

City of Paso Robles

Commercial/Industrial Activity Report

December 2011



TJ Maxx, 2453 Golden Hill Road, Under Construction, Permit Issued December 20, 2011

Summary of Major Commercial/Industrial Activity: July 1 – December 31, 2011

Actively Under Construction

- Dentist Office (6,100 sq ft), 236 S. Vine Street, Douglas Harrington
- TJ Maxx Retail (25,000 sq ft), 2453 Golden Hill Road, TJ Maxx
- Hotel: Paso Robles Oak Tree Inn (90 rooms), 3002 Riverside Drive, Mary Quan
- Justin Winery expansion (66,000 sq ft), 2295 Wisteria Lane, Roll Global (grading in progress)
- Offices (12,900 sq ft), 406 Spring Street, Pacific Management & Development

Building Permit Applied

- Tire Sales (9,700 sq ft), 2441 Golden Hill Road, American Tire
- Winery and winetasting (reuse Almond Growers Exchange Building - 11,500 sq ft) 525 Riverside Avenue, Derby Wine Estates

Zoning Permit Approved

- Amphitheatre/outdoor concert venue (3,300 seats), 3700 Mill Road, Vina Robles
- Hotel (80 rooms) and hospitality center (14,000 sq ft), 3700 Mill Road, Vina Robles

Zoning Permit Applied/Planning Commission or DRC* Review Scheduled for First Half 2012

- RV Park (322 spaces), north end of Golden Hill Road, (approved in 2009, re-filed revised plan 2011)
- Hunter/Jumper Equestrian Show Facility/Horse Park (67 acres), south end of Hughes Parkway, Paso Robles Horse Park LLC
- Manufacturing and Storage space (21,000 sq ft), 3003 Rollie Gates Drive, Applied Technology
- Warehouse building (26,000 sq ft), 3115 Propeller Drive, Lubrizol
- Microbrewery and Tavern (in 2,200 sq ft of an existing light industrial building), 525 Park Street, Russ White

* *DRC = Development Review Committee, a subcommittee of the Planning Commission*

Street Address	Project Description	Square Feet	Assessor's Parcel No.	Developer	Planning File #	Building Permit
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A. Projects Completed Since June 2011

2540 Dry Creek Road	Winery Storage Building		025-435-015	Paso Robles Holdings	PD_05016	B09-0249
2975 Union Road	sports facility (pool house)	3700	025-371-019	Kim Walker	PD_06012	B07-0407

B. Projects Under Construction/Building Permit Approved

2301 Airport Road	retail space at water park	700	025-433-006	Ravine Waterpark LLC		B07-0487
2453 Golden Hill Road	TJ Maxx	25000	025-422-024	TJ Maxx	PD_06025	B11-0221
210 Oak Hill Road	offices	2500	009-815-018	Kennedy	PD_04011	B06-0132
820 Park Street	mixed use retail/office/residential condominiums	22800	009-154-024, -025	Park Place Partners (Dan Lloyd)	PD_06004	B07-0200
3002 Riverside Avenue	90 unit hotel	50600	008-051-008	Paso Robles Oak Tree Inn	PD_07015	B09-0101
236 S. Vine Street	dentist office	6100	009-821-008	Douglas Harrington	SP_09009	B10-0207
1321 Spring Street	retail/office building	4400	009-037-009	Dennis Bradshaw	PD_07016	B07-0479
2331 Spring Street	rebuild gas station and mini-mart	2500	008-163-010	Golden State Petroleum	SP_10005	B10-0193
406 Spring Street	Commercial building	12900	009-261-002	Pacific Management & Development	PD_03020	B06-0057
2700 Theatre Drive	Expansion to auto sales building (Phase 2)	3600	009-851-014	San Luis Bay Motors	PD_98014	B06-0507

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C. Projects for Which a Building Permit Has Been Filed						
4251 Dry Creek Road	Several museum buildings	32000	025-471-010, -011	Estrella Warbirds	PD_93010	B11-0323
2441 Golden Hill Road	Tire Store (Regency Center Pad #5)	7400	025-422-032	American Tire	CUP_10004	B11-0130
550 Linne Road	expansion to industrial building	14000	009-314-039	Hogue Grips		B11-0102
525 Riverside Avenue	Winery in Almond Grower's Exchange Building	11500	009-268-003, -004	Derby Wine Estates	PC_10002	B11-0256
2295 Wisteria Lane	Winery Production and Storage building	66000	025-435-017	Justin Winery/Roll Global	PD_11005	B11-0226

Address	Project Description	Square Feet	Assessors Parcel #	Developer	Planning File #	Planning Application Submitted On	Planning Approval Body	Planning Approval Date
SWC	Airport & Dry Creek Roads		025-435-014	Airport Road Business Park	PD_05016		PC	10/10/2006
3350	Airport Road	161000	025-436-029, -030	Handley	PD_08002		PC	02/10/2009
e/s	Airport Road, n/o Highway 46 E	88400	025-431-045, -049	Ken Hunter	PD_01025		PC	02/10/2004
e/s	Airport Road, n/o Highway 46 E	105600	025-431-045, -049	Ken Hunter	PD_01025		PC	02/10/2004
2615	Buena Vista Drive	5000	025-391-083	Arciero & Sons	PD_03016		PC	
2615	Buena Vista Drive	15700	025-391-084	Arciero & Sons	'D_03-016 Amen		PC	04/12/2011
1620	Commerce Way	21500	009-314-061	Tom Sperbeck	PD_07013		PC	02/08/2008
2650	Danley Court	27800	025-421-032	Mayan Hardwood	PD_09003		PC	09/08/2009
3600	Dry Creek Road	19000	025-436-003	Mullin/Santa Cruz Biotechnology	PD_04022		PC	01/11/2005
3600	Dry Creek Road	24000	025-436-003	Mullin/Santa Cruz Biotechnology	PD_04022		PC	01/11/2005
2429	Golden Hill Road	3500	025-422-029	Regency Centers	PD_06025		PC	
2433	Golden Hill Road	3500	025-422-030	Regency Centers	PD_06025		PC	08/28/2007
2437	Golden Hill Road	6500	025-422-031	Regency Centers	PD_06025		PC	08/28/2007

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2457 Golden Hill Road	Major Retail Shop #4 (20ksf) & Shop Bldg A (9ksf)	29000	025-422-025	Regency Centers	PD_06025		PC	08/28/2007
2461 Golden Hill Road	Retail/Restaurant Pad #1	4000	025-422-027	Regency Centers	PD_06025		PC	08/28/2007
2461 Golden Hill Road	retail shop	9000	025-391-063	Regency Centers	PD_06025		PC	
2501 Golden Hill Road	6 industrial buildings	56100	025-391-062	Nanometer	PD_00008		PC	07/11/2000
North End Golden Hill Road	332 space RV Resort		025-431-037, -038, -039	Paso 33 LP	PD_07009		PC	03/17/2009
south end Hughes Parkway	Horse Park - Equestrian Show Facility		025-435-008	Paso Robles Horse Park LLC	PD_11004		PC	01/27/2012
3700 Mill Road	Vina Robles Resort: amphitheater		025-371-020	Vina Robles	PD_02002		PC	08/09/2011
3700 Mill Road	Vina Robles Resort: hotel (80 rooms)	29300	025-371-020	Vina Robles	PD_02002		PC	03/11/2003
1601 N. River Road	mini-storage	120000	025-501-009, -010	Orrin Cocks	PD_04011		PC	
180 Niblick Road	addition to Wal-Mart	27200	009-814-006	Wal-Mart Stores, Inc.	SP_07020		DRC	11/19/2007
3115 Propeller Drive	Expand existing industrial building	26000	025-452-008	Lubrizol	PD_07012		PC	12/13/2011
3003 Rollie Gates Drive	light-industrial/warehouse building	21000	025-453-002	Applied Technology	PD_11006		PC	01/10/2012
NEC S. River & Oak Hill Roads (Lot 6)	multi-tenant offices	4900	009-814-042	Halferty/DeBeikes	PD_05007		PC	06/28/2005
410 Sherwood Road	3 industrial buildings (12300, 5100, and 5300 sf)	22700	009-311-014	P.I.C. Manufacturing	PD_08008		PC	08/26/2008
2371 Theatre Drive	Mini-storage	76000	009-851-018	Ted Crocker/Yellow Jacket LP	PD_02015		PC	04/12/2011

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1213 Vine Street	Realty office building	3400	009-034-013	Brian Thorndyke & Scott Ehrke	SP_11001		DRC	11/14/2011
east of Wallace Drive	26 industrial buildings (all less than 5,000 sq ft each)	112500	025-037 - several lots	Bergman Industries	SP_07021		DRC	11/19/2007

Map #	Address	Project Description	Assessors Parcel #	Developer	Tent. Map Approval	Expiration Date	Extension Months Available	Application Submitted
H. Tentative Map Approved by PC (includes expiration dates per AB 203 (2011)).								
Tr_2962	e/s	Airport Rd, n/o Highway 46E	9 lot commercial subdivision for Destino Paso Resort	025-436-029, -030	Jery & Katherine Handley	03/10/2009	03/10/2016	72
PR_07-0301	s/s	Dry Creek Rd, w/o Airport Rd	2 industrial lots	025-432-015	Dry Creek Partners	10/28/2008	10/28/2015	72
Tr_2972	3500	Dry Creek Road	32 lot industrial condominium	025-436-032	Nunno LLC	04/08/2008	04/08/2015	72
Tr_2848	820	Park Street	condominium map for mixed use project	009-154-024, -025	Park Place Partners (Dan Lloyd)	06/13/2006	06/13/2014	60
PR_08-0062	410	Sherwood Road	4 industrial lots	009-311-014	P.I.C. Manufacturing	08/26/2008	08/28/2015	72