (a.) The new buildings are proposed to be set deep into the property, and would exceed the building placement “build-to” (setback) maximum of 20 feet. The applicant’s Site Plan proposes to set buildings up to 75 feet deep from the front property line. The proposed building placements helps to maintain the existing healthy oak trees and provides outdoor use areas that would be inviting to pedestrians. Since building placement on the site is a development standard, modification to it would require approval of an exception modification to the provisions of the Uptown/Town Center Specific Plan.
 - (b.) In order to provide a wide enough drive isle to access the parking lot located at the corner of 18th Street and the alley, it is necessary to reduce the required 12-foot setback from 18th street to the beginning of the parking lot. Reducing the setback from 12 feet to 4 feet would allow for a 26-foot wide drive isle. When taking in consideration the 5-foot landscape area between the back of sidewalk and the property line, along with the 4-feet on site, there would be a 9-foot landscape area between the back of sidewalk and the parking lot.

These modifications would need to be approved by the City Council, upon recommendation of the Planning Commission. This may be permitted if specific “findings” can be made under Section 5.1. D.4 of the Uptown/Town Center Specific Plan. These findings include, “In the event that compliance with the provisions of this Code can be demonstrated to be physically infeasible for any reasonable type of development within any of the zones described in this chapter, the Planning Commission may, subject to development plan review, approve modified development standards upon a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property.”

9. The proposed new buildings would be architecturally classified as “flex-shed” design. The building type of “flex-shed” is also not a listed building typology in the T3-Flex district. Building types in the T3-F district are limited to only residential or live/work building types. The flex-shed building type provides for a more commercial design form and lends to the agrarian building form proposed. There is a range of building types in the near vicinity, including various types of commercial and residential developments. The flex-shed buildings proposed are similar in height, mass and scale to surrounding development. The Zoning Code amendment request includes adding flex-shed to the list of building types that may be permitted on Spring Street in this district.
10. The project requires thirty-five (35) parking spaces for the development. Parking is proposed to the rear of the property off the existing 20-foot wide alley. Mechanical equipment and garbage enclosures are also proposed at the rear of buildings along the alley. The site is designed with outdoor open space landscaping and patio areas surrounding the buildings, where guests can walk around and/or sit outside. The 1,150 sf outdoor patio area near Building E is programed as an outdoor seating area, and is calculated into the parking requirements for the project. The open space area also includes a children’s play area. The buildings and outdoor areas are interconnected by a network of smooth, informal, decomposed granite walkways. Bike racks are also included on the site plan for bicycle parking.
11. There are three existing oak trees located on the property near the front of the site adjacent to Spring Street. One of the trees is dead/diseased and has already been approved for removal by the City. The other two oak trees are proposed to remain and be integrated into the site design. The site incorporates native landscape materials, and a small amount of turf.
12. Since the existing project site includes four separate parcels, prior to issuance of building permits, the applicant will need to record a Lot Merger to combine the properties into one parcel.

13. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Mitigated Negative Declaration (MND) was prepared and circulated for public review and comment.
14. On May 23, 2017 the Planning Commission on a 5-0 vote, recommended that the City Council approve the Mitigated Negative Declaration, Zone Change, Conditional Use Permit and Development Plan. The Commission requested that the applicant address some concerns related to parking and architecture

Options

1. Approve the Mitigated Negative Declaration, Uptown / Town Center Specific Plan Zoning Code Amendment, Planned Development, and Conditional Use Permit;
2. Refer the project back to staff and or the Planning Commission for additional analysis and/or modifications to the proposed project;
3. Deny the zone change and or project, based on specific findings;

Analysis and Conclusions

Project Summary

The proposed mixed use development plan includes up to 16,597sf of mixed-use development, including the existing building on the corner of Spring and 18th Streets. The project includes six, second-floor residences, a couple restaurants, specialty retail shops, a lounge, and outdoor patio space. The project would meet the intent of the General Plan and Uptown/Town Center Specific Plan – Midtown Area, by providing flexible uses that preserve the existing low-scale character, while allowing for a diverse mix of uses. The proposed code amendments to allow specialty retail and the flex-shed building type would be compatible with surrounding development patterns and uses in the vicinity.

Site Design Issues

The project integrates a creative use of building forms, materials and building placement on the site in a park-like setting that preserves the healthy oak trees and takes advantage of the shade and ambiance the trees provide. The uses include small residential units on the second floor of Buildings B & E, retail, restaurant and bar/lounge. Conditions of approval are proposed to manage truck deliveries, noise, and lighting.

The project is conditioned to install new sidewalks with street trees and decorative downtown lighting on Spring St, 18th St., and 19th St. The alleyway will be reconstructed as part of the project. The site design incorporates low-impact development landscape features to help manage stormwater runoff in compliance with local and State requirements. The Planning Commission requested that the project install diagonal parking on 18th and 19th Streets. The project site plan has been revised to show the diagonal parking. See Attachment 2.

The on-site parking requirements are based on the square footage of non-residential land uses (e.g. 1 space per 400 sf of building + outdoor patio) and the residential units (e.g. 1 space per unit). The project is proposed to use the Shared Parking provisions of the Uptown/Town Center Specific Plan, Section 5.7.2 G, that allows the residential component to share use of the commercial parking spaces, for a total of 35 spaces required. The site plan incorporates the use of fourteen tandem parking spaces for efficient use of the site, which is permitted in the Uptown/Town Center Specific Plan.

With the Planning Commission's recommendation to the City Council for project approval, the Commission indicated that there were some concerns with the following parking areas on the site plan:

- The fourteen tandem parking spaces. The Commission had concern of how the tandem parking would be managed between the retail, restaurant and residential uses;
- The ten space parking lot located off the alley at 18th Street. The isle width of this lot does not comply with the 24-foot width required for two way isles. A modification to reduce the parking lot setback along 18th Street has been added to allow for additional isle width;
- Requested the addition of angled parking on 18th and 19th Streets;
- Requested that parallel parking spaces be shown on Spring Street.

The applicants have provided a plan that attempted to address the above parking concerns. While some of the issues have been addressed, not all of them have been completed. Conditions of approval have been included in the PD & CUP resolution that requires the plans to be modified to comply with the proper parking specifications. See Site Plan, Attachment 2, notes are shown on the site plan indicating the areas that need to be modified.

Architecture and Appearance

The architectural theme of the new buildings integrate rural, agrarian design themes with minimal ornamentation, but with contemporary use of glazing, metal roofing, and natural wood siding. The new buildings are intended to complement the existing historic farmhouse-style building on the site, and the regional agrarian themes are consistent with the “Flex Shed” form type and “Warehouse Industrial” architectural type of the Uptown / Town Center Specific Plan..

Neighborhood Compatibility

The project is oriented toward Spring Street which helps buffer active use areas away from the existing residences on the west side of the rear alley.

CEQA issues

As discussed in the project Mitigated Negative Declaration/Initial Study (MND), in accordance with the City’s Historic Preservation Survey, the existing building on the corner Spring and 18th Streets is an historic resource under the California Environmental Quality Act.

Modifications to the building, including attaching the breezeway to the proposed kitchen building, will require approval of a Certificate of Appropriateness. A mitigation measure in the Mitigation Monitoring and Reporting Program included with MND and a Condition of Approval has been included in the Planned Development Resolution, in Attachment 5, that requires approval of the Certificate of Appropriateness prior to issuance of building permits for modifications to the structure. This will ensure that the building alterations are consistent with the Secretary of the Interior Standards for historic resources. The applicant will follow up with this application subsequent to approval of the overall development project.

General Plan / Uptown/Town Center Specific Plan Consistency

The project is consistent with the Mixed-Use General Plan, Land Use Designation. It would also be consistent with the Uptown/Town Center Specific Plan, with proposed modifications to allow specialty retail on Spring Street and Flex-Shed building types in the T3-Flex district.

Options

Option 1 would allow for redevelopment of an infill property on the west side of the City that has been vacant for several years, and provide an attractive mix of land uses and architectural design that would improve property values, provide tax revenue and local employment and housing opportunities.

Option 2 would provide an opportunity to consider additional conditions or project modification that may help the project be compatible with surrounding development or improve the project.

Option 3. The City Council would need to make specific findings of denial. It does not appear denial findings would be warranted in this case.

Fiscal Impact

There are no negative fiscal impacts to the City associated with approval of this application for a Zoning Amendment, Planned Development and Conditional Use Permit. Redevelopment of this property would increase property values, increase sales tax, and be an economic benefit to the Community.

Recommendation

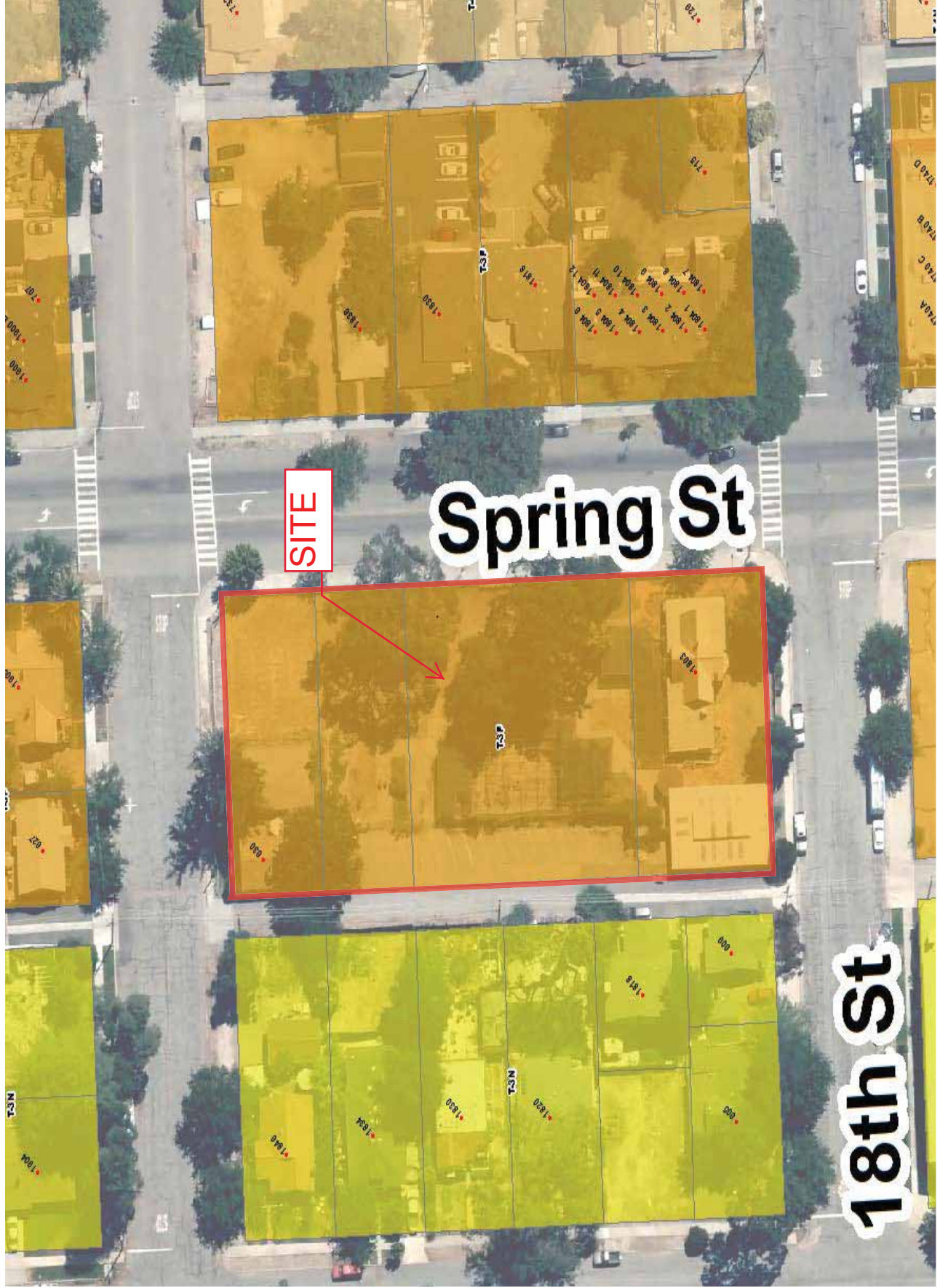
The Planning Commission is recommending the City Council approve the project by taking the following actions:

- a) Approve Resolution A, to certify the Negative Declaration
- b) Introduce for first reading by title only, Ordinance A, approving Zoning Code Amendment 17-001
- c) Approve Resolution B, approving Planned Development 17-003 and Conditional Use Permit 17-007, allowing the mixed-use development, subject to standard and site specific conditions of approval, and noted modifications to the parking areas as noted on the Site Plan.

Attachments

1. Vicinity Map
2. Site Plan
3. Elevations
4. Draft Resolution A: MND
5. Ordinance A - Zoning Code Amendment
6. Draft Resolution B: Planned Development and Conditional Use Permit
7. Mitigated Negative Declaration/Initial Study
8. Mail and Newspaper Affidavits

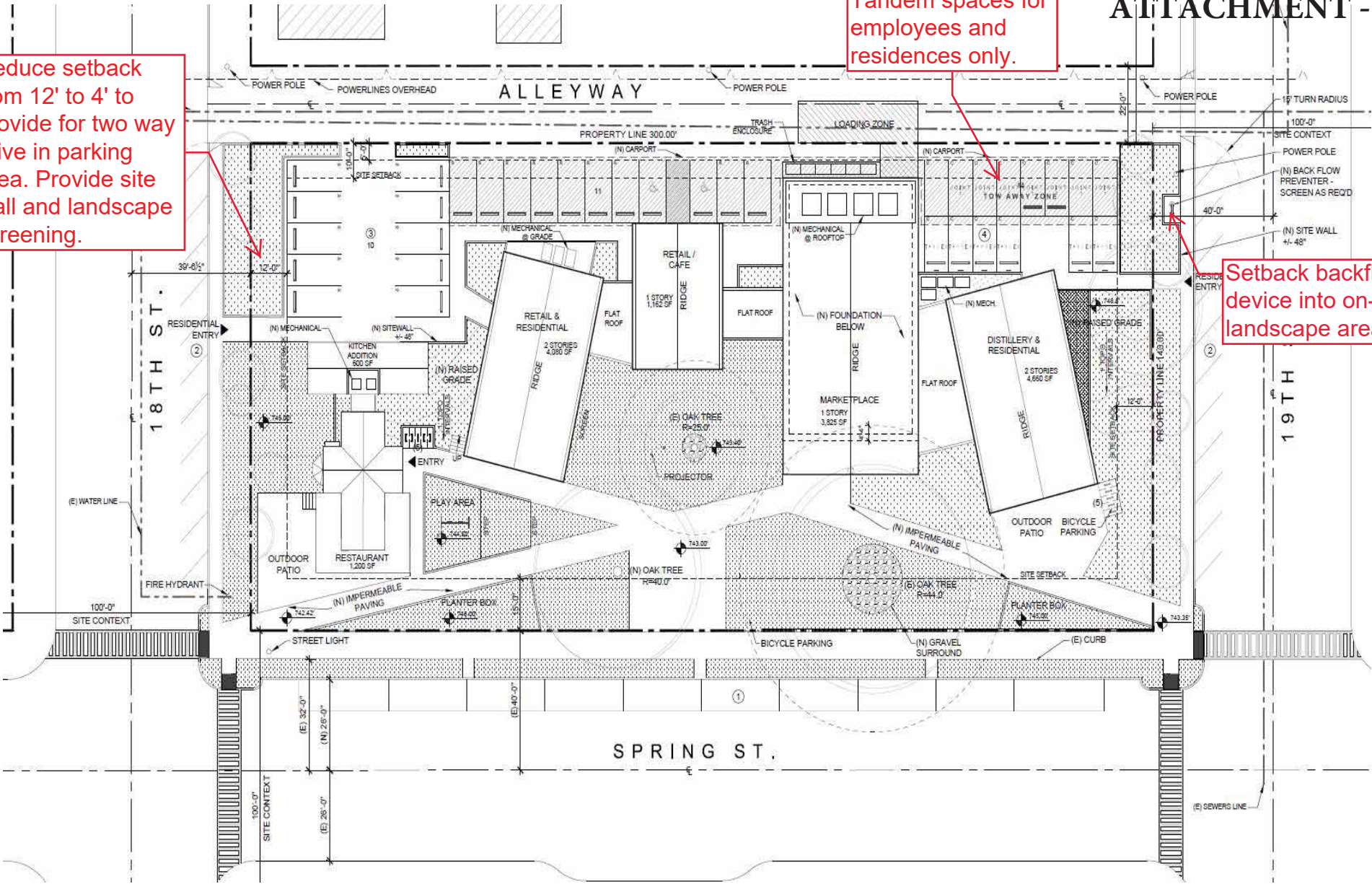
Attachment - 1
Vicinity Map



Reduce setback from 12' to 4' to provide for two way drive in parking area. Provide site wall and landscape screening.





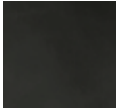

Tandem spaces for employees and residences only.

Setback backflow device into on-site landscape area.



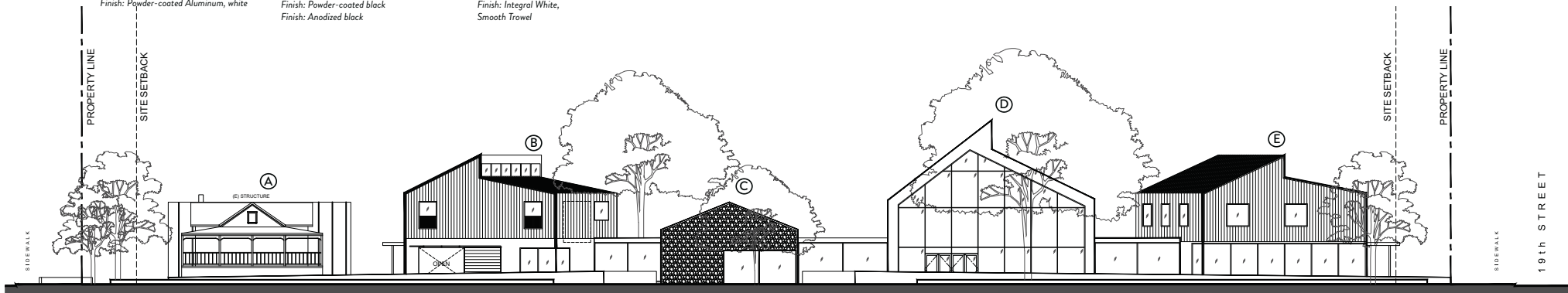
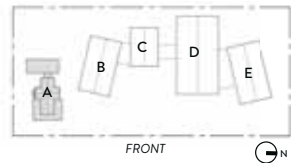
Attachment - 3

MATERIAL PALETTE

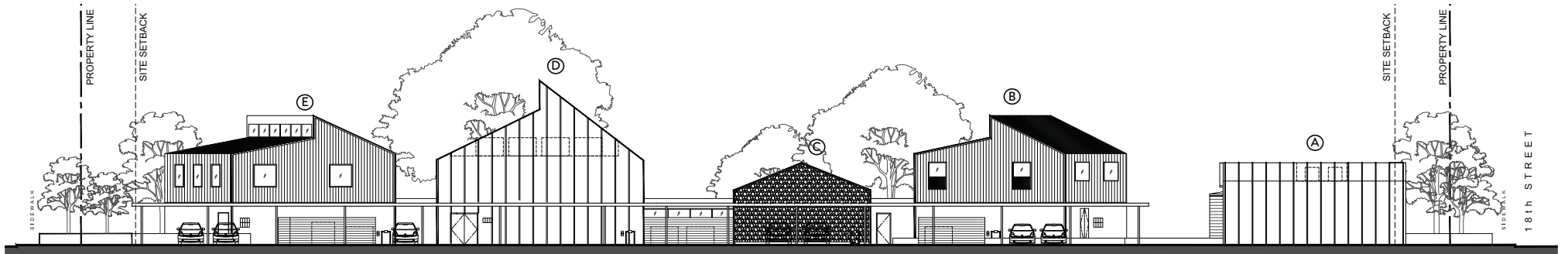
<p>①</p>  <p>Roofing Standing seam metal Finish: Grey</p>	<p>②</p>  <p>Exterior Siding T&G Finish: Cedar, clear stain</p>	<p>③</p>  <p>Exterior Siding River Rock Stone Finish: Natural</p>
<p>④</p>  <p>Exterior Siding White Metal Fascia Finish: Powder-coated Aluminum, white</p>	<p>⑤</p>  <p>Window, Door, & Metal Railing Systems Black Metal Finish: Powder-coated black</p>	<p>⑥</p>  <p>Exterior Walls Stucco Finish: Integral White, Smooth Trowel</p>

BUILDING & PROGRAM INDEX

- Ⓐ Restaurant & Kitchen
- Ⓑ Retail & Residence
- Ⓒ Retail
- Ⓓ Market
- Ⓔ Distillery & Residence



FRONT ELEVATION



REAR ELEVATION

Attachment 4

Draft Resolution A

DRAFT RESOLUTION 17-xxx

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES
ADOPTING A MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE PASO MARKET PLACE
(ZONE CHANGE 17-001, PLANNED DEVELOPMENT 17-003,
AND CONDITIONAL USE PERMIT 17-007)
1803 SPRING STREET, APN: 008-234-007, 008 & 009
APPLICANT – DEBORAH LONGO**

WHEREAS, McShane Murane of Project M+, on behalf of Deborah Longo, has submitted applications for the Paso Market Place project for PD 17-003 and CUP 17-007 to construct and operate a 16,597 sf mixed-use development project, including a restaurant, specialty retail and residential uses; and

WHEREAS, the project is proposed to be located on the site at 1803 Spring Street, the block between 18th and 19th Streets, on the west side of Spring Street; and

WHEREAS, in conjunction with the PD & CUP a request is being made to amend the Uptown Town Centre Specific Plan to allow for specialty retail uses and allow for the Flex Shed building type in the T3-F zoning district; and

WHEREAS, on May 23, 2017 the Planning Commission on a 5-0 vote, recommended that the City Council approve the Mitigated Negative Declaration, Zone Change, Conditional Use Permit and Development Plan; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000, et seq., and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Mitigated Negative Declaration (MND) was prepared and circulated for a 20-day public review period beginning on May 18, 2017 through June 6, 2017. No public comments were received on the MND prior to the Planning Commission meeting, a copy of the Draft MND/Initial Study is included in Exhibit A (Attachment 4 of the project staff report) of this Resolution, and it is on file at the Paso Robles Community Development Department; and

WHEREAS, mitigation measures have been incorporated into the MND and will be imposed on the project through the City's adoption of a Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed on the project to address potential environmental effects from: cultural resources. With the implementation of this mitigation, all potential environmental effects will be reduced to a less than significant level. These mitigation measures are provided in Exhibit B, "Mitigation Monitoring and Reporting Program" attached to this Resolution; and

WHEREAS, mitigation measures set forth in the MMRP are specific and enforceable. The MMRP adequately describes implementation procedures, monitoring responsibility, reporting actions, compliance schedule, and verification of compliance in order to ensure that the Project complies with the adopted mitigation measures; and

WHEREAS, the mitigation measures contained in the MMRP will also be imposed as enforceable conditions of approval; and

WHEREAS, the applicant has executed a Mitigation Agreement whereby the applicant has agreed to incorporate all

Attachment 4

Draft Resolution A

of the mitigation measures listed in Exhibit B into the project. A copy of the executed Mitigation Agreement is on file in the Community Development Department; and

WHEREAS, public notice of the proposed Draft MND was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 23, 2017 to consider the Initial Study and the draft MND prepared for the proposed project, and to accept public testimony on the Planned Development, Conditional Use Permit, Vesting Tentative Tract Map, Oak Tree Removal, and environmental determination, at the close of this public hearing, the Planning Commission recommended adoption of the MND and approval of the proposed project to the City Council; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence supporting a fair argument that there would be a significant impact on the environment with mitigation measures imposed on the project; and

WHEREAS, pursuant to CEQA the City Council has independently reviewed the Initial Study, the Mitigated Negative Declaration, and all comments received regarding the Mitigated Negative Declaration, and based on the whole record before it finds that the Mitigated Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines, that there is no substantial evidence that the Project will have a significant effect on the environment with the incorporation of mitigation, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council.

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

Section 1. 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, the City Council makes the following findings:

1. That based on its independent judgment and analysis, adopts the Mitigated Negative Declaration (Exhibit A) for the Paso Market Place project and adopts a Mitigation Monitoring and Reporting Program (Exhibit B), and imposes each mitigation measure as a condition of approval, in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

Section 3 -City Council: the City Council of the City of El Paso de Robles does hereby certify the Draft Mitigated Negative Declaration as shown in Exhibit A:

Attachment 4

Draft Resolution A

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 20th day of June 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibits:

- A. Exhibit A – Mitigated Negative Declaration / Initial Study (refer to Attachment 7 of the Planning Commission staff report)
- B. Exhibit B – Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Plan

Project File No./Name: ZC 17-001, PD 17-003, CUP 17-007 – Paso Market Place (1803 Spring Street)
 Approving Resolution No.: _____ by: Planning Commission City Council Date: _____

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type:Project, ongoing, cumulative
 Monitoring Department or Agency:Department or Agency responsible for monitoring a particular mitigation measure
 Shown on Plans:When a mitigation measure is shown on the plans, this column will be initialed and dated.
 Verified Implementation:When a mitigation measure has been implemented, this column will be initialed and dated.
 Remarks:Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Timing/Remarks
C-1 In accordance with the City's Historic Preservation Ordinance, the applicant shall obtain a Certificate of Appropriateness, approved by the City Council, prior to issuance of building permit(s) for exterior rehabilitation and breezeway and kitchen addition building for the existing historic building located 1803 Spring Street	Approval	CDD		City Council Resolution of approval for Certificate of Appropriateness	Prior to issuance of building permits for external rehabilitation and additions to 1803 Spring Street.

Explanation of Headings:

Type:Project, ongoing, cumulative
 Monitoring Department or Agency:Department or Agency responsible for monitoring a particular mitigation measure
 Shown on Plans:When a mitigation measure is shown on the plans, this column will be initialed and dated.
 Verified Implementation:When a mitigation measure has been implemented, this column will be initialed and dated.
 Remarks:Area for describing status of ongoing mitigation measure, or for other information.

Draft Ordinance A

Attachment 5

Ordinance No. XXXX.N.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
AMENDING THE UPTOWN TOWN CENTRE SPECIFIC PLAN REGARDING SPECIALTY
RETAIL AND FLEX SHED BUILDINGS IN THE T3-F ZONE**

**ZONE CHANGE 17-001
(PASO MARKET PLACE – 1803 SPRING STREET)**

WHEREAS, McShane Murane of M+, on behalf of Deborah Longo, has submitted applications for the Paso Market Place project for PD 17-003 and CUP 17-007 to construct and operate a 15,669 square feet mixed-use development project, including a restaurant, specialty retail and residential uses; and

WHEREAS, the project is proposed to be located on the site at 1803 Spring Street; and

WHEREAS, in conjunction with the PD17-003 & CUP 17-007, Zone Change 17-001 has been filed requesting to amend the Uptown Town Centre Specific Plan to allow for specialty retail uses and allow for the Flex Shed building type in the T3-F zoning district; and

WHEREAS, on May 23, 2017 the Planning Commission on a 5-0 vote, recommended that the City Council approve the Mitigated Negative Declaration, Zone Change, Conditional Use Permit and Development Plan; and

WHEREAS, the City Council held a duly noticed public hearing on the proposed Zoning Ordinance amendment on June 20, 2017, where it considered the staff report and public testimony; and

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

Section 1. Recitals. The recitals set forth above are true and correct and are incorporated as though fully set forth herein.

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 City Council makes the following findings:

1. The proposed specific plan amendment is consistent with the goals and policies established by the General Plan, since the project would provide for expanded retail and infill development in the Downtown, and additional tourist-oriented development.
2. The proposed specific plan amendment is consistent with goals and vision of the Uptown/Town Center Specific Plan since it would help preserve and augment Downtown's unique historical value while enhancing its economic vitality.

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, an Initial Study and Mitigated Negative Declaration (ND) was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study (and comments and responses thereto), a determination has been made that the project may be approved with a Negative Declaration.

Draft Ordinance A

Attachment 5

Section 4. Uptown / Town Center Specific Plan Amendment. The Council hereby adopts the language attached hereto as Exhibit A, B and C and incorporated herein by reference amending Table 5.3-1, Section 5.4.2.B and Table 5.1.1 are to be amended to the Uptown Town Centre Specific Plan to read in full as set forth in Exhibit A, Exhibit B, and Exhibit C, incorporated by this reference.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 7. Publication. The City Clerk shall certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California, and cause a summary to be published once within 15 days after its passage in a newspaper of general circulation, published and circulated in the City in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council held on June 20, 2017, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

Attest:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A Table 5.3-1
Exhibit B Section 5.4.2.B
Exhibit C Table 5.1.1

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	-	-	P	P	P	P	P	-	
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	/ CUP*	-	P	P	P	P	P	-	* Conditional Allowed Use on any lot with Spring St. frontage. 1740 Spring is a permitted use

Proposed Amendment ZC 17-007

5.4.2 T-3 Flex (T-3F) Zone



A. BUILDING FORM AND USE

Building Form	Use
Small, detached residential; small attached retail	Residential, flexible

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the T-3F Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Single Dwelling ³	2 ¹ / 26 feet	5.5.1.E.1
Carriage House, RYDs ⁴	2 ² / 26 feet	5.5.1.E.2
Duplex, Triplex ³	2 ² / 26 feet	5.5.1.E.3
Bungalow Court	2 ² / 26 feet	5.5.1.E.6
Rowhouse	2 ² / 26 feet	5.5.1.E.7
Live-Work	2 ² / 26 feet	5.5.1.E.8
Flex Shed⁵	3 / 36 feet	5.5.1.E.14

- Maximum number of accessory units: 1 unit per property.
- Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- These buildings may accommodate commercial and mixed-uses, subject to Table 5.3-1 (Allowable Uses and Permit Requirements).
- RYDs are Rear Yard Dwellings and Rear Yard Duplexes.
- Flex Shed building type permitted on Spring St. frontage lots only**

C. BUILDING PLACEMENT

- Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	15 feet	20 feet
Side Street	12 feet	15 feet
Side Yard - 1 story	5 feet	12 feet
- 2 story	8 feet; 5 feet for lots 50 feet wide or less	-
Rear Yard	10 feet	-

- Facade Plane.** Street facing facades shall be built parallel to the right-of-way.

- Accessory Buildings:** If permitted, each accessory building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	12 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

Rear Yard Single Dwellings and Rear Yard Duplexes shall be separated from the principal building by a minimum distance of 10 feet. Carriage Houses may be attached to the principal building per the provisions of Section 5.5.1.A.

D. ENCROACHMENT INTO SETBACKS

- Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Table 5.1.1 – Building Types Standards by Zone

Building Type	Lot Width (min-max) ^{1,2}	Number of Stories							
		T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Carriage House/ Rear Yard Single Dwelling/Rear Yard Duplex	45' – 75'	2	2	2	2	-	-	-	-
2. Single Dwelling	40' – 70'	2 ³	2 ³	2 ³	2 ³	-	-	-	-
3. Duplex	50' – 75'	2 ³	2 ³	2 ³	2 ³	-	-	2	2
Triplex/Quadplex	50' – 75'	-	-	2 ³	2 ³	-	-	-	-
4. Villa	100' – 200'	-	-	2 ³	2 ³	-	-	-	-
5. Rosewalk	125' – 200'	-	-	2 ³	-	-	-	-	-
6. Bungalow Court	100' – 200'	2 ³	2 ³	2 ³	2 ³	-	-	-	-
7. Rowhouse	14' – 125'	-	2 ³	3 ³	3 ³	3	-	3	3
8. Tuck-Under	14' – 125'	-	-	3 ³	3 ³	3	-	3	-
9. Live-Work	14' – 125'	-	2 ³	3 ³	3 ³	3	3	3	3
10. Courtyard Housing	125' – 250'	-	-	3 ³	3	-	3	3	3
11. Stacked Dwellings	100' – 200'	-	-	-	3	3	3	4	-
12. Liner	170 – 350'	-	-	-	-	3	4	4	4
13. Flex Block	125' – 200'	-	-	-	3	3	4	4	4
14. Flex Shed	40' – 100'	-	3 ⁴	-	3	3	4	4	4

- Not allowed

1 Measured along the front of the lot

2 Properties west of Vine Street and north of 21st Street are subject to the Hillside Development District (Chapter 21.14A of the Zoning Ordinance).

3 Attic space may not be occupied and not count as a story.

4 **Flex Shed permitted on Spring St frontage lots only.**

Attachment 6

Draft Resolution B

DRAFT RESOLUTION 17-xxx

**A RESOLUTION OF THE CITY OF EL PASO DE ROBLES
CITY COUNCIL APPROVING PLANNED DEVELOPMENT 17-003
AND CONDITIONAL USE PERMIT 17-007
FOR A SPECIALTY RETAIL DEVELOPMENT IN T3-F ZONE
(PASO MARKET PLACE – 1803 SPRING STREET)**

WHEREAS, McShane Murane of M+, on behalf of Deborah Longo, has submitted applications for the Paso Market Place project for PD 17-003 and CUP 17-007 to construct and operate a 15,669 sf mixed-use development project, including a restaurant, specialty retail and residential uses; and

WHEREAS, the project is proposed to be located on the site at 1803 Spring Street; and

WHEREAS, the existing historic residential structure located on the southeast corner of the site is proposed to remain and be re-purposed as a restaurant; and

WHEREAS, in accordance with the City's Historic Preservation Ordinance, a condition of approval has been added to the project that requires the applicant to submit for a Certificate of Appropriateness, which will require that the City Council based on specific findings in the ordinance that all exterior work proposed for this building would be in keeping with the Secretary of the Interior's Standards for Rehabilitation; and

WHEREAS, in conjunction with the PD & CUP a request is being made to amend the Uptown Town Centre Specific Plan to allow for specialty retail uses and allow for the Flex Shed building type in the T3-F zoning district; and

WHEREAS, in conjunction with the PD & CUP a request is being made to allow for modifications to development standards outlined in the Uptown Town Centre Specific Plan in the T3-F zoning district related to building placement and parking lot setbacks; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, on May 23, 2017 the Planning Commission on a 5-0 vote, recommended that the City Council approve the Mitigated Negative Declaration, Zone Change, Conditional Use Permit and Development Plan; and

WHEREAS, a duly noticed public hearing was conducted by the City Council on June 20, 2017, on this project to accept public testimony on the Mitigated Negative Declaration and the proposed project; and

WHEREAS, a resolution was adopted by the City Council approving a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

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

Section 1. 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 City Council makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan, since the project would provide for expanded retail and infill development in the Downtown, and additional tourist-oriented development.
2. The project is consistent with and supports the intent of the Uptown/Town Center Specific Plan as amended since it would help preserve and augment Downtown's unique historical value while enhancing its economic vitality.
3. The project is a "conditional" use in the T-3F Zone in the Uptown/Town Center Specific Plan (UTCSP), and complies with all applicable development standards in the UTCSP and Zoning Ordinance.
4. The proposed modifications to the UTCSP related to building placement and parking lot setbacks are warranted since they would help protect the existing oak trees on site while maintain the required number of off-street parking spaces; and
5. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
6. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; based on the residential scale of the project along with a use of a mixture of quality materials, and
7. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, since the mixed use project based on the proposed industrial style of architecture and preservation of the oak trees; and
8. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
9. The proposed development plan contributes to the orderly development of the City as a whole; and
10. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing flexible uses that preserve the existing residential character, while allowing for higher residential densities and a more diverse use mix; and

Section 3. Planned Development Approval. The City Council of the City of El Paso de Robles does hereby approve of Planned Development 17-003 and Conditional Use Permit 17-007, subject to the following conditions

1. Exhibit A-1: Project Specific Conditions of Approval,
2. Exhibit A-2: Standard Conditions of Approval,
3. Exhibits B-R: Plans and Exhibits

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 20th day of June 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A-1: Project Specific Conditions of Approval,
Exhibit A-2: Standard Conditions of Approval,
Exhibits B-R: Plans and Exhibits

Exhibit A-1: Conditions of Approval

Planning Division Conditions:

4. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit "A" and incorporated herein by reference.

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

5. 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:

EXHIBITS	DESCRIPTION
A-2.	Standard Conditions of Approval (Refer to Ex. A of Reso. B – Tract Res.)
B.	Survey / Project Description
C.	Demo Plan
D.	Site Plan
E.	Drainage Plan
F.	Storm Water Plan
G.	Landscape Plan
H.	First Floor Plan
I.	Second Floor Plan
J.	Exterior Elev.
K	Ext. Elev. Area A
L	Ext. Elev. Area B
M	Ext. Elev. Area C
N	Ext. Elev. Area D
O	Ext. Elev. Area E
P	Site Sections
Q	Interior Rendering – Market
R	Arborist Report

6. PD 17-003 and CUP 17-007 is approved to establish a 16,597 sf mixed-use development project. The project includes restaurant, specialty retail, and residential uses, as follows:

Building A – Restaurant - 1,200 sf
Building B – Retail and 3 residences – 4,080 sf
Building C – Retail, café – 1,162 sf
Building D – Retail - 3,653 sf
Building E – Bar/outdoor seating, retail, 3 residences – 4,660 building sf, and 1,150 patio sf

The project shall be designed and constructed to be in substantial conformance with Exhibits A-R, listed above and approved with this resolution. With the approval of PD 17-003, the following modifications from the development standards of the Uptown Town Centre Specific Plan are approved:

- (a.) Section 5.4.2.C.1 - Building Placement: allow the building to exceed the 20-foot maximum setback, to allow for buildings to be setback up to 75-feet away. (the increased setback helps protect the oak trees on site and allow for outdoor activity areas).
 - (b.) Section 5.4.2.F.1 – Parking Placement: allow for a reduced setback from 12-feet to 4-feet of landscaped setback between the property line along 18th Street and the parking lot. (the 4-feet along with the 5-foot landscaped area between the back of sidewalk and the property line will provide for a 9-foot landscape setback from the back of sidewalk to the parking lot.
7. Approval of this 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 of Planned Development 17-003 and Conditional Use Permit 17-007 shall expire on June 20, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
8. In the event that there is a use requested to be established in one of the buildings that is different from the uses listed above, as long as the use is listed as a permitted use in Table 5.5-1 of the Uptown Town Centre Specific Plan it may be established.
9. The site plan shall be modified to provide for a two-way, 26-foot wide drive into the parking lot area located at 18th Street and the alley. Plans to show enhanced parking lot screening shall be provided for review by the DRC prior to the issuance of a building permit. Screening would include landscaping and short decorative wall/fence.
10. The back flow prevention device located on the corner of 19th street and alley shall be set back out of the right of way in an area that can be thoroughly landscaped.
11. The tandem parking lot area shall be designed to be for employee and residential parking only. A full time parking attendant must be on duty during the times that the commercial businesses are open for business. Prior to the issuance of a building permit, a parking lot and signage plan shall be provided for review by the (DRC) that outlines the rules and signage for the tandem lot.
12. Prior to the issuance of a building permit, the Development Review Committee (DRC) shall review the following items to insure substantial compliance with the above listed Exhibits:
 - Site Planning modifications indicated in Conditions 9, 10 above
 - Final site details such as landscaping, decorative paving, benches, exterior lighting/shielding and any other site planning details
 - Architectural elevations, including final materials, colors and details
 - Equipment such as back flow devices, transformers, a/c condensers and appropriate screening methods for both views and noise
 - Final grading and drainage plans
 - Sign Program for the project
13. In accordance with the City’s Historic Preservation Ordinance, the applicant shall obtain a Certificate of Appropriateness, approved by the City Council, prior to issuance of building permit(s) for exterior rehabilitation and breezeway and kitchen addition building for the existing historic building located 1803 Spring Street.

14. Prior to the issuance of a grading permit, the Project Arborist shall provide an Oak Tree Preservation plan outlining the preservation requirements for the project along with the monitoring schedule. The Arborist preservation measures shall be provided for along with Arborist signature on the Grading Plan.
15. Deliveries to and from the project from the alley, shall be limited to 7am to 7pm.
16. This CUP/PD does allow amplified music beyond background music within buildings through a house music system or live music that is accessory to the business/use.

Engineering Division Conditions:

17. A Stormwater Control Plan must be submitted with the grading plan for the project.
18. Details for screening the double check valve assembly on the fire line need to be provided, and shall be located on the project site so that it is screened from view.
19. Curb, gutter, tree wells, curb extensions, and sidewalk on Spring St, 18th St. and 19th St. must be reconstructed as determined by the City Engineer. The sidewalk shall be scored with a uniform 5 ft. x 5 ft. square pattern.
20. 18th and 19th street shall be striped for Diagonal parking along the project frontage as determined by the City Engineer. Spring Street striping shall be evaluated to determine if changes in striping location is needed because of the curb extension. Parking Tees shall be striped on Spring Street as determined by the City Engineer.
21. Street trees with decorative grates (City Std. C-4) shall be placed in tree wells 40 feet on center on Spring St, 18th St. and 19th St. Street tree species shall be approved by the Community Service Department and installed per City Std. L-3.
22. Decorative street lights on black fluted poles, owned and maintained by PG&E, shall be placed in 80 feet on center on Spring St, 18th St. and 19th St. Street light standard to be approved by City Engineer.
23. The alley fronting the project must be reconstructed as a paver block alley in conformance with Standard Drawing A-8 and as determined by the City Engineer.

EXHIBIT A-2

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development 17-003 _____ Conditional Use Permit 17-007 _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: PC/CC

Date of Approval: June 6, 2017

Applicant: Paso Market Place

Location: 1803 Spring Street

APN: 008-234-007, 008, 009

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

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

A. GENERAL CONDITIONS – PD/CUP:

- 1. This project approval shall expire on June 20, 2019 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution _____)

- 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and

(Adopted by Planning Commission Resolution _____)

- size of containers to be stored in the enclosure.
- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
 - 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
 - 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
 - 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
 - 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
 - 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
 - 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
 - 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
 - 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the

(Adopted by Planning Commission Resolution _____)

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:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other: See PD 17-003 Res. _____

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) _____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

(Adopted by Planning Commission Resolution _____)

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.

(Adopted by Planning Commission Resolution _____)

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

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

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

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

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:
 Performance Bond.....100% of improvement costs.
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

(Adopted by Planning Commission Resolution _____)

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 with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

(Adopted by Planning Commission Resolution _____)

- 15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

PASO ROBLES DEPARTMENT OF EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

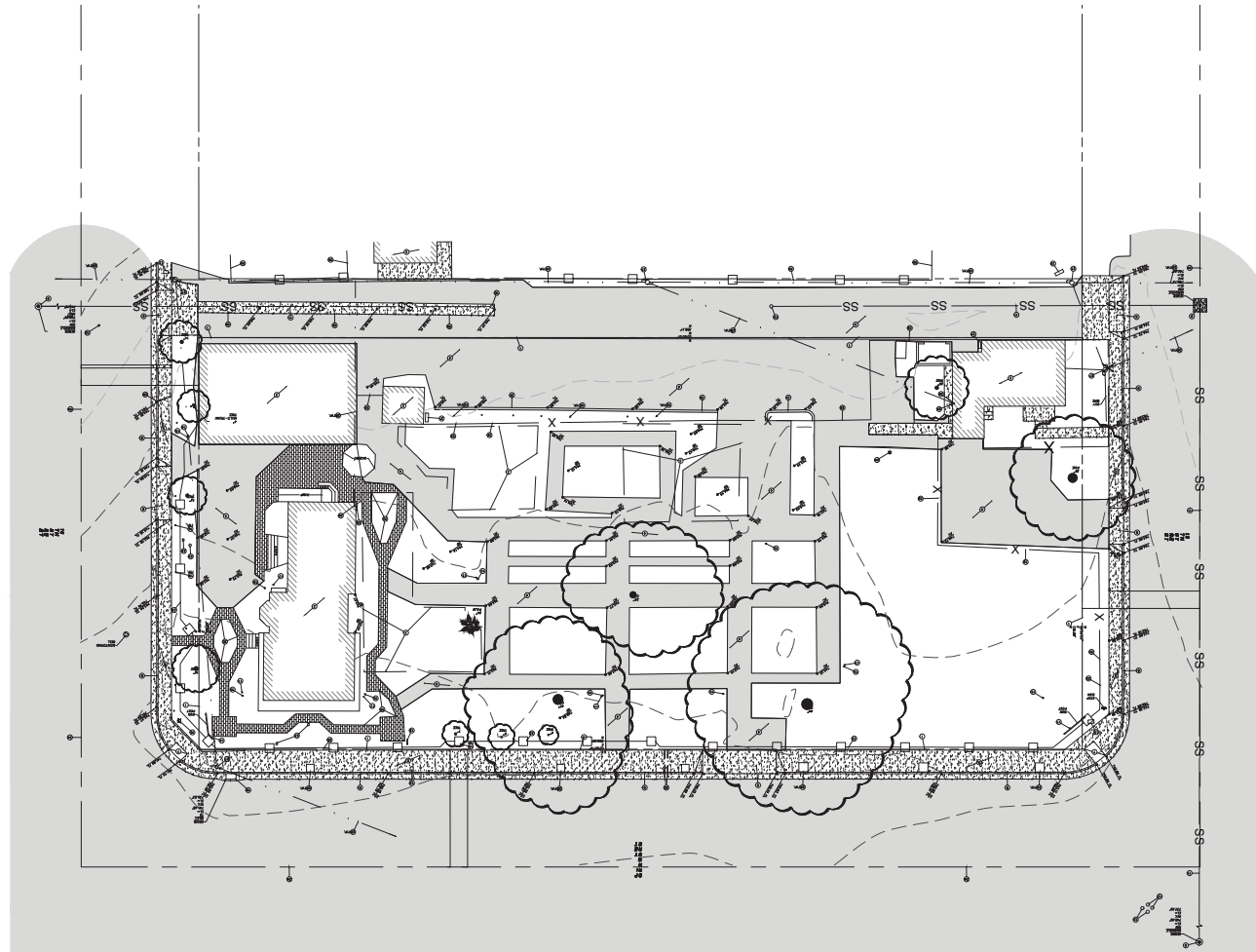
- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution _____)

5. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
7. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)

EXHIBIT - B



ARCHITECT
Project M Plus
2898 Rowena Ave
Suite 102
Los Angeles, CA 90039
www.projectmplus.com

HISTORIC CONSULTANT
CRMS
829 Paso Robles Street
Paso Robles, CA 93446

ARBORIST
Chip Tamagni
(805) 431-2602
Certified Arborist WE 6436-A

PROJECT DESCRIPTION

The Paso Public Walk is a mixed-use development that gives residents and seasoned travelers the opportunity to taste the distinctive flavor of the Central Coast.

Featuring a restored, architecturally significant Victorian home with short stay suites and two restaurants, a sophisticated marketplace of local purveyors, and family-friendly outdoor spaces, it's a place where community is woven, strengthened, and inspired.

Welcome to the gateway of Paso Robles.

This application consists of a new building design adjacent to a historic renovation of an existing home. You will find in the following pages that we are asking for two code amendments. The first is a change of height from 26' to 36' for a portion of the new building in the T3-F zone. The reasoning behind the height change is that because the site has three mature oak trees, we have been substantially compromised in the building planning and request the height variation because the location of the largest oak tree makes the size of the building smaller than what is desired or possible. The second change is to allow market, retail sales and VRBO residential leasing to occur within the T3-F zone, similar to adjacent TC-1 zoning. All other building and planning requirements will be met per code.

This project offers a direct benefit to the community with little modification of zoning. The site is zoned commercial and the infrastructure is currently able to accommodate a project of this nature. Furthermore, the project will add tax revenue for the city of Paso Robles, create jobs, promote tourism, and further the growth of the city center North of Downtown City Park, creating a new urban zone for pedestrian's, bikers and shoppers to travel along an established but underutilized commercial zone.

The proposed project consists of:

- Commercial:**
- Kitchen & Restaurant: 1,764 sf
- Retail: 1,802 sf
- Cafe: 1,162 sf
- Market: 3,653 sf
- Distillery: 2,174 sf
- Circulation: 1,114 sf
- Mezzanine: 928 sf

Total Commercial: 12,597 sf

- Residential:**
- One bedroom x 5: 3,000 sf
- Two bedroom xl: 1,000 sf

Total Residential: 4,000 sf

Total Building SF: 16,597 SF

- New landscape:**
- Garden
- Children's play area
- Patio seating
- Softscape
- 16,035 sf

SCALE: 1"=20'

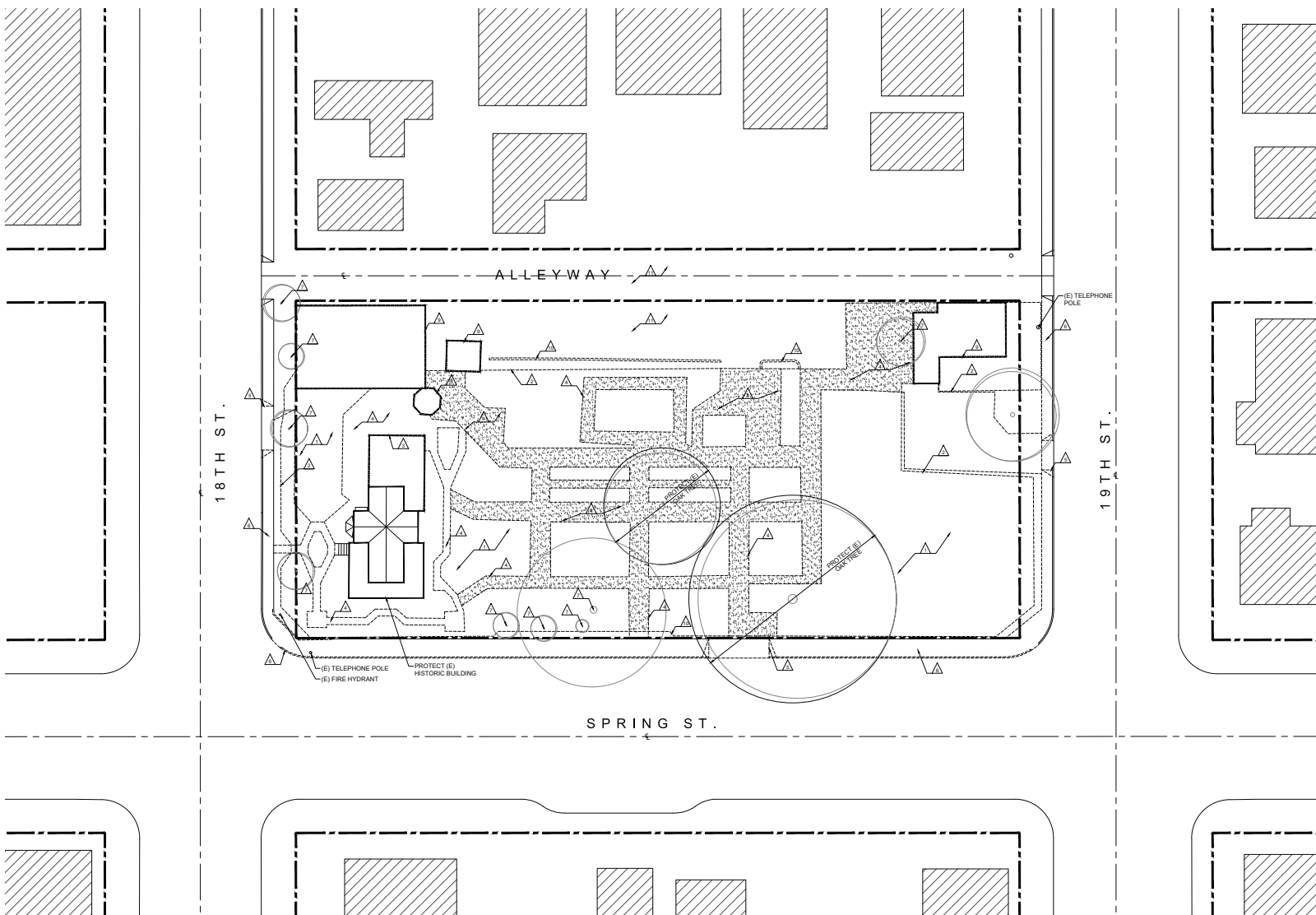
DEMO PLAN
EXHIBIT - C



DEMO NOTES

Demolition note - see general demolition note below.

- 1: Demo (e) shrubs, landscaping, and defunct irrigation
- 2: Demo (e) fence
- 3: Demo addition to (e) historic building
- 4: Demo noted portion of (e) site paving
 - 5: Demo (e) sidewalk apron
- 6: Demo noted portion of (e) sidewalk
 - 7: Remove (e) trees
 - 8: Demo (e) gazebo
- 9: Demo (e) buildings
 - 10: Demo (e) curb
 - 11: Demo (e) asphalt



SCALE: 1"=20'

EXHIBIT - D



DATA

Site Area:
41,927 SF

Zoning Info:
008-234-007
008-234-008
008-234-009

Zone:
T-3F

Building Area:
1st Floor SF : 12,597 SF
2nd Floor SF: 4,000 SF
Total: 16,597 SF

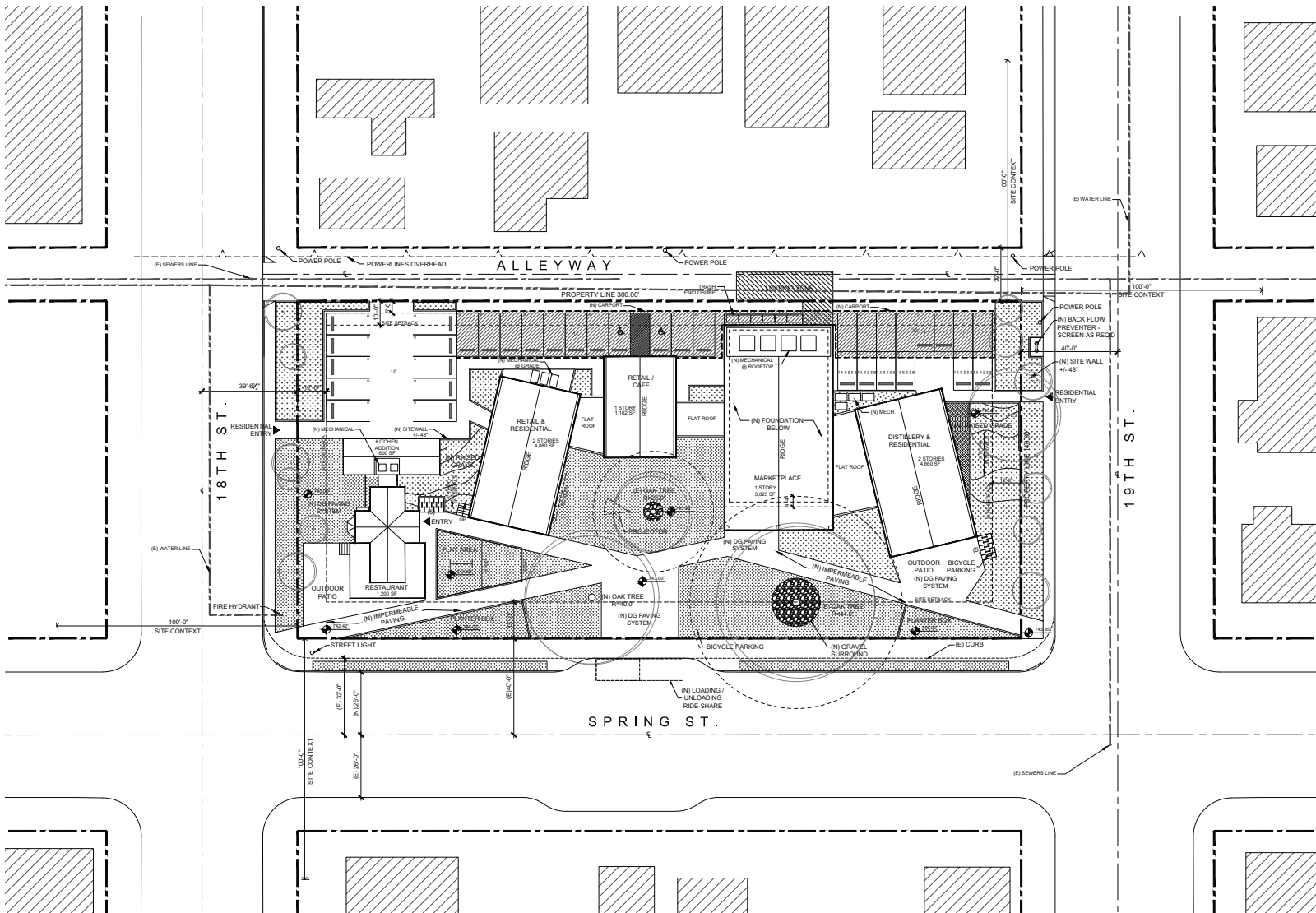
Residential Use:
(5) 1 Bedroom - 600 SF each
(1) 2 Bedroom - 1,000 SF each
4,000 SF

Commercial Use:
12,597 SF

Exterior Patio:
1,150 sf

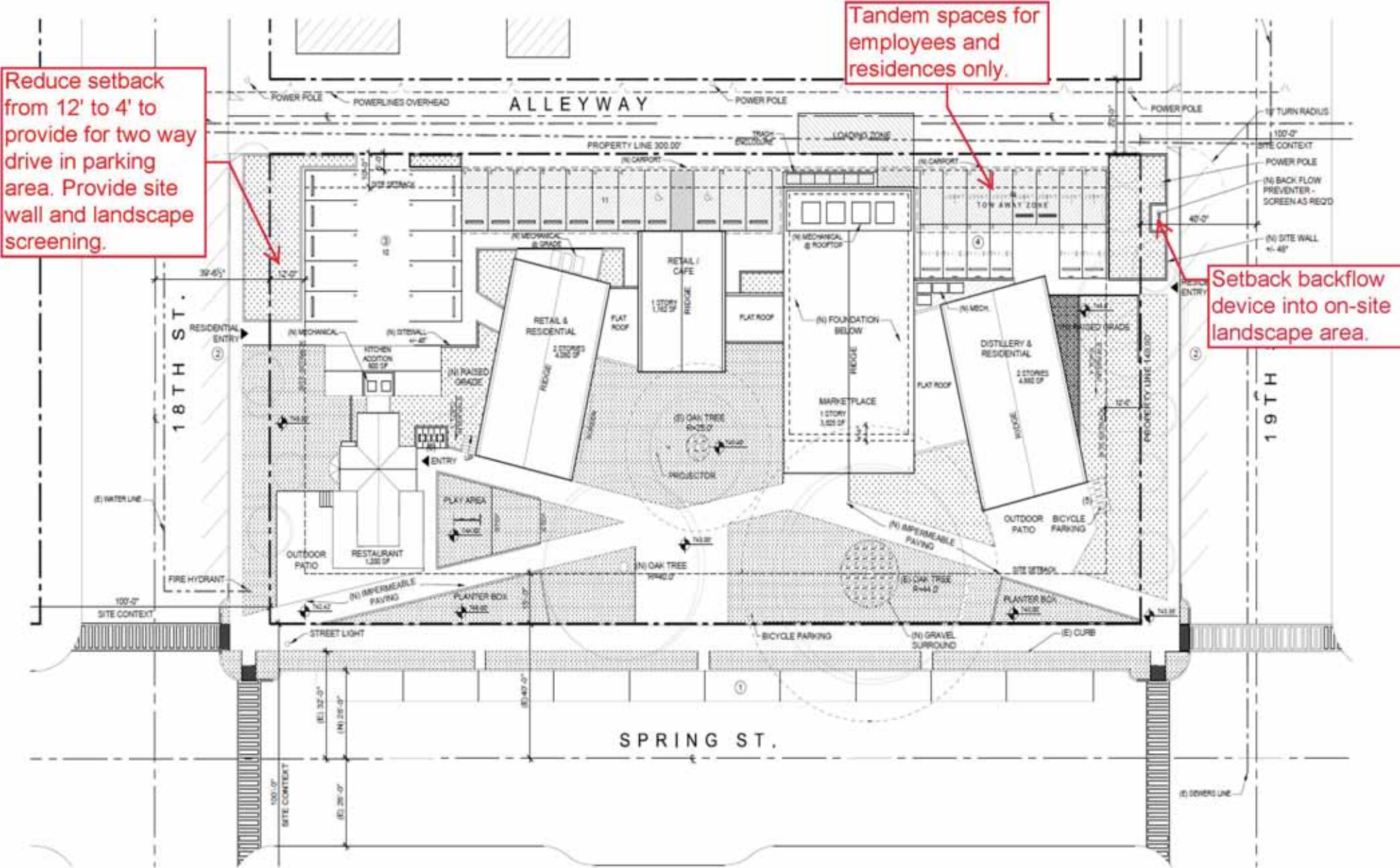
Parking: 35 spots provided including:
12,597 SF / 400 = 31 spots
1,150 SF / 400 = 3 spots
7 Bedrooms = 7 shared spots residential/community use
2 Accessible Spaces
1 Van Space
19 Standard Parking Spaces
9 Compact Parking Spaces

Landscaped Area: 16,035 SF



SCALE: 1"=20'

Exhibit D-2 Amended Site Plan

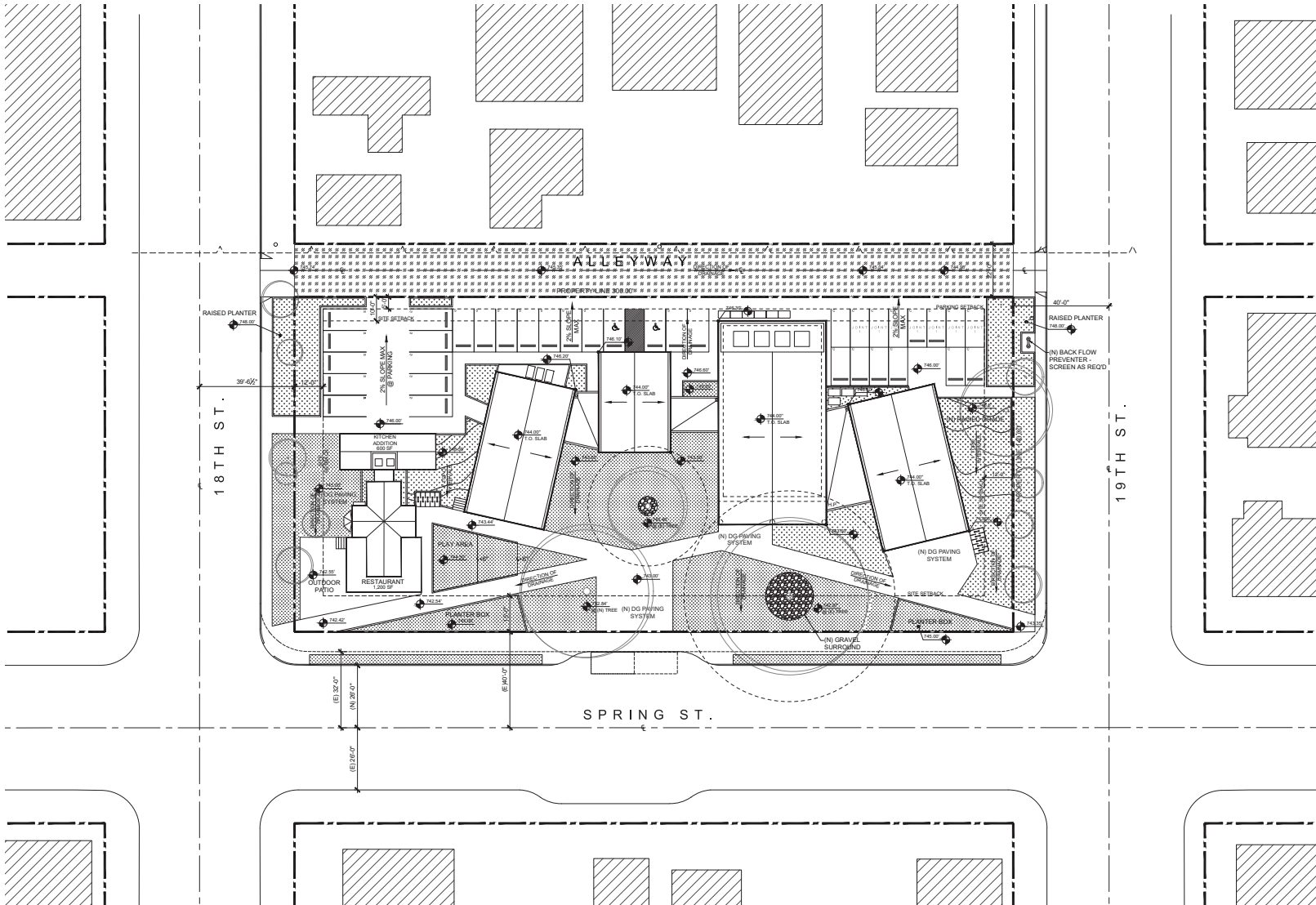


Reduce setback from 12' to 4' to provide for two way drive in parking area. Provide site wall and landscape screening.

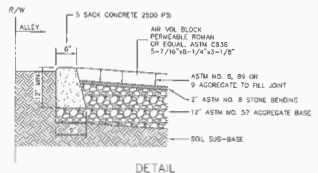
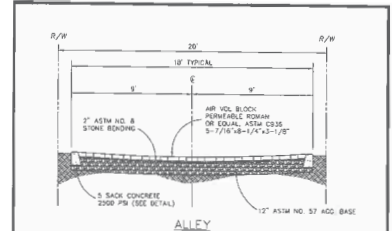
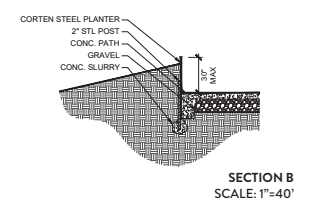
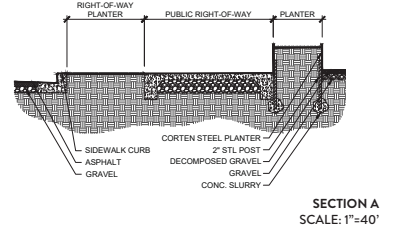
Tandem spaces for employees and residences only.

Setback backflow device into on-site landscape area.

EXHIBIT - E



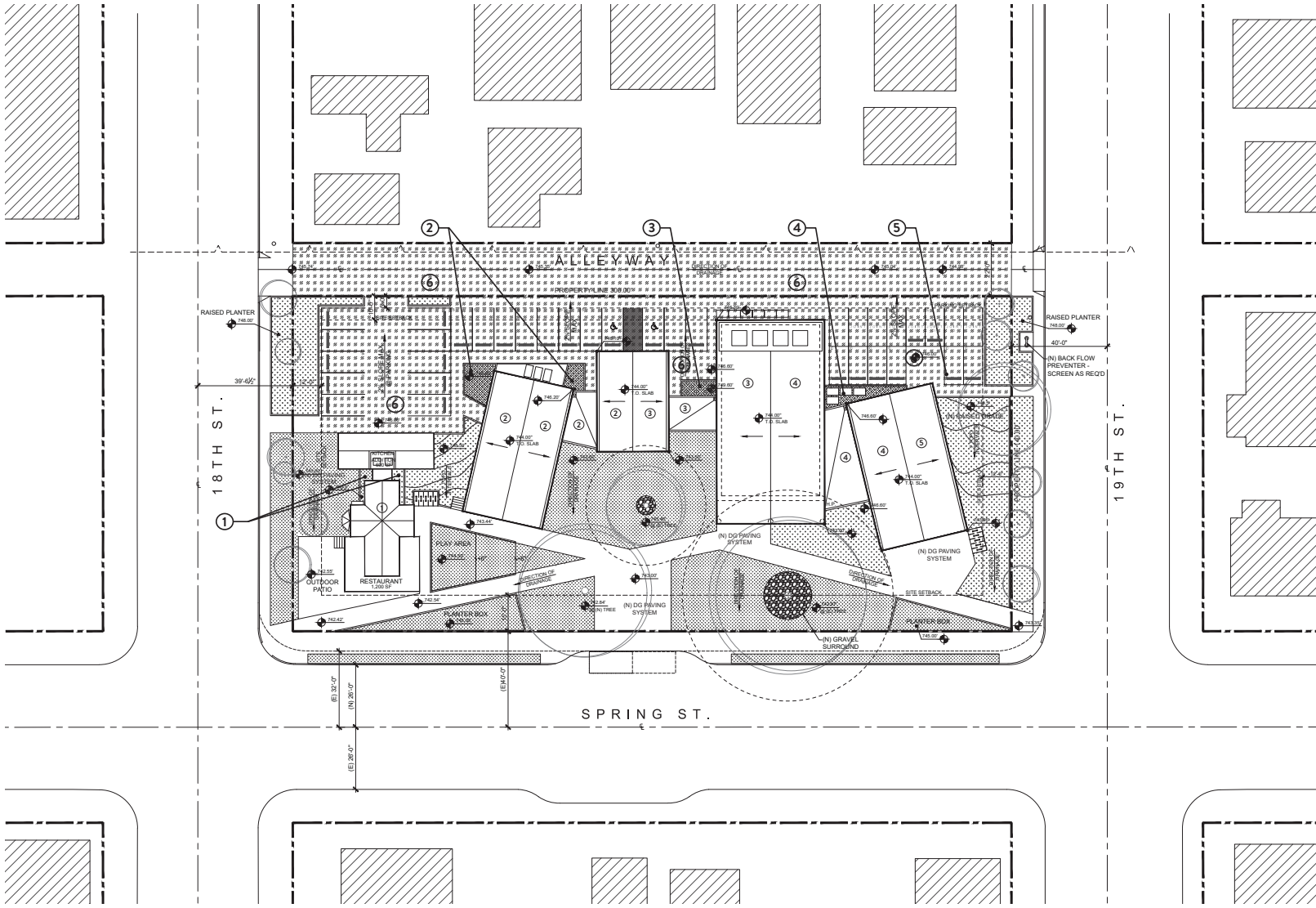
LANDSCAPE DETAILS



DESIGNED BY:	CITY OF BASS ROBBLES ENGINEERING DIVISION	DRAWING NO.:
CHECKED BY:		
FILE NAME:	PAVER BLOCK ALLEY	A-8
DATE:		

SCALE: 1"=20'

EXHIBIT - F



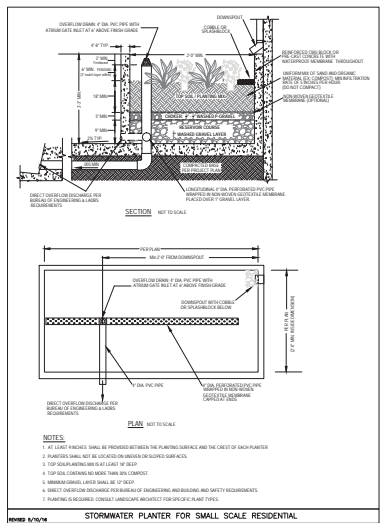
LID Planter Area:

- ① 86 SF
- ② 243 SF
- ③ 89 SF
- ④ 200 SF
- ⑤ 216 SF

Permeable Pavers Area:

- ⑥ 15,821

PLANTER DETAILS



SCALE: 1"=20'

Landscape Plan
EXHIBIT - G



PLANTING PALETTE



① *Zauschneria cana*
 'California Fuschia'



② *Muhlenbergia rigens*
 'Deer Grass'



③ *Eriogonum fasciculatum foliolosum*
 'California Buckwheat'



④ *Festuca rubra*
 'Red Fescue'

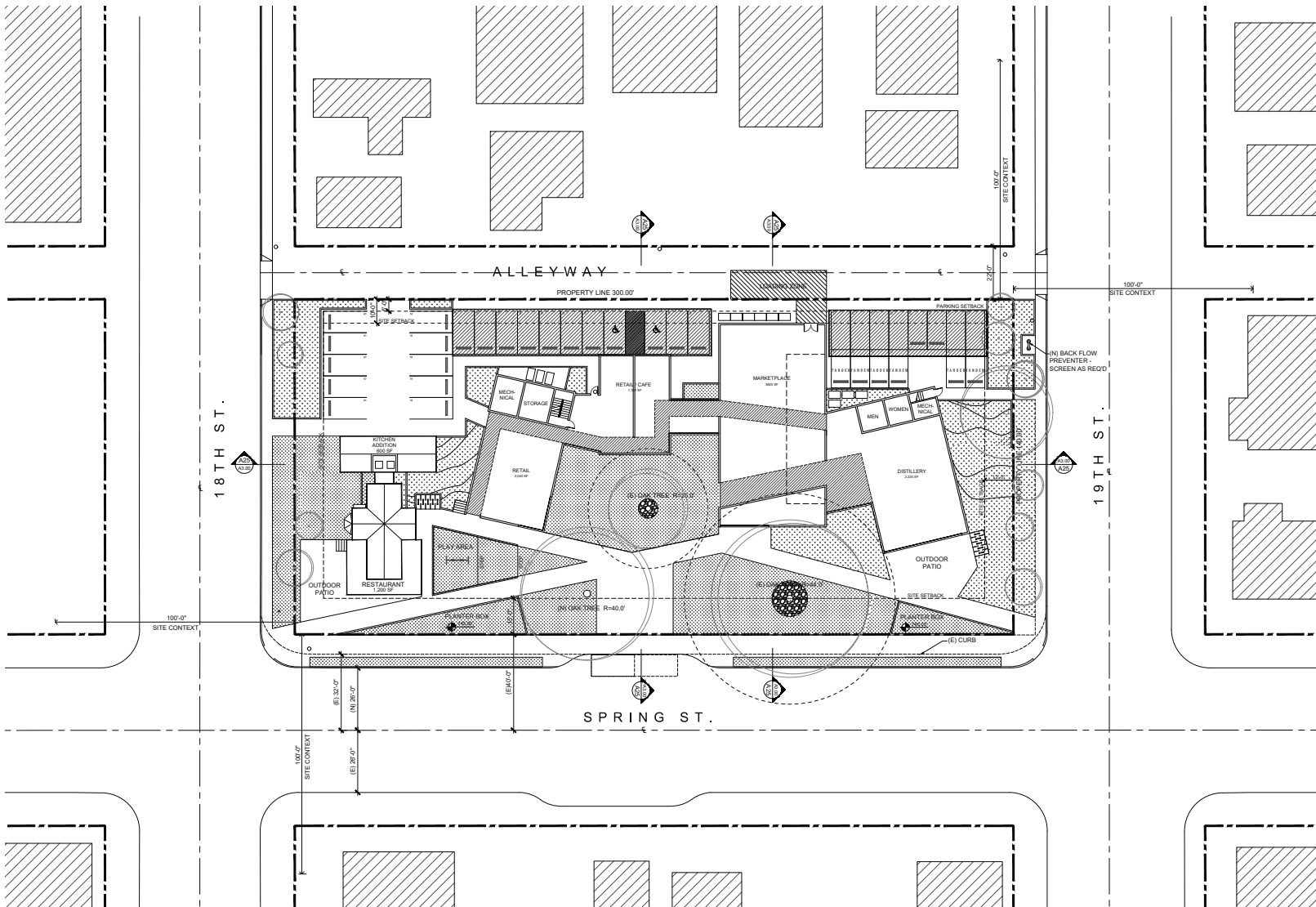


⑤ *Quercus*
 'Oak'

*All new landscaped areas will be irrigated

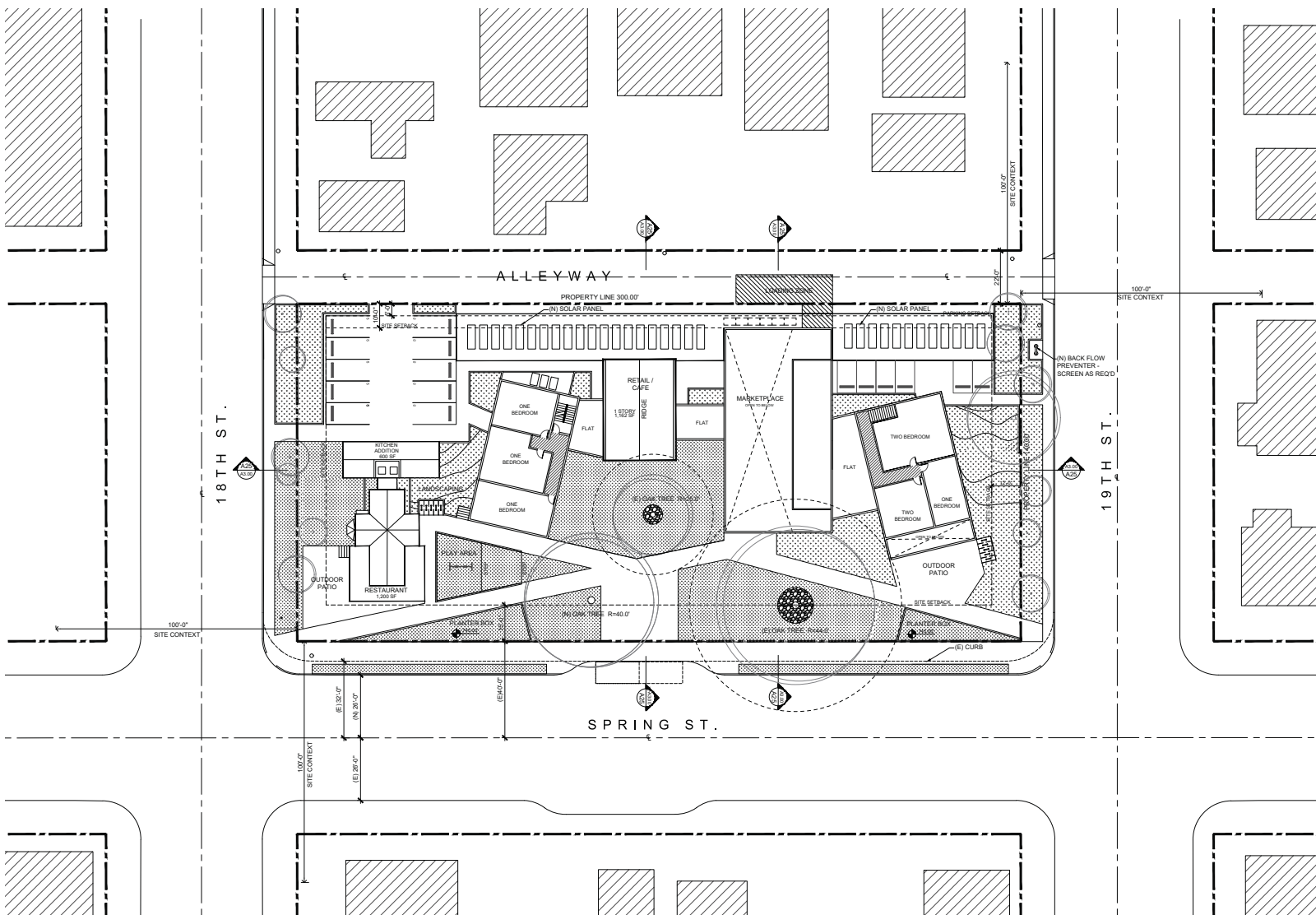
SCALE: 1"=20'

EXHIBIT - H



SCALE: 1"=20'

EXHIBIT - I







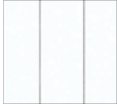
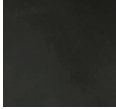

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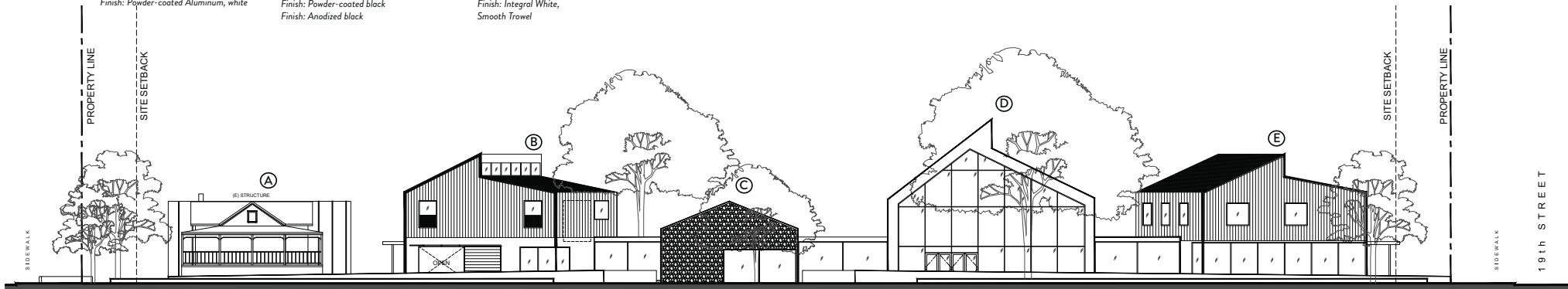
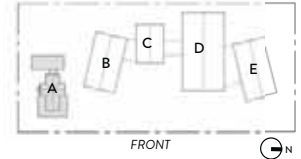
EXHIBIT - J

MATERIAL PALETTE

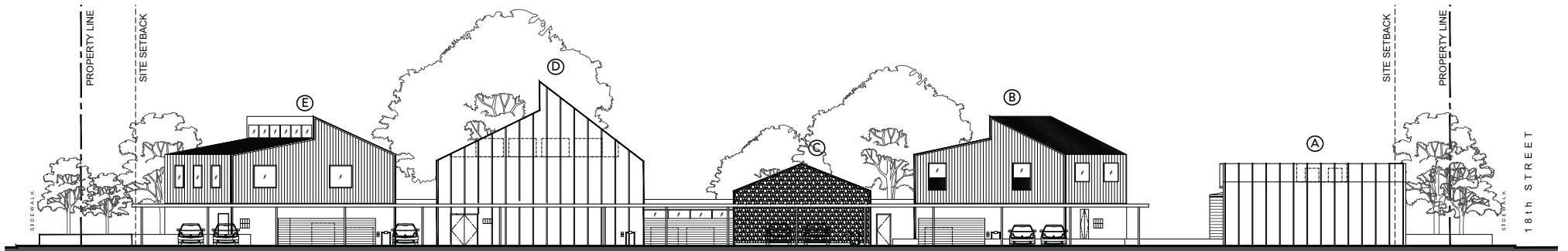
 <p>① Roofing Standing seam metal Finish: Grey</p>	 <p>② Exterior Siding T&G Finish: Cedar, clear stain</p>	 <p>③ Exterior Siding River Rock Stone Finish: Natural</p>
 <p>④ Exterior Siding White Metal Fascia Finish: Powder-coated Aluminum, white</p>	 <p>⑤ Window, Door, & Metal Railing Systems Black Metal Finish: Powder-coated black</p>	 <p>⑥ Exterior Walls Stucco Finish: Integral White, Smooth Trowel</p>

BUILDING & PROGRAM INDEX

- Ⓐ Restaurant & Kitchen
- Ⓑ Retail & Residence
- Ⓒ Retail
- Ⓓ Market
- Ⓔ Distillery & Residence



FRONT ELEVATION



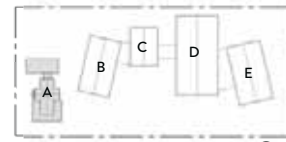
REAR ELEVATION

EXHIBIT - K

EXTERIOR ELEVATIONS

AREA A

Historic home: alteration, change of use to restaurant seating
 Kitchen*: non-historic addition



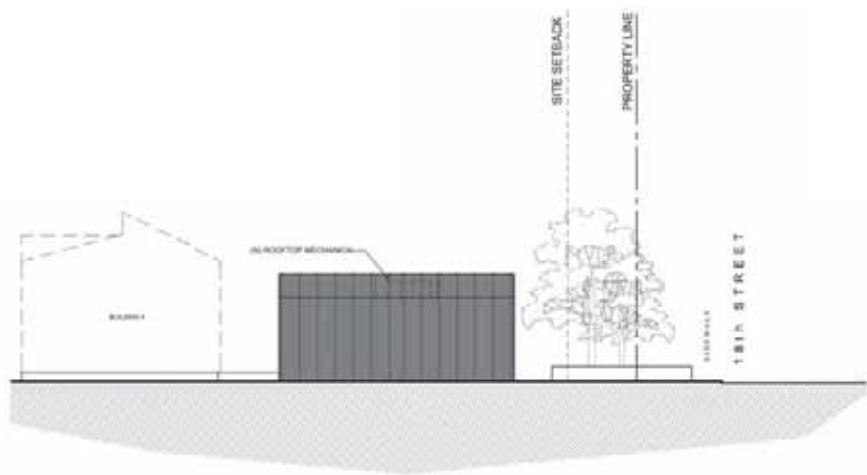
*Historic addition / alteration per CBC 8-102.1.1



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



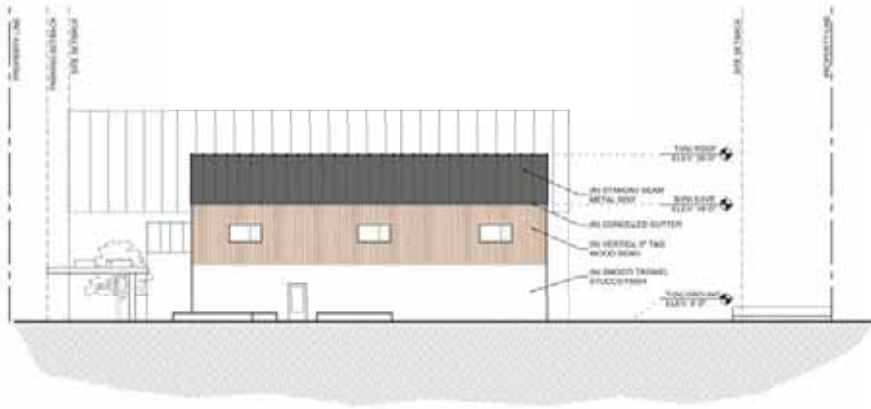
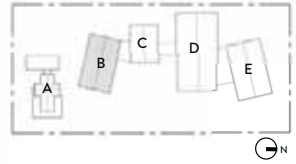
EAST ELEVATION

SCALE: 1"=10'

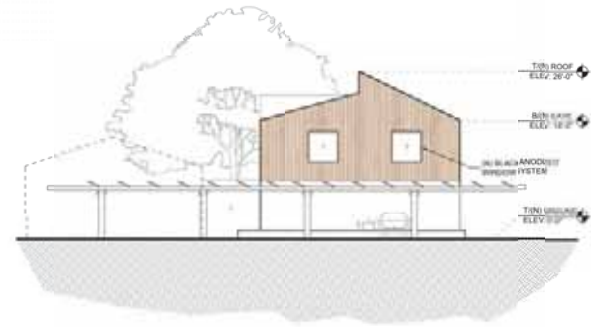
EXHIBIT - L

EXTERIOR ELEVATIONS

AREA B: RETAIL / RESIDENCE



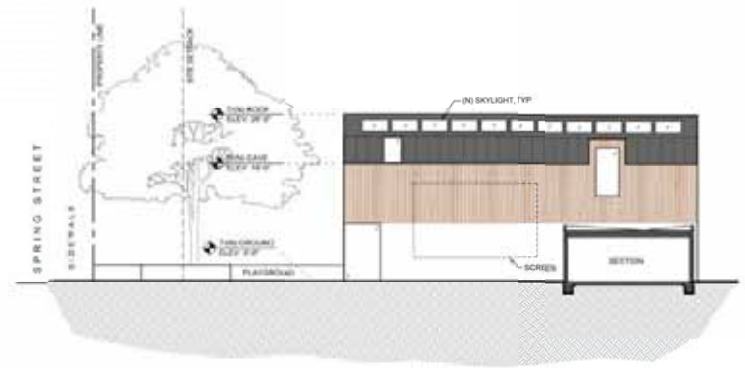
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



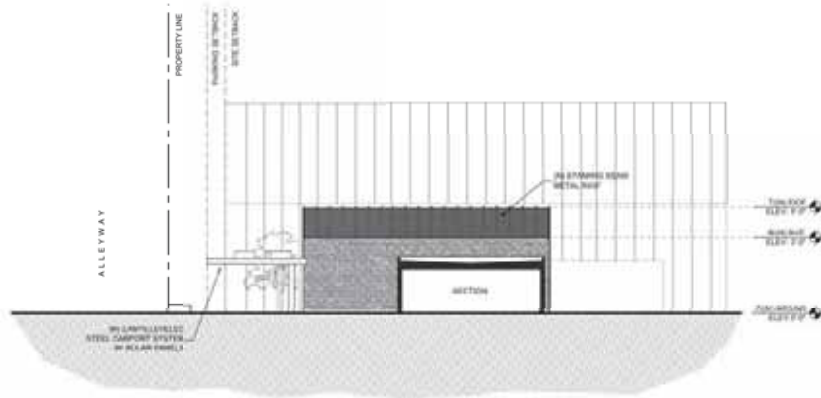
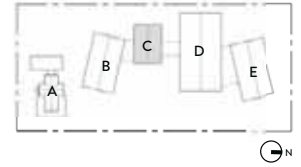
EAST ELEVATION

SCALE: 1"=10'

EXHIBIT - M

EXTERIOR ELEVATIONS

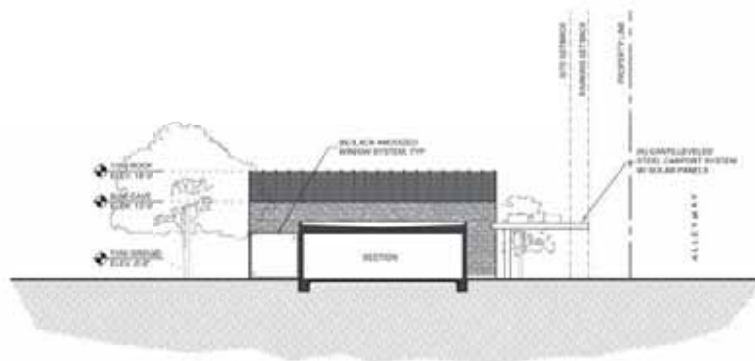
AREA C: RETAIL



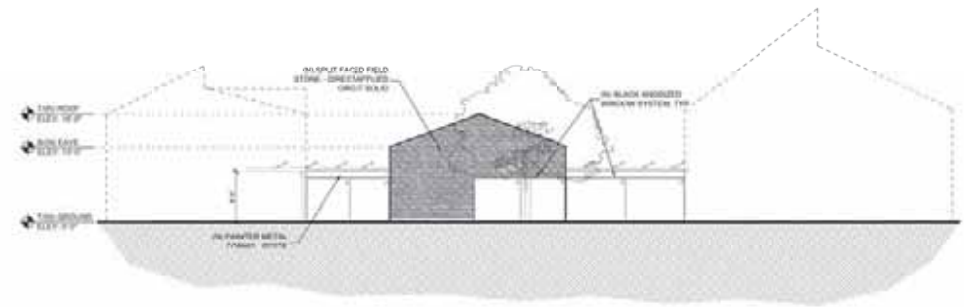
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



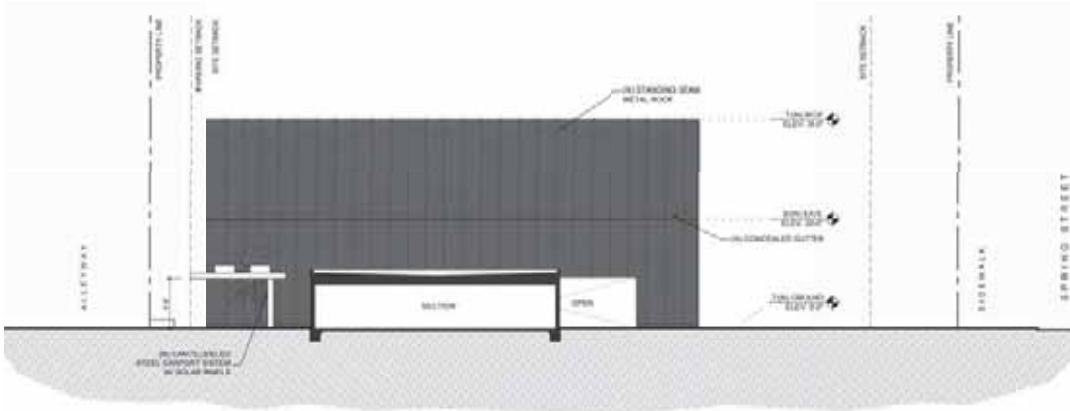
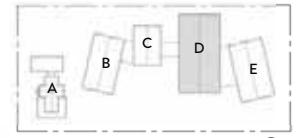
EAST ELEVATION

SCALE: 1"=10'

EXHIBIT - N

EXTERIOR ELEVATIONS

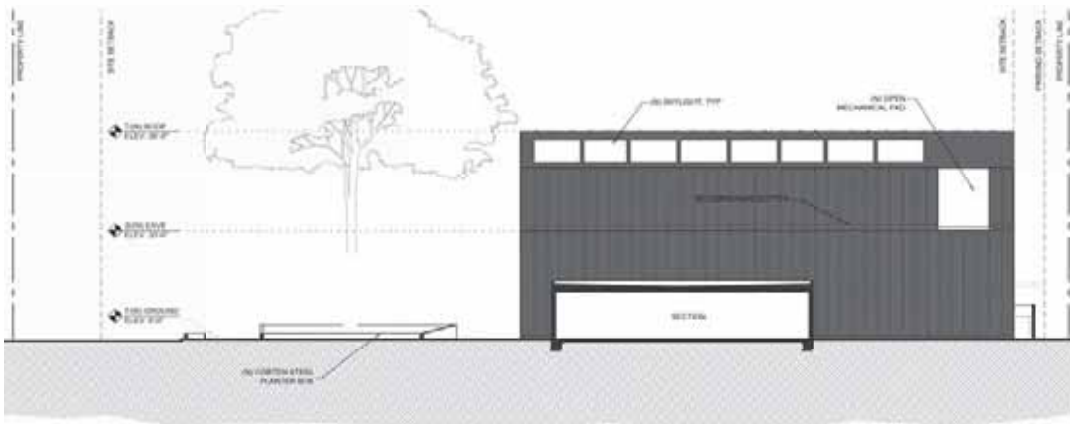
AREA D: MARKET



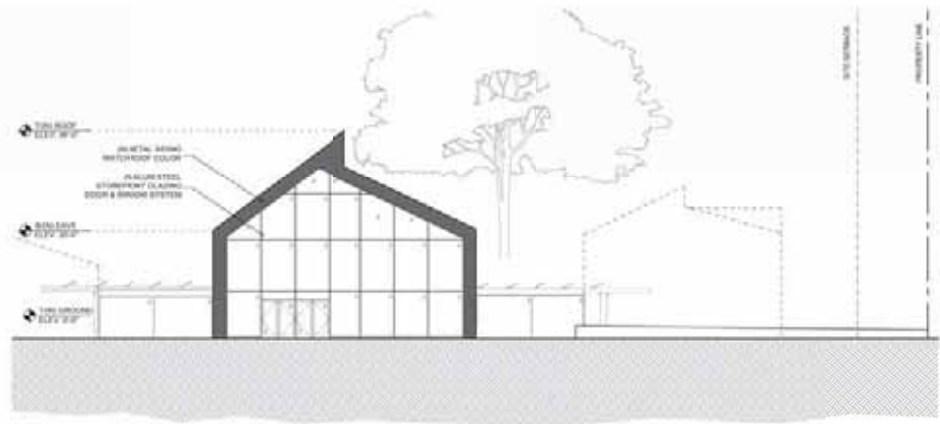
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



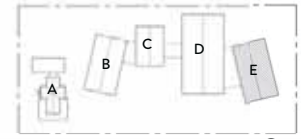
EAST ELEVATION

SCALE: 1"=10'

EXHIBIT - O

EXTERIOR ELEVATIONS

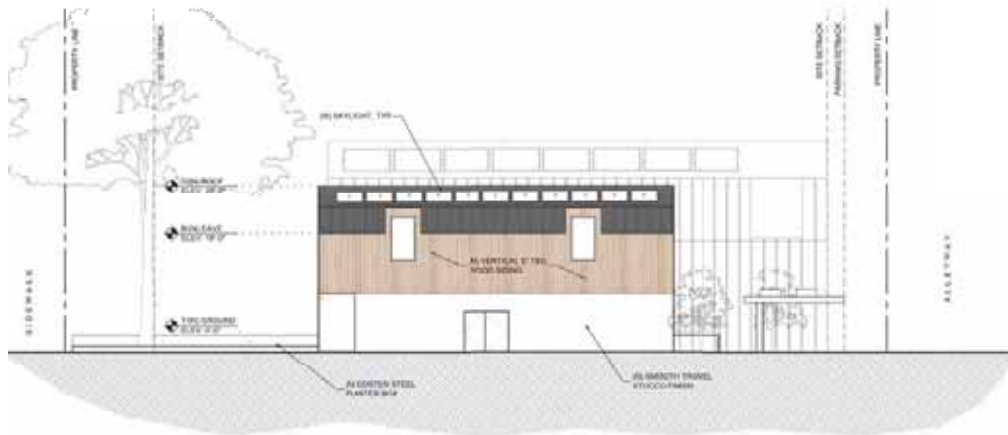
AREA E: DISTILLERY / RESIDENCE



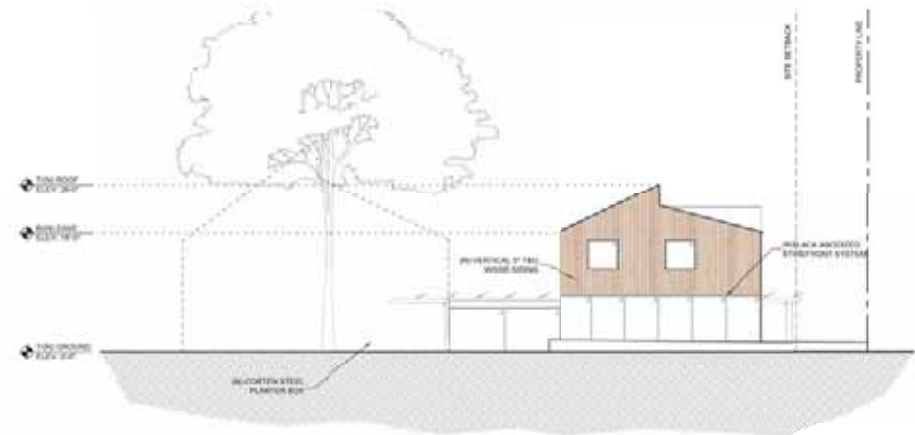
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

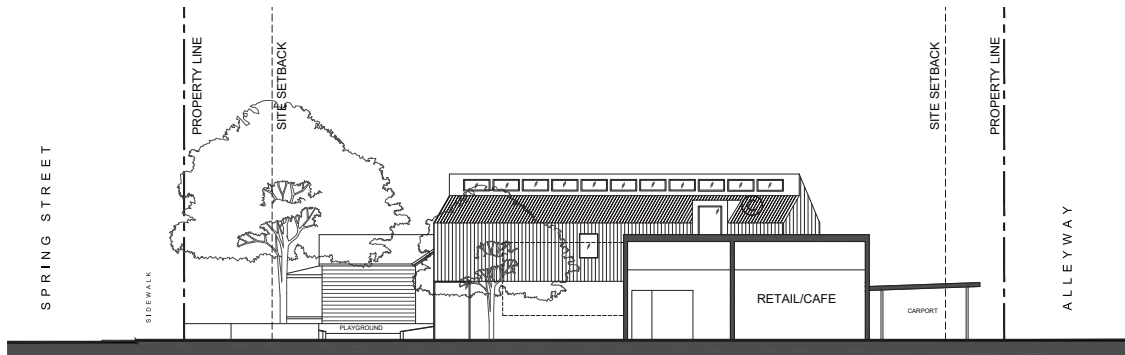
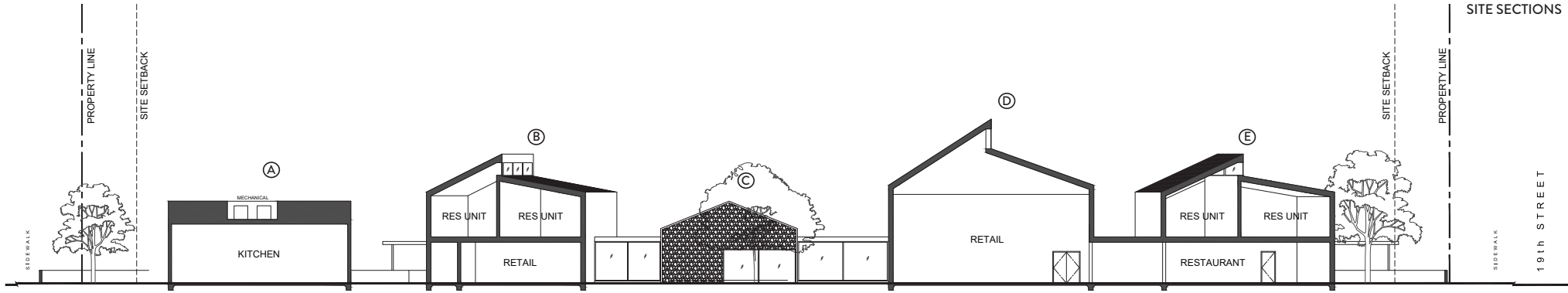


EAST ELEVATION

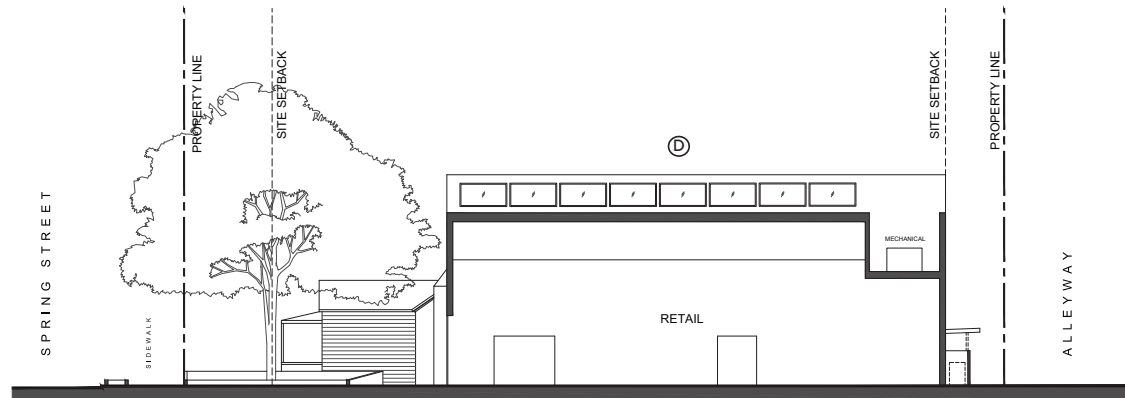
SCALE: 1"=10'

EXHIBIT - P

SITE SECTIONS



SITE SECTION B



SITE SECTION C

SCALE: 1"=10'



Oak Tree Protection Plan

18th and Spring Street Development

Prepared By

**Chip Tamagni
Certified Arborist #WE 6436-A
Certified Hazard Risk Assessor #1209**

**Steven Alvarez
Certified Arborist #WE 0511-A**

**P.O. Box 1311
Templeton, CA 93465
(805) 434-0131**

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



As consulting arborists, we have been hired to inform and educate how to protect trees both during the design phase and construction. Different species can adapt to more impacts than others just as young trees can sustain more root disturbance than older trees. All individuals and firms involved in the planning stages should be made completely aware of the limitations regarding setbacks from critical root zones that are recommended to protect the trees. When we are given a plan, it should show **all** possible disturbances within the critical root zone areas. This includes all cuts, fills, over-excavation limits, building clearances, and all utilities. We will suggest changes if we feel the impacts are too great and it is up to the owner or their designee to follow our recommendations. If the plan we receive is not complete with potential impacts, we will fairly assume any additions will fall completely out of the critical root zone areas. It is the burden of the property owner or their designee to inform us of any changes, omissions, or deletions that may impact the critical root zone area of the trees in any way.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the critical root zone of any native tree. We recommend making it mandatory that the grading/trenching operator have all of his/her employees sign that they have read this plan plans. It is highly recommended that all other contractors sign and acknowledge this tree protection plan as well. In addition, each their respective employees shall be made aware of this tree plan.

The term “critical root zone” is often referred to in this report. The CRZ is an imaginary circle around the trunk of the tree with a radius in feet equal to the tree’s diameter in inches. Therefore, a 10 inch diameter tree would have a critical root zone with a 10 foot radius.

This tree evaluation and protection plan is in regard to the old Hometown Nursery site on the west side of Spring Street between 18th and 19th Streets. There are three oak trees located on this lot consisting of two valley oaks (*Quercus lobata*) and one coast live oak (*Quercus agrifolia*). The southernmost valley oak tree has previously been designated as a potentially hazardous tree and its removal has been approved by the city. The other valley oak and coast live oak will be protected and remain on site. The potential impacts to the trees consist of over-excavation for the building foundations, walkway construction, and irrigation trenching.

Through the initial planning stages for this project, buildings were moved to dramatically reduce over-excavation impacts. The retail/café will only encroach about 5% into the crz. The marketplace will be about the same. The site plan shows a greater encroachment for the marketplace, however, the actual foundation and over-excavation only encroaches 5%. All excavation within the crz shall be monitored by the project arborist. There will be pillars supporting the roof that will extend into the crz but the impact will be negligible. The walkways will be constructed with compacted base

material on original grade. There are lawns planned within the crz of both trees. As this was a nursery site, the trees became accustomed to irrigation. First, all irrigation trenching for sprinklers shall be planned out of the crz for tree #1. In addition, the lawn around tree #1 shall not be planted within six feet of the trunk. Excess water at the trunk/ground interface usually leads to decline over time due to oak root fungus. All sprinklers shall be set so that zero spray hits the trunk. The lawn within the crz of tree #2 shall also be designed so that irrigation trenching is only eight inches deep and only runs down the west side of the lawn and is hand dug with arborist monitoring. A raised bed in the crz of tree #2 is **not** practical. Fill shall be avoided in this location. Individual holes for one gallon native or drought tolerant species is the only digging allowed. All irrigation shall be above ground drip line only within the crz. Bark chips or other suitable material shall be placed over the existing soil. All curbing around lawns and planters shall be constructed at grade. Fencing shall be maximized as shown on the included exhibit until final landscape features are being constructed.

Projects usually require an on-site pre-construction meeting with the city, owner, grading contractor and the arborist. Topics will include fencing, monitoring and requirements for a positive final occupancy letter. It is the owner's responsibility to adequately inform us prior to any meetings where we need to be present.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Tree protection fencing is shown on the grading plan.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet.

Determining factors include:

- Previous impacts to tree root zone
- Observation of cavities, conks or other structurally limiting factors
- Pest, fungal, or bacterial disorders
- Past failures
- Current growth habit

The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.

- 3 Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
- 4 May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
- 5 Relatively healthy tree with little visual structural and or pest defects.
- 6 Healthy tree that probably can be left in its natural state. Future pruning may be required.
- 7-9 The tree has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

The following mitigation measures/methods must be fully understood and followed by anyone working within the drip line of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner or their designee shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sag and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.

Soil Aeration Methods: Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include adding specialized soil conditioners, water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

Chip Mulch: All areas within the CRZ of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within CRZ: All trenching/excavation for foundations within the CRZ of native trees shall be **with mandatory on site arborist monitoring**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is taking place. Any landscape architects and contractors involved shall not design any

irrigation or other features within any drip line unless previously approved by the project arborist.

Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

Paving Within The CRZ: The preferred method on paving within the drip line consists of placing base material on existing grade. Any grade lowering removes important surface roots. Pavers can be used with limitations. The base material must be above natural grade and the curbing to retain the pavers shall not be trenched any deeper than six inches into the natural grade.

Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist. All soil compaction within drip line areas shall be mitigated as described previously.

Existing Surfaces: The existing ground surface within the CRZ of all native trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- pre-construction fence placement
- any utility or drainage trenching within any CRZ
- All grading and trenching near trees requiring monitoring on the spreadsheet

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall

be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Landscape: All landscape under the CRZ shall be drought tolerant or native varieties. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.

Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots.** Roots greater than 2 inches in diameter shall **not** be cut.

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.

If **all** the above mitigation measures are followed, we feel there will be no additional long-term significant impacts to the remaining native trees.

A & T Arborists strongly suggests that the responsible party (owner of their designee) make copies of this report. Any reproduction by A & T Arborists or changes to this original report will require an additional charge.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PUBLIC REVIEW PERIOD – MAY 18, 2017 to JUNE 6, 2017

- 1. PROJECT TITLE:** Paso Market Place
- Concurrent Entitlements:** Zoning Code Amendment (ZC) 17-001
Planned Development (PD) 17-003
Conditional Use Permit (CUP) 17-007
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Susan DeCarli, City Planner
Phone: (805) 237-3970
Email: sdecarli@prcity.com
- 3. PROJECT LOCATION:** 1803 Spring Street (APNs: 008-234-007, -008, and -009), See Vicinity Map, Attachment 1
- 4. PROJECT PROPONENT:** Deborah Longo
- Contact Person:** McShane Murnane
Phone: (323) 284-8921
Email: mcshane@projectmplus.com
- 5. GENERAL PLAN DESIGNATION:** Mixed Use (MU-8)
- 6. ZONING:** T-3 Flex (T-3F) Zone
- 7. PROJECT DESCRIPTION:** This is a proposal to establish a 15,669 sf mixed-use development project. The project includes restaurant, specialty retail, and residential uses, as follows:
- Building A – Restaurant - 1,200 sf
Building B – Retail and 3 residences – 4,080 sf
Building C – Retail, café – 1,162 sf
Building D – Retail - 3,653 sf
Building E – Bar/outdoor seating, retail, 3 residences – 4,660 building sf, and 1,150 patio sf

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In accordance with the City's Historic Resources Survey, there is an existing historic structure on the property. The project is proposed to rehabilitate and reuse this existing historic residential structure for a restaurant. This structure was most recently used as part of a plant nursery business. The project includes a proposal for four new separate buildings connected together with three breezeways between buildings. The residential units are proposed to be located on the second story of the two 2-story buildings (Buildings B and E). Both Building B and E would include three residences (with four 1-bedroom units, and two 2-bedroom units).

A small, separate kitchen building is proposed for the corner restaurant, which would be attached with a breezeway to the main building. The architectural theme of the new buildings build on rural, agrarian theme with minimal ornamentation, similar to barn-like buildings, yet with contemporary use of glazing, metal, and wood siding. The new buildings are intended to complement the existing historic farmhouse-style building on the site, and the regional agrarian themes in the vicinity.

The new buildings are proposed to be set deep into the property, and would exceed the building placement "build-to" (setback) maximum of 20 feet. The applicant's Site Plan proposes to set buildings up to 75 feet deep from the front property line. The buildings proposed placement helps to maintain the existing healthy oak trees and provides outdoor use areas. Given this, placement of buildings on the site would require approval of an exception modification to the provisions of the Uptown/Town Center Specific Plan development code to be approved the City Council to allow this development as proposed. This may be permitted with specific findings under Section 5.1. D.4 of the Uptown/Town Center Specific Plan, which includes, *"In the event that compliance with the provisions of this Code can be demonstrated to be physically infeasible for any reasonable type of development within any of the zones described in this chapter, the Planning Commission may, subject to development plan review, approve modified development standards upon a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property."*

The building type of "flex-shed" is also not a listed building typology in the T3-Flex district. Building types in the T3-F district are limited to only residential or live/work building types. The flex-shed building type allows for a more commercial design form, and lends to the agrarian building form proposed. The prior use of the project site was for a commercial retail plant nursery. Flex-shed buildings are permitted to be up to 36 feet in height, which is what is proposed for Building D. There is a range of building types in the near vicinity, including various types of commercial and residential developments. The flex-shed buildings proposed are similar in mass and scale and intensity to surrounding development. The Zoning Code amendment includes adding flex-shed to the list of building types that may be permitted at this location.

The proposed specialty retail land use is not permitted in the T3-Flex district, however, it is permitted on property located one block south of the site on the east side of Spring Street. Given this precedence and the proposed low-scale development pattern of the project, and the low-intensity uses proposed for this project, the applicant has requested a zoning code amendment to allow retail use on this specific property in the T3-Flex zone.

As noted above, the existing historic residential structure located on the southeast corner of the site is proposed to remain and be re-purposed as a restaurant. The applicant has proposed to rehabilitate the exterior materials that have deteriorated over time with the same type of

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exterior siding, windows and other appurtenances in keeping with the existing historic architectural theme and consistent with the Secretary of the Interior's Standards for Rehabilitation. The kitchen building proposed adjacent to the historic building, and is proposed to complement the historic theme and integrity of the historic building. In accordance with the City's Historic Preservation Ordinance, the City Council would need to approve a Certificate of Appropriateness based on specific findings in the ordinance that all exterior work proposed for this building would be in keeping with the Secretary of the Interior's Standards for Rehabilitation.

The project requires thirty-five (35) parking spaces for the development, which are located on the west side of the property, and are accessed via an existing 20-foot wide alley. Bike racks are also included on the site plan for bicycle parking. Mechanical equipment and garbage enclosures are proposed at the rear of buildings and along the alley. The site is designed with outdoor open space landscape and patio areas surrounding the buildings, where guests can walk around and/or sit outside. The 1,150 sf outdoor patio area near Building E is programmed as outdoor seating area, and is calculated in the parking requirements for the project. The open space area also includes a children's play area. The buildings and outdoor areas are interconnected by a network of smooth, informal, decomposed granite walkways.

There three existing oak trees located on the site near the front of the property adjacent to Spring Street. One of the trees is diseased/dead and was previously approved for removal by the City. The other two oak trees are proposed to remain and be integrated into the site design. A new, large-sized oak tree replacement is proposed in the location where the dead tree was approved for removal. The site incorporates native landscape materials, and a small amount of turf.

Since the existing project site includes four separate parcels, prior to issuance of building permits in the future, the applicant will need to record a Lot Merger to combine the properties into one parcel

8. **SURROUNDING LAND USES AND SETTING:** The project site located in an existing urban infill development area on the west side of the City. There is existing development with a mix of residential and commercial land uses adjacent to all property boundaries. The nearest properties to the west across the alley are developed with single-family residences. There are low-scale commercial businesses and homes to the east, north and south of the project site.
9. **OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT):** None.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Date

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EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located between 18th and 19th Streets on Spring Street, which is within the “Midtown” neighborhood identified in the Uptown/Town Center Specific Plan. This area is noted to have a residential character with commercial buildings lining Spring Street that are generally one- and two-stories. The Plan suggests preservation of the small-scale character and to preserve historic structures, and to shape the public realm of the street in a pedestrian-friendly manner. It also recommends introducing mixed-use and/or flex uses of buildings along Spring Street. The proposed project would be consistent with this vision and design parameters.

In accordance with the City’s General Plan, Conservation Element, the project is not located in a scenic vista and would therefore not impact a scenic vista. Also, based on the project description, it would be in keeping with the general vision outlined in the Uptown/Town Center Specific Plan, and would not result in an adverse scenic impact.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The scope of the proposed project includes rehabilitating the existing historic structure and maintaining the existing healthy native oak trees. The proposed buildings are low-intensity with a significant amount of open space and a park-like atmosphere around them. There are no other scenic resources on the project site. The project is not within a state scenic highway area, therefore, the project could not result in a negative impacts to this type of facility or resource.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing visual quality of the site is low since it is mostly vacant and has been abandoned the last several years, the existing historic building is in disrepair, and the site is overgrown with weeds and deferred maintenance. There is an existing occupied residence located on the north side of the site on 19th Street and the alley that is a low-end, unremarkable building that has not been upgraded and is minimally maintained. The project will greatly improve the existing visual character of the site and surroundings through renovating the existing historic structure, demolishing the existing residence and locating new, attractive buildings, landscaping and site improvements on the property.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will introduce new lighting sources to the existing, largely vacant use of the site. The Zoning Code requires all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The project will be conditioned accordingly. The style, location and height of the lighting fixtures will be submitted with the building plans and subject to approval by the Development Review Committee to ensure compliance of Zoning Code, prior to issuance of building or grading permits. Exterior lighting fixtures are proposed to provide the minimum necessary to provide for safety and security, and will not result in glare or brightness onto adjacent properties, especially

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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential properties to the west across the alley. Therefore, the project will not result in light or glare that would adversely affect day or nighttime views of the area.

II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the forest and Range Assessment Project and the forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is designated in the General Plan and is zoned on the City’s Zoning Map for mixed-use commercial and/or residential development. The property is not identified in the City General Plan, Conservation Element (Figure C-2, Habitat Map) as having either prime or unique farmland of statewide importance. Therefore, the project would not result in impacts on converting prime or other significant soils to urban land uses.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not under Williamson Act contract, nor is it currently used for agricultural purposes.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no forest land or timberland resources within the City of Paso Robles.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See II c. above.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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Discussion: As an urban infill site, no farmland is located within the near vicinity of the project site.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)

Discussion: The proposed infill development project is consistent with existing zoning and general plan designations, and includew land use and transportation features that would be considered consistent and not conflict with the Clean Air Plan (CAP).

To ensure consistency, the project includes various measures to reduce emissions associated with energy and vehicle use. These measures would include the installation of onsite bicycle parking racks, and provisions for safe and convenient internal access to adjacent uses. There is a northbound transit stop located directly across the street, and southbound bus stops located two blocks north and one block south from the site. Bus service is provided by Paso Express transit service. There are existing sidewalks on all street frontages. For these reasons, the proposed project would not conflict with or obstruct continued implementation of the CAP. Therefore, this impact is considered less than significant.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)

Discussion: In accordance with the San Luis Obispo Air District CEQA Air Quality Handbook, the combination of land uses and square footage are below the air quality impact threshold of significance. Therefore, the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)

Discussion: In accordance with the San Luis Obispo Air District CEQA Air Quality Handbook, the combination of land uses and square footage are below the air quality impact threshold of significance. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

- d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)

Discussion:

There are residences located in the project vicinity, which are defined as sensitive receptors. The project is a combination of small-scale retail, a couple restaurant/cafes, and 6 small residences. These uses are not uses that emit significant air pollution, as compared to manufacturing or industrial types of land uses that may create air pollution through processes, and/or generate a significant amount of diesel delivery truck traffic,

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nor is it a use that would attract high volumes of trip generation, such as a regional commercial center. Additionally, the site is located on Spring Street, which does not carry heavy traffic volumes, nor would this project significantly change the level of traffic carried on Spring Street that would result in significant vehicle emissions, as compared to large projects located on major highways. Site preparation and grading activities would need to comply with standard dust/PM10 control conditions of approval requirements. Therefore, this project would not result in exposure to sensitive receptors of substantial pollutant concentrations.

- e. Create objectionable odors affecting a substantial number of people? (Source: 11)

Discussion: The occurrence and severity of odor impacts depends on numerous factors, including: the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies. Projects with the potential to frequently expose members of the public to objectionable odors would be deemed to have a significant impact.

The proposed project would not result in the installation of any equipment or processes that would be considered major odor-emission sources. However, construction of the proposed project would involve the use of a variety of gasoline or diesel-powered equipment that would emit exhaust fumes. Exhaust fumes, particularly diesel-exhaust, may be considered objectionable by some people. In addition, pavement coatings and architectural coatings used during project construction would also emit temporary odors. However, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly with increasing distance from the source. As a result, short-term construction activities would not expose a substantial number of people to frequent odorous emissions. For these reasons, potential exposure of sensitive receptors to odorous emissions would be considered less than significant.

IV. BIOLOGICAL RESOURCES: Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Discussion: The project site is an urban infill site with anthropomorphic and ruderal vegetation, except for three native oak trees. There are no sensitive species or special status species located on the property that would be impacted or require protection.

As noted in the Project Description, one of the oak trees is dead/diseased and has been approved for removal. In accordance with the City's Oak Tree Preservation Ordinance, the Arborist Report prepared for this project provides oak tree protection measures, which will be included in project conditions of approval to ensure the development doesn't result in negative impacts on the health of the trees. With conditions applied to this project to protect the oak trees, the project would not result in significant impacts to biological resources on the site.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Discussion: There is no riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife

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Service located on this property, except for the oak trees discussed in item IV a. above. Therefore, this project would not result significant impacts to riparian habitat or other sensitive natural resources.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion: There are no wetlands, waterways or other hydrological features located on the project site, or within the near vicinity that could be affected by the proposed project. Therefore, the project will not result in impacts to hydrological features and/or resources.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion: The project is not located within any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the project would not result in impacts to these resources.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion: Per Item IV a. above, the site has three native oak trees located on. One of the oak trees is dead/diseased and has been approved for removal. The remaining two oak trees will be protected in accordance with the project arborist recommendations. There are no other local policies or ordinances that apply to biological resources on this property. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion: There are no Habitat Conservation Plans or other related plans applicable in the City of Paso Robles.

V. CULTURAL RESOURCES: Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Discussion: In accordance with the City's Historic Resources Survey, there is an existing historic (residential) structure located on the southeast corner of the project site. This building has not been well maintained the last several years, and has fallen into disrepair. The project applicant proposes to restore this building by refurbishing dilapidated siding, windows and other features to the historical integrity of the original building in accordance with the Secretary of the Interior's Standards.

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The project scope also includes a future addition to add a breezeway that would connect a future restaurant use to a separate kitchen building to the west of the historic building. In accordance with the City's Historic Preservation Ordinance, a mitigation measure has been incorporated into the Mitigation Monitoring and Reporting Program to require the applicant obtain approval of a Certificate of Appropriateness that demonstrates consistency with the Secretary of the Interior's Standards. With this mitigation measure incorporated, the project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Discussion: As an urban infill (previously developed) site, there are no known archaeological resources located on the property. However, if any archaeological resources are discovered on the site during project construction, all activities would cease, and a qualified professional would be contacted to evaluate the resource. Therefore, it is not likely that the project would result in substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion: As an urban infill (previously developed) site, there are no known unique paleontological resources located on the property or unique geological features. However, if any paleontological resources are discovered on the site during project construction, all activities would cease, and a qualified professional would be contacted to evaluate the resource. Therefore, it is not likely that the project would result in

- d. Disturb any human remains, including those interred outside of formal cemeteries?

Discussion: There are no known human remains on the project site, however per conditions of approval incorporated into the project, if human remains are found during site disturbance, all grading and/or construction activities shall stop, and the County Coroner shall be contacted to investigate. Therefore, this project will result in less than significant impacts on cultural resources.

VI. GEOLOGY AND SOILS: Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers Valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic

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influences in the application of the California Building Code (CBC) to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.

- ii. Strong seismic ground shaking?
 (Sources: 1, 2, & 3)

Discussion: The proposed project will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults. Therefore, impacts that may result from seismic ground shaking are considered less than significant.

- iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a moderate potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project.

- b. Landslides?

Discussion: Per the General Plan Safety Element, the project site is in an area that is designated a low-risk area for landslides. Therefore, potential impacts due to landslides is less than significant.

- c. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)

Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.

- d. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion: See response to item a.iii, above

- e. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life

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or property?

Discussion: See response to item a.iii, above

- f. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion: The development will be connected to the City’s municipal wastewater system, therefore there would not be impacts related use of septic tanks.

VII. GREENHOUSE GAS EMISSIONS: Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion: In accordance with the San Luis Obispo County Air District CEQA Air Quality Handbook, the combined land uses and square footage of development proposed for this project is below the applicable thresholds of significance that would determine the project would generate greenhouse gas emissions that would either directly or indirectly result in a significant impact on the environment.

- b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?

Discussion: The City of Paso Robles Climate Action Plan (CAP) was adopted by the City Council in November, 2013. The CAP is a long-range plan to reduce greenhouse gas (GHG) emissions from City government operations and community activities within Paso Robles and prepare for the anticipated effects of climate change. The CAP will also help achieve multiple community goals such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life (City of Paso Robles, 2013). To help achieve these goals, the CAP includes a “Consistency Worksheet”, which identifies various mandatory and voluntary actions designed to reduce GHG emissions. The CAP Consistency Worksheet can be used to demonstrate project-level compliance with the CAP. The project would be conditioned to ensure consistency with the City of Paso Robles CAP by preparing a Consistency Worksheet. Therefore, this project would not conflict with the City’s CAP.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion: The project would use industry-standard landscape and building maintenance products which would be stored in compliance with all applicable safety requirements. The project does not include use of, transport, storage or disposal of hazardous materials that would create a significant hazard to the public or environment.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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Discussion: See VIII a. above.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion: The proposed project would not emit hazardous emissions or use hazardous materials. There is an elementary school (Bauer Speck Elementary) located within a ¼ mile radius of the project site, however, the project will not result in emitting hazardous emissions and would therefore not result in impacts to the schools.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion: The project site is not identified as a hazardous site per state codes.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Discussion: The project site is not located within the vicinity of the Paso Robles Airport. Therefore, the project would not result in airport related safety hazards for people residing or working in the project area.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion: The project is not in the vicinity of a private airstrip.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion: The City does not have an adopted emergency response plan or an emergency evacuation plan, therefore the project will result in no impact.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion: The project is not in the vicinity of wildland fire hazard areas.

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IX. HYDROLOGY AND WATER QUALITY: Would the project:

- a. Violate any water quality standards or waste discharge requirements?

Discussion: The proposed project would be required to comply with local and state water quality standards and wastewater discharge requirements prior to approval required discharge permits into City facilities for all restaurant uses. A Stormwater Management Plan was prepared to demonstrate how the project will comply with applicable Regional Water Board stormwater requirements. Thus, water quality standards will be maintained and discharge requirements will be in compliance with State and local regulations. Therefore, impacts to water quality and discharge will be less than significant.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)

Discussion: The proposed project would be connected to the City's municipal water supply system therefore, it could not individually impact nearby ground water supplies. The City's municipal water supply is composed of groundwater from the Paso Robles Groundwater Basin, an allocation of the Salinas River underflow, and a surface water allocation from the Nacimiento Lake pipeline project. The site is designed to reduce impervious surfaces where possible and to direct surface drainage to onsite retention systems to facilitate groundwater recharge.

Additionally, the City Urban Water Management Plan (UWMP) assigns "duty" factors that anticipate the amount of water supply necessary to serve various types of land uses. These factors are derived from determining the average water demands for each zoning district in the City. In this circumstance, the water supply necessary for development in the TF-3 district has been accounted for, and the City has adequate water supply to serve this project.

Therefore, as demonstrated in the UWMP, this project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the groundwater basin, and impacts to groundwater resources would be less than significant.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)

Discussion: The drainage pattern on the site would not be substantially altered with development of this project since the project largely maintains the existing, historic drainage pattern of the property, and new storm water runoff that would result from impervious surfaces (e.g. building footprints, parking areas and other hardscape surfaces) will be maintained on the project site. Therefore, impacts to drainage patterns and facilities would less than significant.

- d. Substantially alter the existing drainage pattern of the site or area, including through

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the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
(Source: 10)

Discussion: Drainage resulting from development of this property will be maintained onsite and will not contribute to flooding on- or off-site. There are no streams or other drainage features on the site or in the near vicinity that could be affected by this project. Therefore, flooding impacts from the project are considered less than significant.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)
-

Discussion: As noted in IX a. above, surface drainage will be managed onsite and will not add to offsite drainage facilities. Additionally, onsite LID drainage facilities will be designed to clean pollutants before they enter the groundwater basin. Therefore, drainage impacts that may result from this project would be less than significant.

- f. Otherwise substantially degrade water quality?
-

Discussion: See answers IX a. – e. This project will result in less than significant impacts to water quality.

- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
-

Discussion: The project site is not located in a flood hazard area that could be affected by 100-year flood hazards. Additionally, the proposed housing units would be on the second floor of buildings, therefore, this project could not result in flood related impacts to housing.

- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
-

Discussion: See IX h. above

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
-

Discussion: See IX h. above. Additionally, there are no levees or dams in the City.

- j. Inundation by mudflow?
-

Discussion: In accordance with the Paso Robles General Plan, there is no mudflow hazards located on or near the project site. Therefore, the project could not result in mudflow inundation impacts.

- k. Conflict with any Best Management Practices found within the City's Storm
-

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Water Management Plan?

Discussion: The project will implement the City’s Storm Water Management Plan - Best Management Practices, and would therefore not conflict with these measures

1. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?

Discussion: The project will incorporate all feasible means to manage water runoff on the project site. There are no wetland or riparian areas in the near vicinity, and the project could not result in impacts to aquatic habitat. Therefore, the project will not result in significant impacts to these resources.

X. LAND USE AND PLANNING: Would the project:

- a. Physically divide an established community?

Discussion: The project is a low-scale, low-intensity development project proposed on an urban infill property. The project will incorporate residential and commercial land uses that will blend in with and be compatible with surrounding development. Therefore, the project will not physically divide an established community.

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion: The proposed project is consistent with the Mixed-Use land use designation in the General Plan, and the T3-F district in the Uptown/Town Center Specific Plan, with modifications included in the project proposal to modify the use table to allow for specialty retail in the T3-F district.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore, there would be no conflicts.

XI. MINERAL RESOURCES: Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)

Discussion: There are no known mineral resources at this project site.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)

Discussion: There are no known mineral resources at this project site.

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XII. NOISE: Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)

Discussion: The proposed project and land uses (e.g. restaurants, retail and residences), are not significant noise generating uses. Therefore, the project is not anticipated to expose persons in the vicinity to noise levels that would exceed adopted noise level standards in City codes and regulations.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion: Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction activities associated with the proposed project would likely require the use of various equipment. The use of major groundborne vibration-generating construction equipment, such as pile drivers, are not anticipated to be required for this project. Typical vibration levels associated with construction activities at the nearest offsite structures, which are located in excess of 25 feet from the project site, would not likely exceed the minimum recommended criterion for structural damage and/or human annoyance. As a result, this impact would be considered less than significant.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion: Since this project does not include future significant noise generating land uses, implementation of the proposed project would not result in a substantial increase in ambient noise levels in the project vicinity. As a result, this would be considered less than significant.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion: Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g., land clearing, grading, excavation, and paving), resulting in short-term noise generation. However, construction activities would not occur during the more noise-sensitive nighttime hours, and as an urban infill site on a topographically flat property, the project will not require significant grading, pile-drivers or other particularly loud noise generating equipment. Therefore, the proposed project will not result in substantial temporary ambient noise levels.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4)

Discussion: The proposed project site is located over five miles from the Paso Robles Municipal Airport, and would not be subjected to high levels of aircraft noise.

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XIII. POPULATION AND HOUSING: Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1)

Discussion: The proposed hotel project will create jobs that can be absorbed by the local and regional employment market, and will therefore not create the demand for new housing or population growth or displace housing or people.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion: See response XIII a.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion: See response XIII a.

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a. Fire protection? (Sources: 1,10)
- b. Police protection? (Sources: 1,10)
- c. Schools?
- d. Parks?
- e. Other public facilities? (Sources: 1,10)

Discussion: (XIV a-e) The proposed project will not result in a significant demand for additional new services since it is not proposing to include new neighborhoods or a significantly large scale development, and the incremental impacts to services can be addressed through payment of development impact fees. Therefore, impacts that may result from this project on public services are considered less than significant.

XV. RECREATION

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion: (a & b) As a small-scale mixed-use development project, it will not encourage new housing demands and use of recreational facilities, it will not result in significant impacts to existing or create the demand for new recreational facilities.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Discussion: In accordance with the Institute of Transportation Engineers, Trip Generation Manual, (6th Edition), based on the square footage of the proposed land uses (e.g. restaurant, retail and residential), the proposed project would result in approximately 707 average daily trips into and out of the project site, with approximately 63 AM peak hour trips and 74 PM peak hour trips. This represents an increase of traffic on Spring Street of less than one percent, raising the capacity utilization from 82 percent to 82.98 percent. This demonstrates that the potential traffic impacts that may result from this project would not conflict with and would be consistent with the City's 2011 General Plan, Circulation Element, which is the City's plan and policy document for measuring circulation performance effectiveness.

The property would maintain the existing bike lane on Spring Street, adjacent to the project site. As noted in item III a., there are existing transit stops that will serve this project one block south, two blocks north and directly across the street on Spring Street. The property would also maintain existing sidewalks surrounding the project site on Spring, 18th and 19th Streets for pedestrian circulation. Therefore, this proposed project would not result in significant impacts to the City's circulation system and traffic impacts.

- b. Conflict with an applicable congestion management program, including but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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Discussion: As discussed in XVI a. above, the proposed project would not result significant transportation impacts, and would therefore not significantly degrade the level of service or capacity utilization of the surrounding road networks.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion: The project site will not affect air traffic patterns at the Paso Robles airport or affect airport operations.

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion: The project will be accessed from existing improved City streets and alley, and does not include new driveways from the public right-of-way. Therefore, the project could not substantially increase hazards due to design features, and impacts from design features would be less than significant.

- e. Result in inadequate emergency access?

Discussion: The project will not impede emergency access, and is designed in compliance with all emergency access safety features and to City emergency access standards.

- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion: As noted in XVI a. above, the project will maintain surrounding transit, bicycle, and pedestrian facilities. Therefore, the project does not conflict with policies and plans regarding these facilities.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion: The project will comply with all applicable wastewater treatment requirements required by the City, RWQCB and the State. Therefore, there will be no impacts resulting from wastewater treatment from this project.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion: Per the City's General Plan EIR, Urban Water Management Plan, and Sewer System Management Plan (SSMP), the City's water and wastewater treatment facilities are adequately sized, including planned facility upgrades, to provide needed water and to treat effluent resulting from this project. Therefore, this project will not result in the need to construct new facilities.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of

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which could cause significant environmental effects?

Discussion: All new stormwater resulting from this project will be managed on the project site, and will not enter existing storm water drainage facilities or require expansion of new drainage facilities (Stormwater Control Plan, Attachment 4). Therefore, the project will not impact the City's storm water drainage facilities.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Discussion: As noted in section IX on Hydrology, the project can be served with existing water resource entitlements available and will not require expansion of new water resource entitlements.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Discussion: Per the City's SSMP The City's wastewater treatment facility has adequate capacity to serve this project as well as existing commitments.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion: Per the City's Landfill Master Plan, the City's landfill has adequate capacity to accommodate construction related and operational solid waste disposal for this project.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion: The project will comply with all federal, state, and local solid waste regulations.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion: As noted within this environmental document, there are no protected environmental habitats or species on or near the project site that could be impacted by this project, including fish and wildlife populations. The site is comprised of anthropomorphic and ruderal vegetation. The existing healthy native oak trees will be maintained and preserved on the project site. Therefore, potential impacts to the quality of the environment related to habitats, fish, or wildlife would be less than significant.

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- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Discussion: The project is consistent with the City's General Plan Land Use Plan, Uptown/Town Center Specific Plan, and the adopted General Plan EIR, which evaluated City growth and build out. Therefore, the project will not have impacts that are individually limited, but cumulatively considerable.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion: As noted within this environmental document the project's potential to cause what may be considered substantial, adverse effects on human beings either directly or indirectly is negligible. Therefore, the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents that may have been used in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446
14	Bike Master Plan, 2009	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446

Attachments:

1. Vicinity Map
2. Site Plan & Elevations
3. Arborist Report
4. Stormwater Control Plan

Attachment - 1
Vicinity Map



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DATA
 Site Area:
 41,927 SF

Zoning Info:
 008-234-007
 008-234-008
 008-234-009

Zone:
 T-3F

Building Area:
 1st Floor SF: 12,597 SF
 2nd Floor SF: 4,000 SF
 Total: 16,597 SF

Residential Use:
 (5) 1 Bedroom - 600 SF each
 (1) 2 Bedroom - 1,000 SF each
 4,000 SF

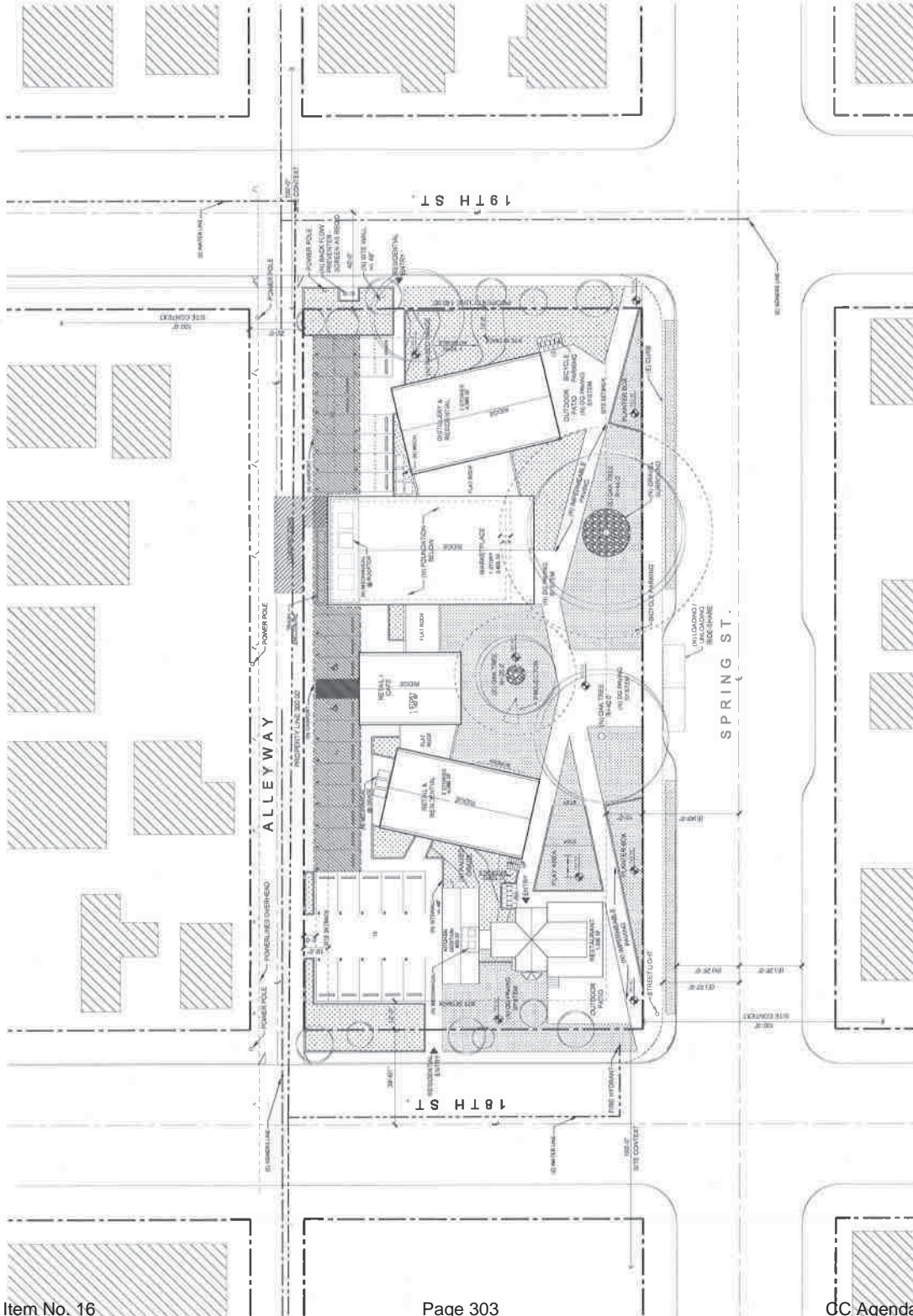
Commercial Use:
 12,597 SF

Exterior Patio:
 1,150 sf

Parking: 35 spots provided including:
 12,597 SF / 400 = 31 spots
 1,150 SF / 400 = 3 spots
 7 Bedrooms = 7 shared spots residential/community use

1 Van Space
 19 Standard Parking Spaces
 9 Compact Parking Spaces

Landscaped Area: 16,035 SF



Room	Area (SF)	Count	Notes
1st Floor	12,597	1	Commercial Use
2nd Floor	4,000	1	Residential Use
Exterior Patio	1,150	1	Residential Use
Landscaped Area	16,035	1	Residential Use
Parking	35	35	31 Standard, 3 Compact, 1 Van
Bedrooms	600	5	Residential Use
Bedrooms	1,000	1	Residential Use

SCALE: 1"=20'



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PLANTING PALETTE



1 Zauschneria cana 'California Fuchsia'



2 Muhlenbergia rigens 'Deer Grass'



3 Eriogonum fasciculatum fasciculatum 'California Buckwheat'



4 Festuca rubra 'Red Fescue'



5 Quercus Oak

*All new landscaped areas will be irrigated

SCALE: 1"=20'

Paso Real, CA 94024



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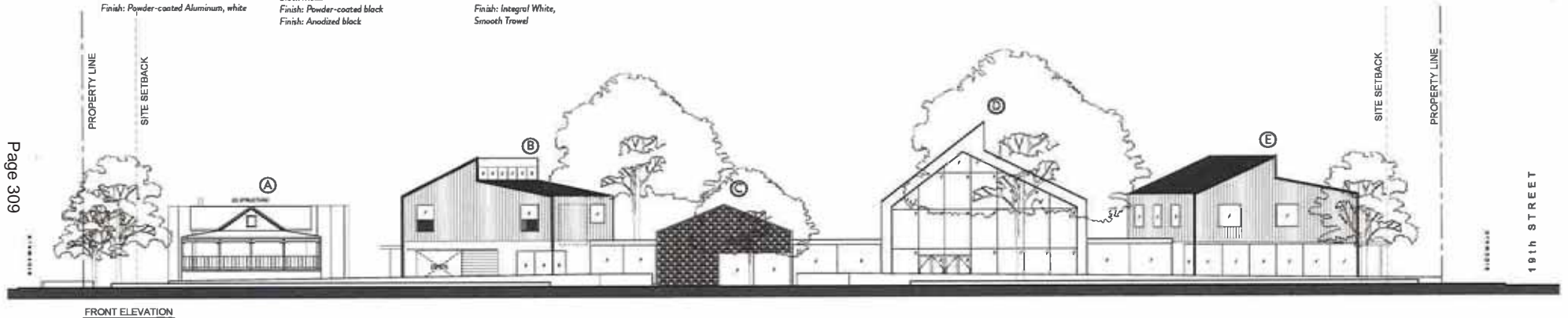
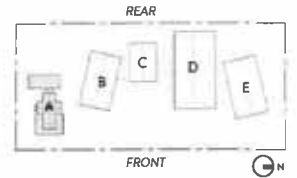
EXTERIOR ELEVATIONS

MATERIAL PALETTE

 <p>① Roofing Standing seam metal Finish: Gray</p>	 <p>② Exterior Siding T&G Finish: Cedar, clear stain</p>	 <p>③ Exterior Siding River Rock Stone Finish: Natural</p>
 <p>④ Exterior Siding White Metal Fascia Finish: Powder-coated Aluminum, white</p>	 <p>⑤ Window, Door, & Metal Railing Systems Block Metal Finish: Powder-coated black</p>	 <p>⑥ Exterior Walls Stucco Finish: Integral White, Smooth Trowel</p>

BUILDING & PROGRAM INDEX

- Ⓐ Restaurant & Kitchen
- Ⓑ Retail & Residence
- Ⓒ Retail
- Ⓓ Market
- Ⓔ Distillery & Residence



FRONT ELEVATION



REAR ELEVATION

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 181st STREET
 Paso Robles Market 2010

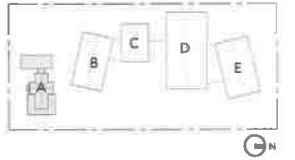


Attachment 7
Exhibit A - Resolution A

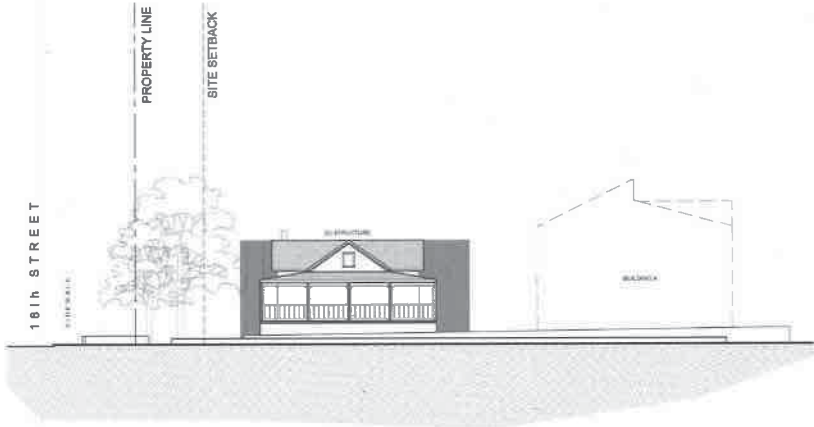
EXTERIOR ELEVATIONS

AREA A

Historic home: alteration, change of use to restaurant seating
Kitchen*: non-historic addition



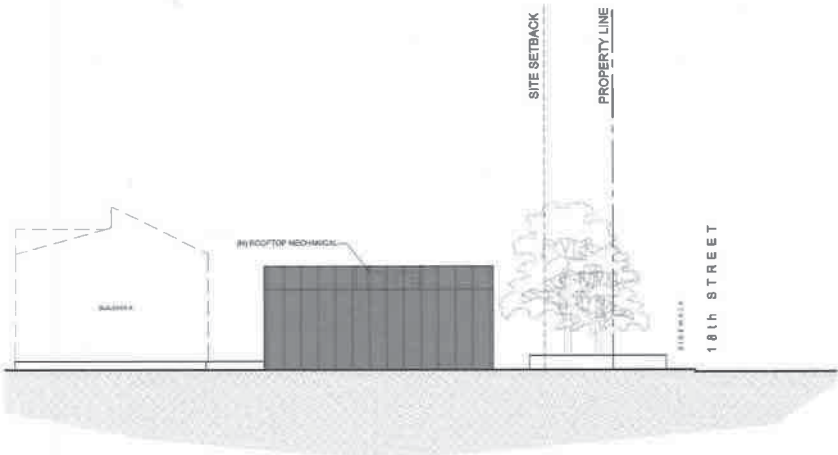
*Historic addition / alteration
per CBC 8-102.11



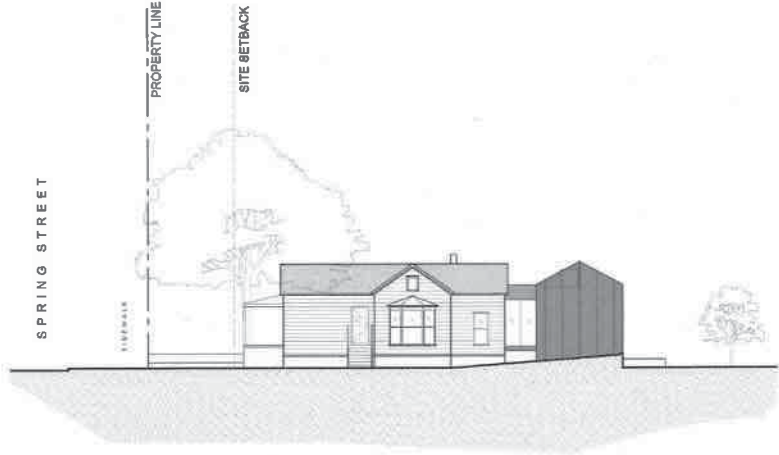
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

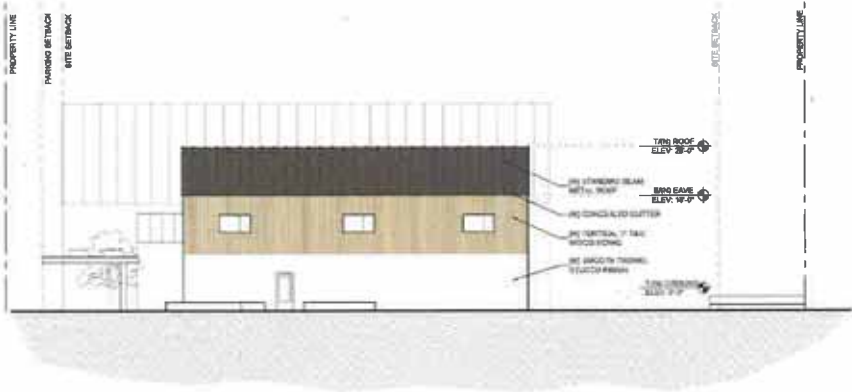
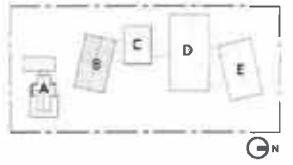


EAST ELEVATION

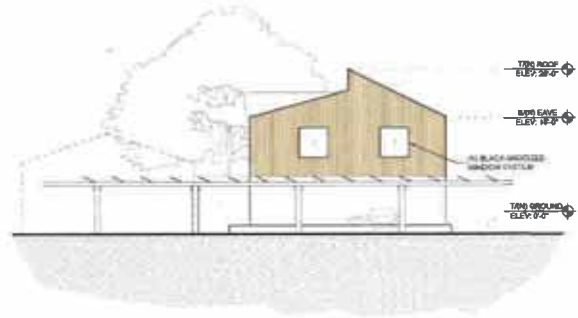
Attachment 7
Exhibit A - Resolution A

Attachment 7
Exhibit A - Resolution A

EXTERIOR ELEVATIONS
AREA B: RETAIL / RESIDENCE



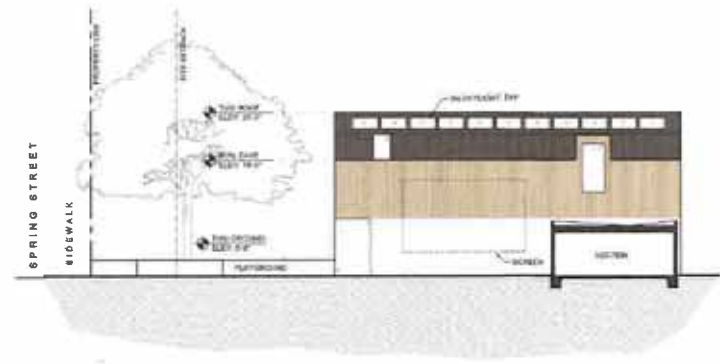
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



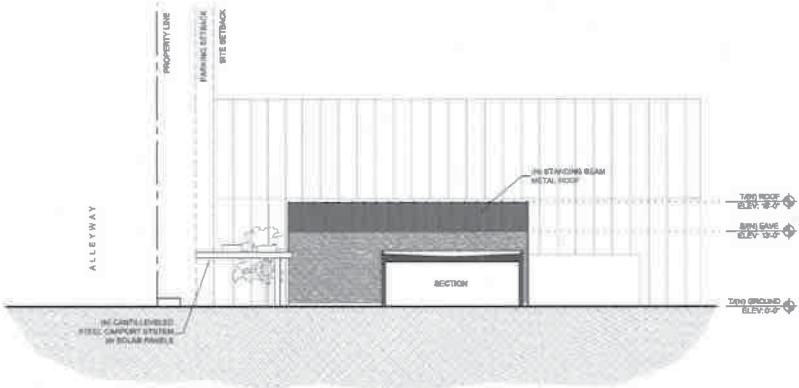
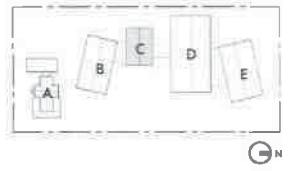
EAST ELEVATION



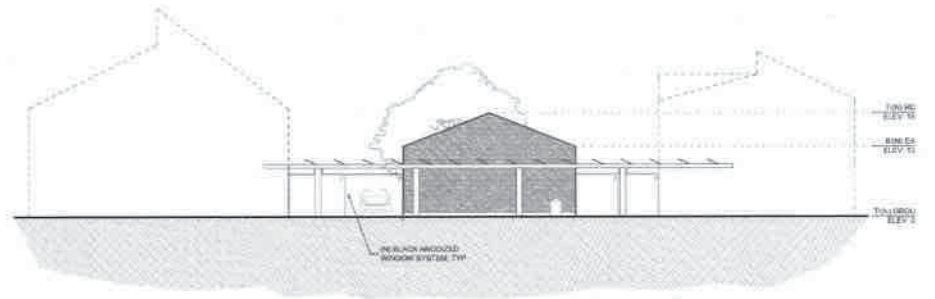
Attachment 7
Exhibit A - Resolution A

EXTERIOR ELEVATIONS

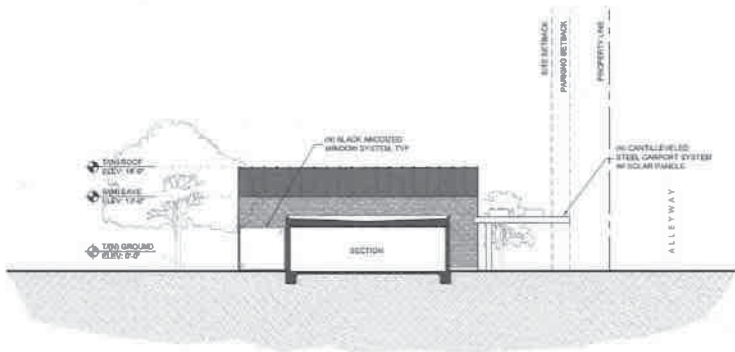
AREA C: RETAIL



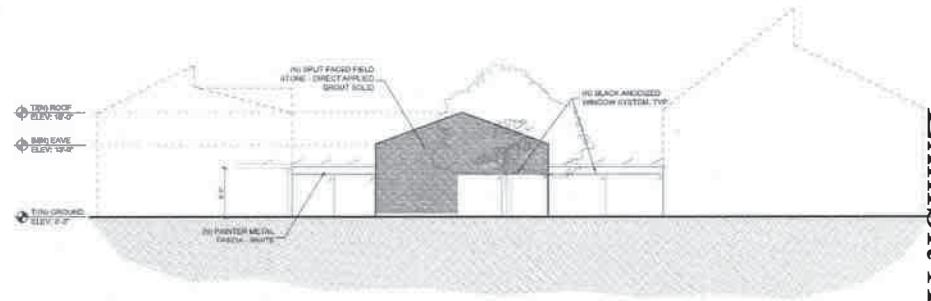
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Attachment 7
Resolution A



**CITY OF EL PASO DE ROBLES
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING
ZONING CODE AMENDMENT 17-001, CUP 17-007 &
PLANNED DEVELOPMENT 17-003
(Paso Market Place)**

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will consider adopting a Mitigated Negative Declaration in accordance with the California Environmental Quality Act and approval of the following project:

Project Title: Paso Market Place
Applicant: Deborah Longo
Project Location: 1803 Spring Street, Paso Robles, CA
APN: 008-234-007, 008 & 009
Project Description: **Zone Code Amendment 17-001:** a request to amend the Uptown Town Centre Specific Plan to modify Table 5.3-1 Allowed Land Uses and Permit Requirements, to allow for specialty retail uses in the T3-F zoning district with a Conditional Use Permit.
Planned Development 17-003 & Conditional Use Permit 17-007: the development of a 15,700 square foot mixed use commercial development including ground floor commercial, specialty retail, and restaurant with six residential units on the second floor. The project includes establishing a restaurant use in the existing historic house on the site.

The Public Review Period for the proposed Mitigated Negative Declaration will commence on May 18, 2017, and will end on June 6, 2017. A public hearing before the City Council, is scheduled to take place on Tuesday, June 20, 2017, at the hour of 6:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

On May 23, 2017 the Planning Commission on a 5-0 vote, recommended that the City Council approve the Mitigated Negative Declaration, Zone Change, Conditional Use Permit and Development Plan. The Commission requested that the applicant address some concerns related to parking and architecture.

FINDING

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental Quality Act and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project as a part of a Mitigated Negative Declaration.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

NOTICE

The public is invited to provide written comment on the Draft Mitigated Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

Questions about and comments on the proposed project and Mitigated Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@prcity.com provided that any comments are received prior to the time of the City Council hearing. Should you have any questions about this project, please call Darren Nash at (805) 237-3970 or send email to dnash@prcity.com.

Darren Nash, Associate Planner

May 24, 2017
Date