

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PD 08-004 (MARTIN RESORTS, INC.)

DATE: JUNE 10, 2008

Needs: To consider an application filed by Pults & Associates on behalf of Martin Resorts, Inc. requesting to construct a new 8,929 square foot, two-story spa and office building.

- Facts:
1. The site is located at 600 12th Street (see attached Vicinity Map).
 2. The approximate 9,500 square foot site has a General Plan Land Use designation of Community Commercial (CC). The Zoning designation is C1-PD (General Commercial within the Planned Development Overlay). The site is within the Downtown Parking Area.
 3. The applicants will be submitting an application for demolition of the existing building, which will be reviewed by City Staff for determination of historical or architectural significance. If necessary, the request for demolition will need to be forwarded to the City Council. At this time, a determination of historical or architectural significance has not been made.
 4. The main use of the proposed new two-story building is to establish a new luxury spa facility. Office space for the Paso Robles Inn is also proposed in the building. The site is adjacent to the Inn, a pedestrian connection between the Inn and the new building is proposed on the site plan.
 5. Zoning Code Section 21.22.035, of the Parking Ordinance provides for credit for buildings in the downtown that are replaced or re-constructed. The ordinance only requires the incremental increase in square footage to provide additional parking spaces. In this case, the increase in building square footage is 5,029 square feet. Therefore, 13 parking spaces would be required (based on 1 space per 400 square feet of new building area). The project is designed to provide 6 parking spaces on site. The applicant would pay in-lieu parking fees for the additional 7 parking spaces.
 6. The Parking Ordinance parking in-lieu fee program has established the cost of parking spaces to be \$4,640 per space. (The in-lieu fees are calculated and required to be paid at the time the building permit is issued by the Building Department.) Provided the applicant "pulls a building permit" in the 2008 calendar year, this project will be required to pay \$32,480 (7 X \$4,640). The in-lieu parking fee increases \$1500 (plus any consumer price index) every January 1st of each year.
 7. The project was reviewed by the Development Review Committee (DRC) at their meetings on April 7th and April 21, 2008. The DRC requested that the applicant and architect consider redesigning the mid-portion of the building to be more compatible

with the downtown area. The project was then redesigned and presented to the DRC on April 21st, where the Committee recommended the Planning Commission approve the project.

8. The Downtown Main Street Association has reviewed the proposed plans and is in favor of the project.
9. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis and

Conclusion: The proposed new spa and office building would meet the requirements of the C1-PD district and would be consistent with the General Plan and Economic Strategy, since it provides for new retail, professional office and infill development in the downtown area.

Retail and office uses help generate new investment in the downtown by providing retail and office space for professionals who will work and shop in the area.

The architecture of the proposed building complements the Paso Robles Inn buildings' by utilizing similar form and materials, additionally with locating the building up to the sidewalk with parking in the rear, the building fits in with the intent of the Downtown Design Guidelines.

Policy

Reference: General Plan Land Use Element; General Plan Update EIR certified in 2003; Zoning Code and California Environmental Quality Act (CEQA).

Fiscal

Impact: Payment of in-lieu parking fees will generate funds for future parking facilities in the downtown.

Options: After consideration of all public testimony, that the Planning Commission considers the following options:

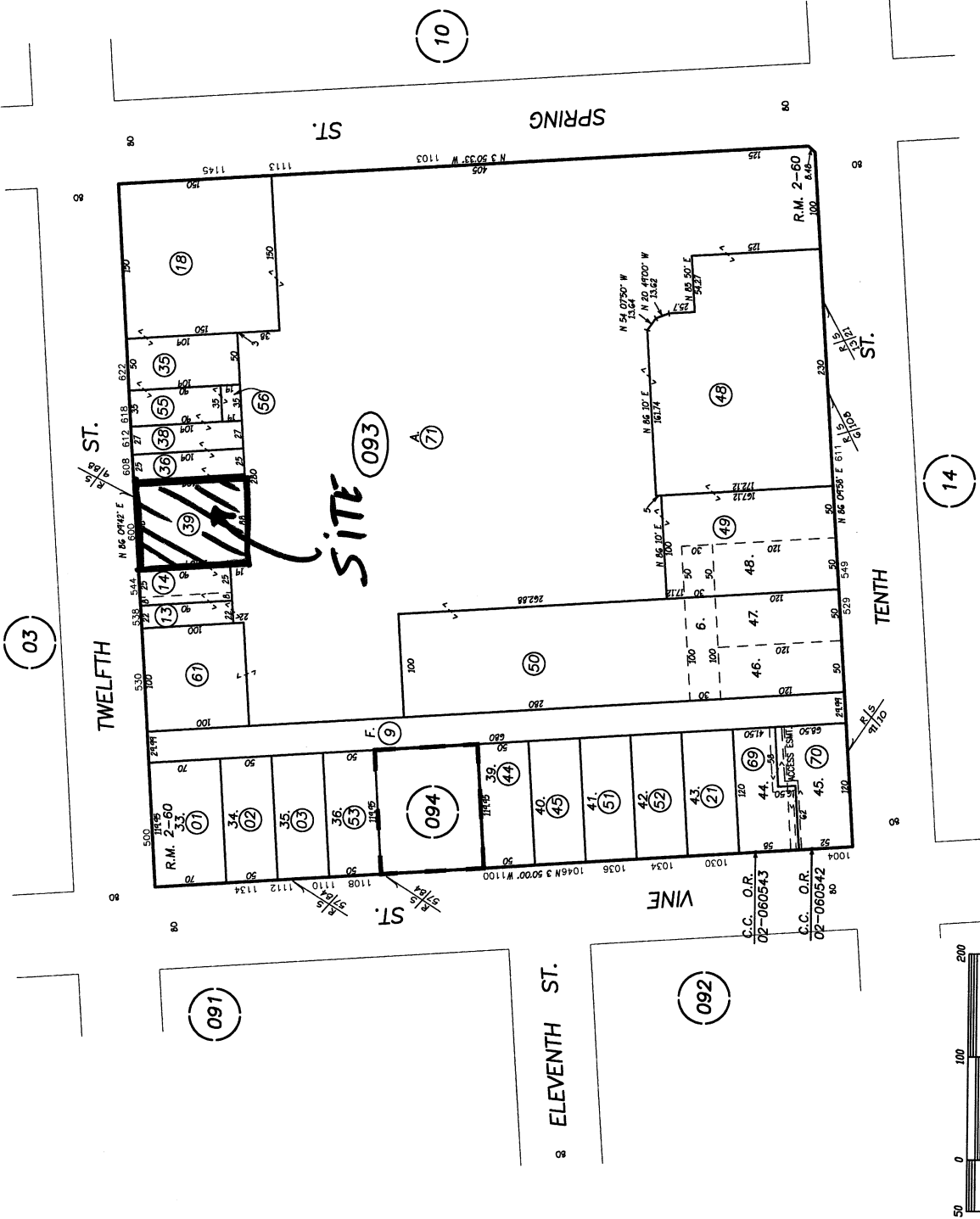
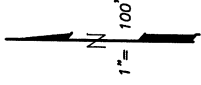
- a. Adopt a Resolution adopting PD 08-004, subject to site specific and standard conditions of approval;
- b. Amend, modify or reject the foregoing option.

Attachments:

1. Vicinity Map
2. City Engineer Memo
3. Resolution approving PD 08-004
4. Newspaper and Mail Notice Affidavits

H:PD/PD08-004/MartinResorts/Staff Report

009-093



CITY OF PASO ROBLES
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 009 PAGE 093

SPRINGS HOTEL TRACT, R.M. Bk. 2, Pg. 60

Attachment 1
 Vicinity Map
 PD 08-004
 600 12th Street
 (Martin Resorts)

| REVISIONS | DATE |
|-----------|----------|
| 1. | 04-05-05 |
| 2. | 07-20-04 |
| 3. | 10-16-06 |
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50 0 100 200
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.
 ER
 10/14/98

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 08-004, Paso Robles Inn
600 12th Street
DATE: May 29, 2008

12th Street is classified as a local street in the downtown area. Painted crosswalks exist both east and west of the project site. Neither of these walks is ADA compliant. A new ADA compliant crosswalk is needed mid-block to replace the non-compliant painted walks.

All new downtown projects must be considered for tree wells and decorative street lights. A schematic decorative street light and street tree plan needs to be developed for this block of 12th Street. Decorative street lights and tree wells should be placed on the frontage of the project in accordance with that plan.

Water is available to the project from an 8-inch water main in 12th Street.

Sewer is available to Paso Robles Inn properties from 12th Street, from the alley along the west boundary of the Inn and from 10th Street. The sewer for the existing building on the site picks up lines from the two adjacent buildings to the west. This common private sewer line then traverses the adjacent property to the east on its way to 12th Street. If the new building is proposed to tie in to the 12th Street sewer line, the City sewer main in 12th Street must be extended to the west boundary of the site.

Overhead utilities along the Inn's boundary south of 12th Street should be relocated underground. Existing poles that serve other properties may have to remain in place unless those property owners choose to participate in the under-grounding project.

Recommended Site Specific Conditions

Prior to occupancy, the applicant shall complete street improvements on 12th Street in accordance with an approved schematic plan for decorative street lights and tree wells on 12th Street and at the direction of the City Engineer. This work will also include the construction of an ADA compliant cross-walk across 12th Street. New ramps shall be placed on both sides of the street.

If the project accesses sewer from 12th Street, the sewer main in 12th Street shall be extended to the west boundary of the project in accordance with plans approved by the City Engineer.

Prior to occupancy, the existing overhead utility lines south of and parallel to 12th Street shall be relocated underground (some poles may have to remain in place to maintain service other existing buildings).

Attachment 2
City Engineer Memo
PD 08-004
600 12th Street
(Martin Resorts)

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 08-004
(MARTIN RESORTS)
APN: 009-093-039

WHEREAS, Planned Development 08-004 has been filed by Pults & Associates on behalf of Martin Resorts, to construct a new 8,929 square foot two-story spa/office building; and

WHEREAS, the project is located at 600 12th Street; and

WHEREAS, the General Plan land use designation of the site is Community Commercial Mixed Use Overlay (MU), and the Zoning is C1-PD (General Commercial, Office Professional Overlay); and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 (Class 32) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, at its June 10, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 08-004 and related applications; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is consistent with the City's Economic Strategy, by providing investment into the downtown as well as providing spa and office facilities in the downtown.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City. Rather, the PD for the Project implements the City's goals as expressed in its General Plan and its Economic Strategy.
 - B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
 - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.

- D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 08-004, subject to the following conditions:

PLANNING CONDITIONS:

1. The Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

| EXHIBIT | DESCRIPTION |
|---------|--|
| A | Standard Conditions of Approval |
| B | Title Sheet |
| C | Existing Site Plan |
| D | Site Plan |
| E | Path of Travel |
| F | Existing Floor Plan |
| G | First Floor Plan |
| H | Second Floor Plan |
| I | Roof Plan |
| J | Existing Exterior Elevations |
| K | Exterior Elevations |
| L | Color and Materials Board (on file in the Community Development Dept.) |

2. This Development Plan for PD 08-004, allows for development and operation of the 8,829 square foot spa and office building.
3. Prior to the issuance of a demolition permit for the existing building, the necessary steps shall be taken to determine if the building has historical or architectural significance. Depending on the outcome of the evaluation, the request for demolition may need to be approved by the City Council.
4. This project approval shall expire on June 10, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
5. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding and compliance with zoning code requirements.
6. Prior to the issuance of a building permit, the applicant shall pay parking in-lieu fees for 7 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.
7. The applicant shall submit a sign program that shall be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
8. All roof mounted equipment shall be fully screened.

9. Prior to occupancy, the applicant shall complete street improvements on 12th Street in accordance with an approved schematic plan for decorative street lights and tree wells on 12th Street at the direction of the City Engineer. This work will also include the construction of an ADA compliant cross-walk across 12th Street. New ramps shall be placed on both sides of the street.
10. If the project accesses sewer from 12th Street, the sewer main in 12th Street shall be extended to the west boundary of the project in accordance with plans approved by the City Engineer.
11. Prior to occupancy, the existing overhead utility lines south of and parallel to 12th Street shall be relocated underground (some poles may have to remain in place to maintain service other existing buildings).

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

12. Provide fire sprinkler systems for structures 5,000 square feet or greater.
13. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
14. No building shall be occupied until all public improvements are completed and accepted by the City for maintenance.

PASSED AND ADOPTED THIS 10th day of June, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 08-004

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: JUNE 10, 2008

APPLICANT: MARTIN RESORTS SPA BUILDING

LOCATION: 600 12TH STREET

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:

- 1. This project approval shall expire on June 10, 2010 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department 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. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 4. Any site specific condition imposed by the Planning Commission in approving this project 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

(Adopted by Planning Commission Resolution 94-038)

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. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. 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.
- 7. 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.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. 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.
- 11. 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.
- 12. 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.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. 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.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

- 2. 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:
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

(Adopted by Planning Commission Resolution 94-038)

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

APPLICANT: Martin Resorts, Inc. PREPARED BY: JF

REPRESENTATIVE: Pults & Assoc. CHECKED BY: _____

PROJECT: PD 08-004 TO PLANNING: _____

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

D. PRIOR TO ANY PLAN CHECK:

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

E. 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. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. 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 removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

(Adopted by Planning Commission Resolution 94-038)

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

| | | |
|-------------------------------|---|----------------------|
| <u>12th Street</u> | (See City Engineer Site Specific Condition) | |
| Street Name | City Standard | Standard Drawing No. |
- 7. 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.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. 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 and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer

(Adopted by Planning Commission Resolution 94-038)

shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding

(Adopted by Planning Commission Resolution 94-038)

surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.

- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). 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. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.

- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

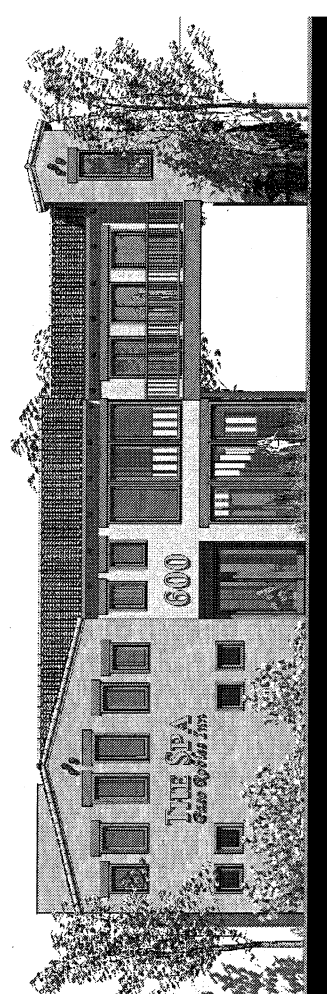
- 13. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

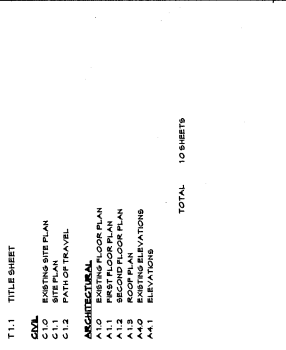
- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

(Adopted by Planning Commission Resolution 94-038)



SPA AT PASO ROBLES INN PASO ROBLES, CALIFORNIA

VICINITY MAP



DIRECTORY

ARCHITECT
 STEVEN D. PULITS, MA & ASSOCIATES
 2500 GRAND STREET, SUITE 105
 SAN LUIS OBISPO, CA 93401
 (805) 761-5000

PROJECT DESCRIPTION

A 2-story, 6,424 SF Spa and Office Building. This will include the demolition of an existing 3,400 SF, 1-story building. Existing building is vacant and will be demolished. The new building will be constructed on the same lot and will have a pedestrian connection to the inn.

PROJECT SUMMARY

| | |
|-------------------------------------|--|
| LEGAL: | LOT 341 - SPRINGS HOTEL TRACT |
| ZONING: | C1 PD |
| APN: | 004-018-024 |
| SITE: | 19.24 SF = 0.22 ACRES |
| BUILDING: | |
| | FIRST FLOOR: 3,664 SF |
| | SPA: 3,111 SF |
| | OFFICE/ELECTRICAL: 553 SF |
| | TOTAL: 4,218 SF |
| | SECOND FLOOR: 4,165 SF |
| | ADMIN: 4,165 SF |
| | BALCONY: 459 SF |
| | TOTAL: 4,624 SF |
| PARKING: | |
| | TOTAL BUILDING SF: 8,842 SF |
| | ADMIN (1 SP/SPACE/400 SF): 10.4 SPACES |
| | SPA (1 SP/SPACE/400 SF): 4.3 SPACES |
| | TOTAL: 20 SPACES |
| | TOTAL PROVIDED: |
| | STANDARD: 5 SPACES |
| | ACCESSIBLE: 1 SPACES |
| | IN-LIEU/PARKING: 14 SPACES |
| | TOTAL: 20 SPACES |
| MAX HEIGHT: | 13'-2" |
| SEWER WATER USE PROJECTIONS: | |
| SEWER: | 11 _____ GALLONS/DAY |
| WATER: | 11 _____ GALLONS/DAY |

SHEET INDEX

| | | | |
|----------------------|---------------------|-------|-----------|
| T1.1 | TITLE SHEET | TOTAL | 10 SHEETS |
| C1.0 | EXISTING SITE PLAN | | |
| C1.1 | SITE PLAN | | |
| C1.2 | PLAN OF TRAVEL | | |
| ARCHITECTURAL | | | |
| A1.0 | GENERAL NOTES | | |
| A1.1 | FIRST FLOOR PLAN | | |
| A1.2 | SECOND FLOOR PLAN | | |
| A1.3 | PLAN OF TRAVEL | | |
| A1.0 | EXISTING ELEVATIONS | | |
| A1.1 | ELEVATIONS | | |

Exhibit B
 Title Sheet
 PD 08-004
 600 12th Street
 (Martin Resorts)

3150 Broadway Street, Suite 108
 San Diego, California 92101
 619.594.4371 Fax
 619.594.4371 Cell
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 the property of Steven D. Pullits, MA & Associates, LLP.
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 retrieval system, without the prior written
 permission of Steven D. Pullits, MA & Associates, LLP.

Project:
 REMODEL
 SPA
 AT
 PASO ROBLES
 INN
 600 12TH STREET
 PASO ROBLES
 CA 94448

Client:
 MARTIN RESORTS
 P. O. BOX 120680
 SAN LUIS OBISPO
 CA 94608
 (805) 546-7590

Sheet Comments:
 EXISTING
 SITE PLAN



Date: 20 FEB 09
 Revised:
 Job No: 0742
 Sheet: C1.0 of

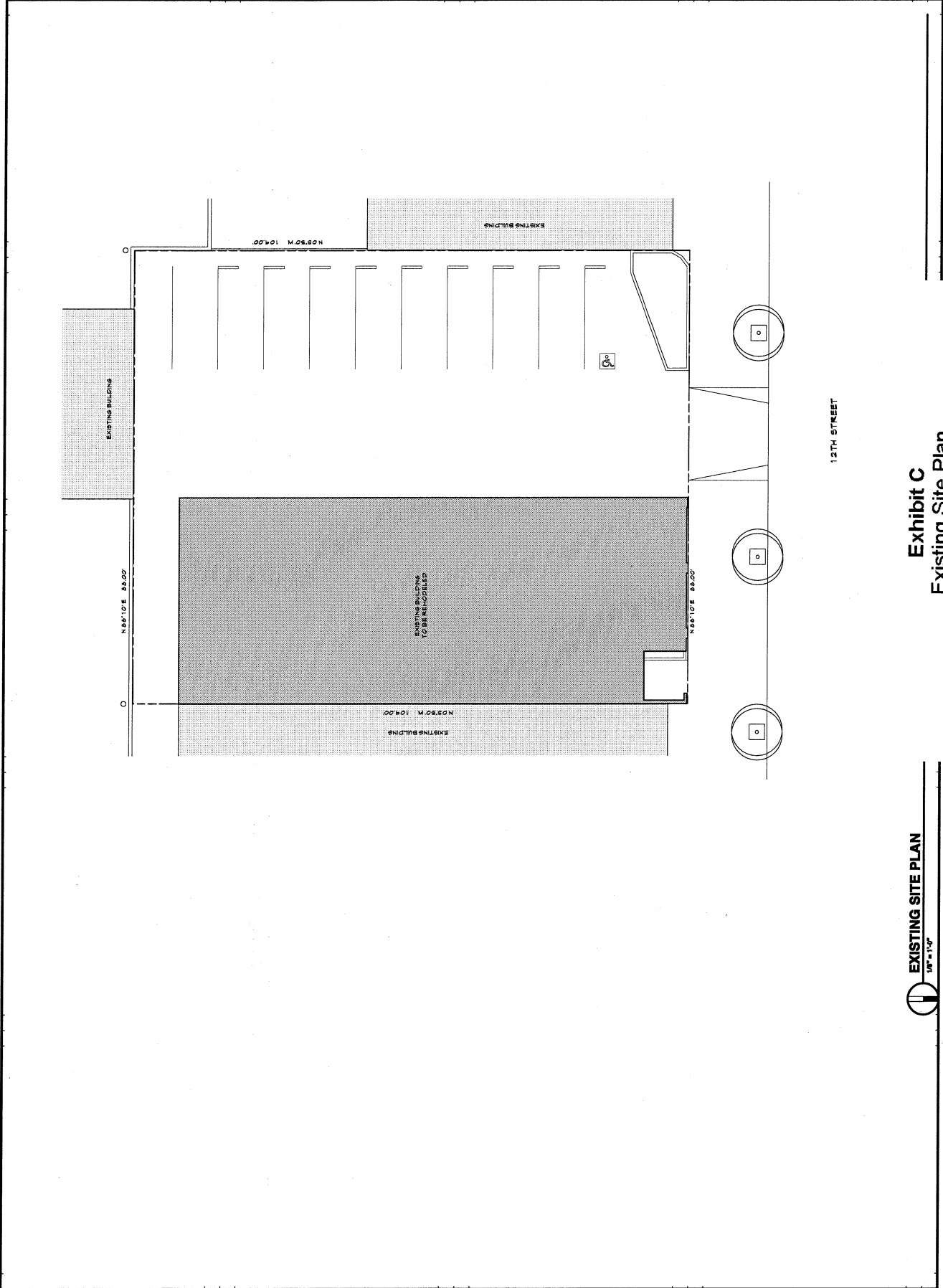


Exhibit C
 Existing Site Plan
 PD 08-004
 600 12th Street
 (Martin Resorts)

EXISTING SITE PLAN
 1/8" = 1'-0"

Architecture, Planning & Graphics
 3439 Donald Street, Suite 108
 San Jose, California 95128
 Tel: (408) 251-4371
 Fax: (408) 251-4371

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Project:

**REMODEL
 SPA
 AT
 PASO ROBLES
 INN**

600 12TH STREET
 PASO ROBLES
 CA 94444

Client:

MARTIN RESORTS

P. O. BOX 12080
 SAN LUIS OBISPO
 CA 94606
 (805) 545-7590

Scale/Contents:

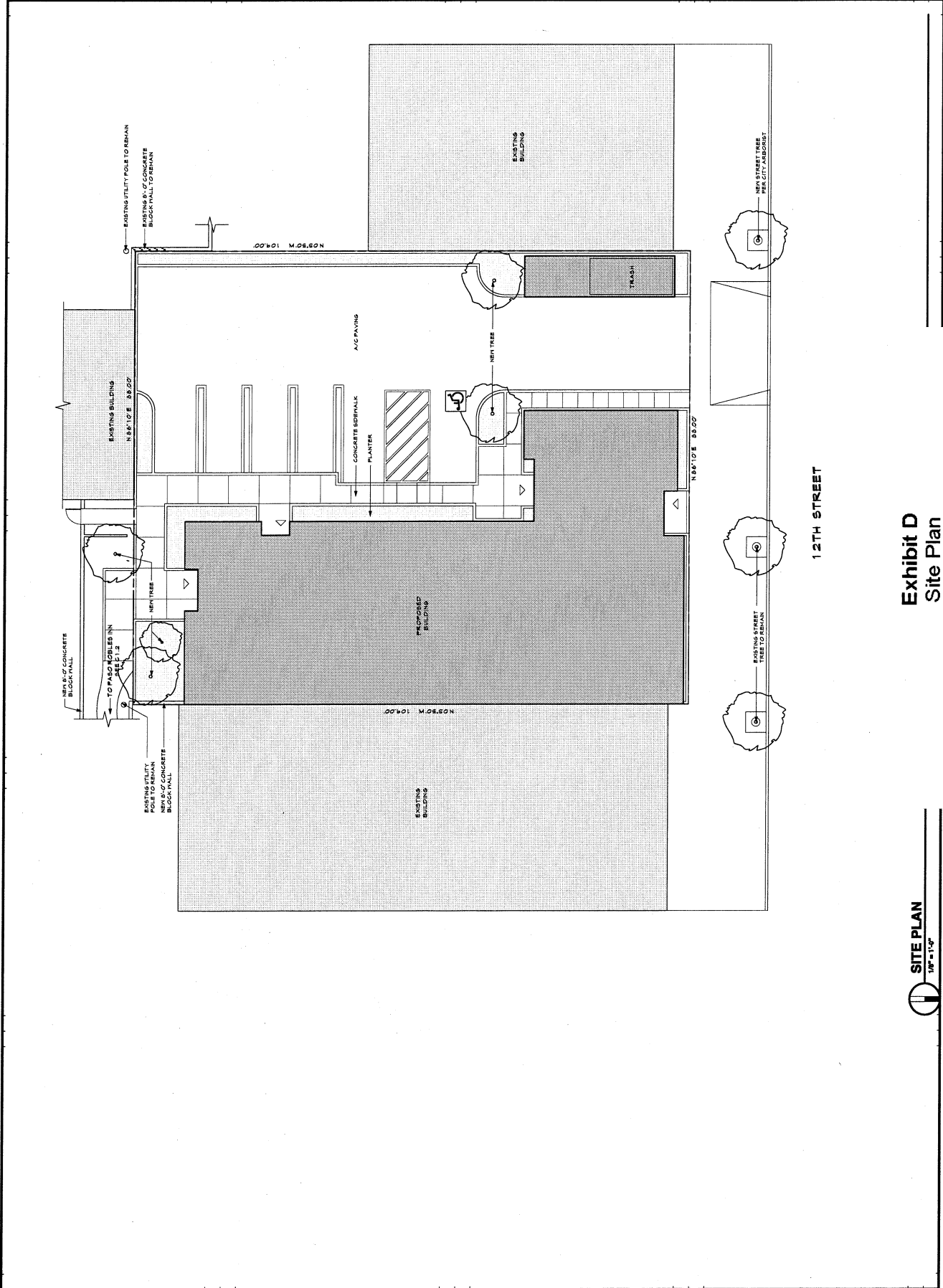
FIRST FLOOR PLAN



Date: 20 FEB 09
 Revised:

Sheet No: 0742

Sheet: **C1.1**
 of 9



**Exhibit D
 Site Plan
 PD 08-004
 600 12th Street
 (Martin Resorts)**

SITE PLAN
 1/8" = 1'-0"

Architecture, Planning & Graphics
 3150 Grand Street, Suite 100
 San Luis Obispo, CA 93401
 (805) 541-5001
 (805) 541-4571 Fax

These drawings are prepared to the best of our knowledge and belief in accordance with the requirements of the applicable laws and regulations. We warrant that the drawings were prepared in accordance with the applicable laws and regulations. We do not warrant that the drawings are free from errors or omissions. We do not warrant that the drawings are suitable for any purpose other than that for which they were prepared. We do not warrant that the drawings are suitable for any purpose other than that for which they were prepared. We do not warrant that the drawings are suitable for any purpose other than that for which they were prepared.

Project:

**REMODEL
 SPA
 PASO ROBLES
 INN**

600 12TH STREET
 PASO ROBLES
 CA 93446

Client:

MARTIN RESORTS

P. O. BOX 12060
 SAN LUIS OBISPO
 CA 93406
 (805) 541-7590

Sheet Contents:

**PATH OF TRAVEL TO
 PASO ROBLES INN**



Date: 20 FEB 06

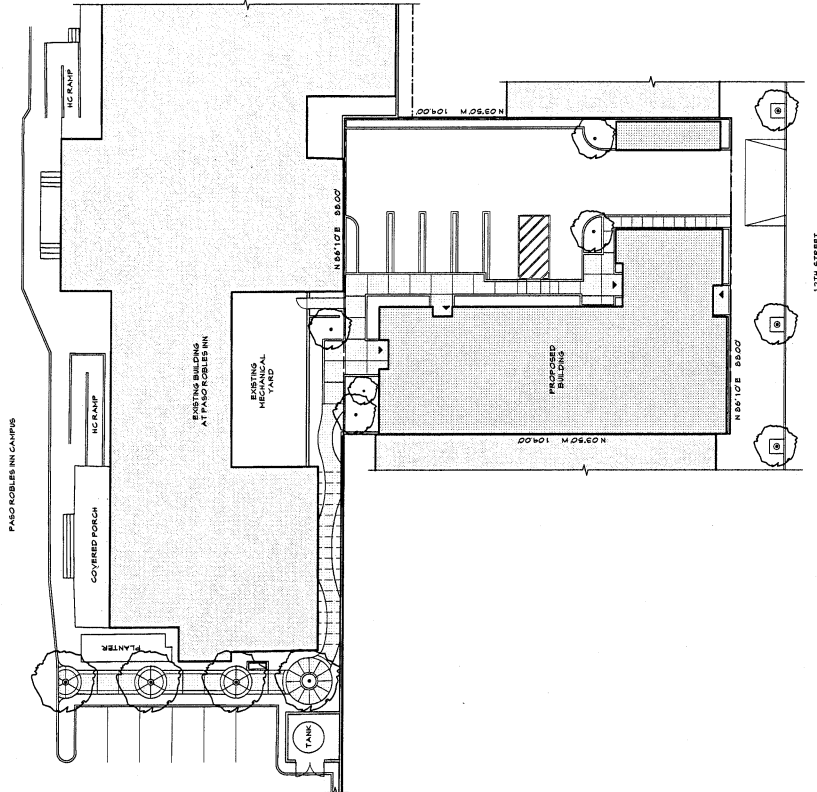
Revised:

Sheet No: 0742

C1.2

Exhibit E
 Path of Travel
 PD 08-004
 600 12th Street
 (Martin Resorts)

PATH OF TRAVEL TO PASO ROBLES INN
 1/16" = 1'-0"



Architecture, Planning & Graphics
 410 Broad Street, Suite 108
 San Luis Obispo, California 93401
 (805) 741-2271 Fax
 (805) 741-2271 Cell
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 Project:

REMODEL
SPA AT PASO ROBLES INN
 600 12TH STREET
 PASO ROBLES
 CA 93446

Client:
MARTIN RESORTS
 P. O. BOX 10060
 SAN LUIS OBISPO
 CA 93406
 (805) 542-7500

Scale/Contents:
EXISTING FLOOR PLAN



Date: 26 FEB 09
 Revised:

Sheet No: 0712
 Sheet:

A1.0
 of

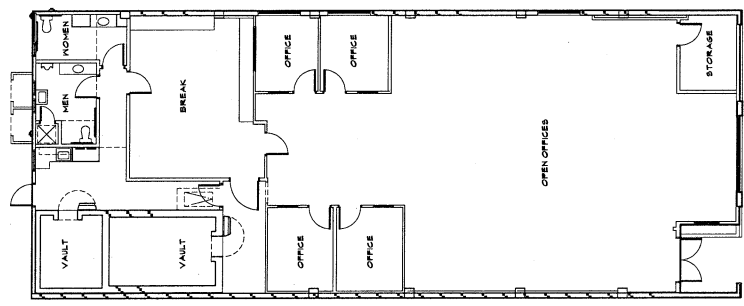


Exhibit F
Existing Floor Plan
PD 08-004
600 12th Street
(Martin Resorts)

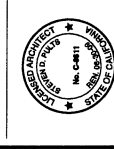
EXISTING FLOOR PLAN
 1/8" = 1'-0"

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**REMODEL
 SPA
 AT
 PASO ROBLES
 INN**
 600 12TH STREET
 PASO ROBLES
 CA 94448

MARTIN RESORTS
 P. O. BOX 12080
 SAN LUIS OBISPO
 CA 94606
 (805) 545-7590

FIRST FLOOR PLAN



Date: 29 FEB 09
 Revised:

Sheet No: 0742

Sheet: **A1.1**
 of 6

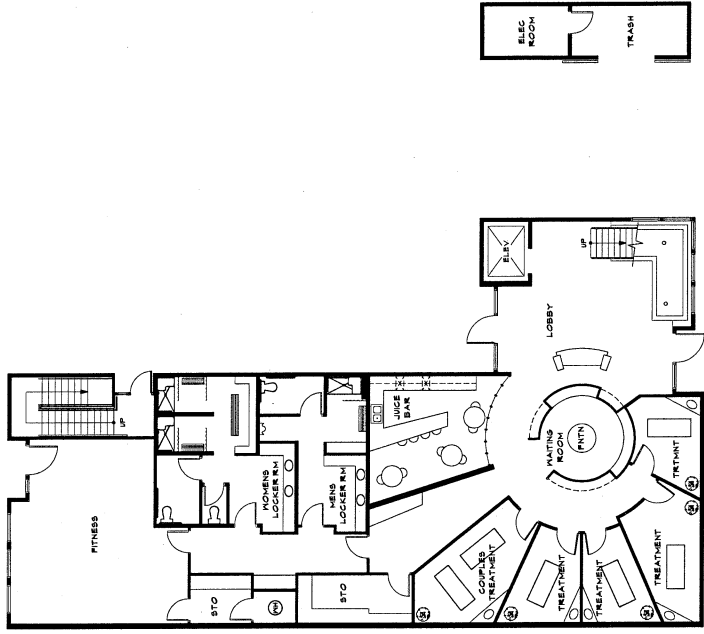


Exhibit G
First Floor Plan
PD 08-004
600 12th Street
(Martin Resorts)

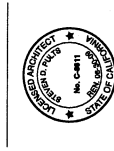
FIRST FLOOR PLAN
 1/8" = 1'-0"

Architect: Planning & Graphics
 1410 Bond Street, Suite 105
 San Jose, California 95128
 408-551-4517 Fax
 408-551-4517 Cell
 This drawing is the property of PULTS and is to be used only for the project and site identified herein. It is not to be used for any other project without the express written permission of PULTS.

Project:
 REMODEL
 SPA
 AT
 PASO ROBLES
 INN
 600 12TH STREET
 PASO ROBLES
 CA 95448

Client:
 MARTIN RESORTS
 P. O. BOX 12080
 SAN LUIS OBISPO
 CA 95406
 (805) 545-7590

Scale/Contents:
 SECOND FLOOR
 PLAN



Date: 20 FEB 09
 Revised:

Job No: 0742
 Sheet:

A1.2
 of

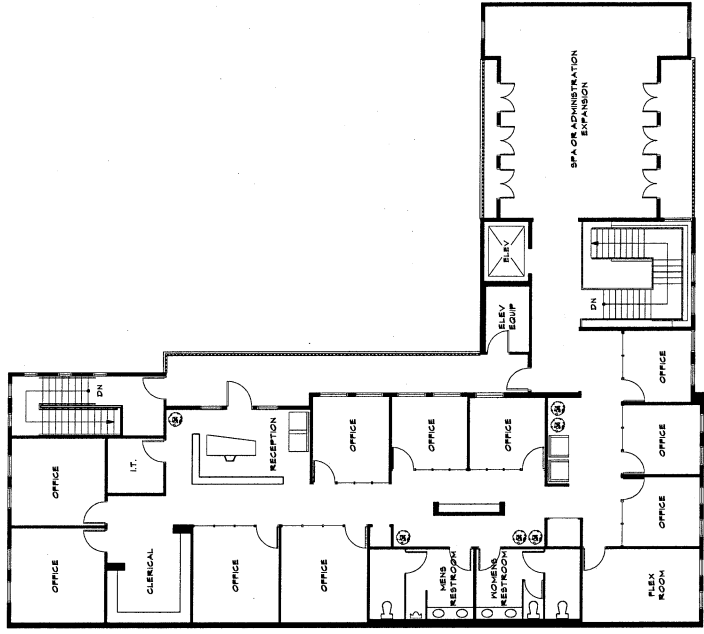


Exhibit H
 Second Floor Plan
 PD 08-004
 600 12th Street
 (Martin Resorts)

SECOND FLOOR PLAN
 1/8" = 1'-0"

PULTS
 Steven D. Pults, AIA & Associates, LLP

Architect, Planning & Consulting
 1515 N. Mission
 Suite 200, San Jose, California 95131
 (408) 281-5500
 Fax: (408) 281-5501
 www.pults.com

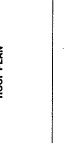
Remodel
**SPA
 AT
 PASO ROBLES
 INN**

600 LATH STREET
 PASO ROBLES
 CA 95369

MARTIN RESORTS

P. O. BOX 12080
 SAN JUAN BOSCO
 CA 95048
 (815) 542-7500

Roof Plans
ROOF PLAN



Date: APRIL 08
 Revised:

Sheet No.: 0742

Scale: A1.3

of

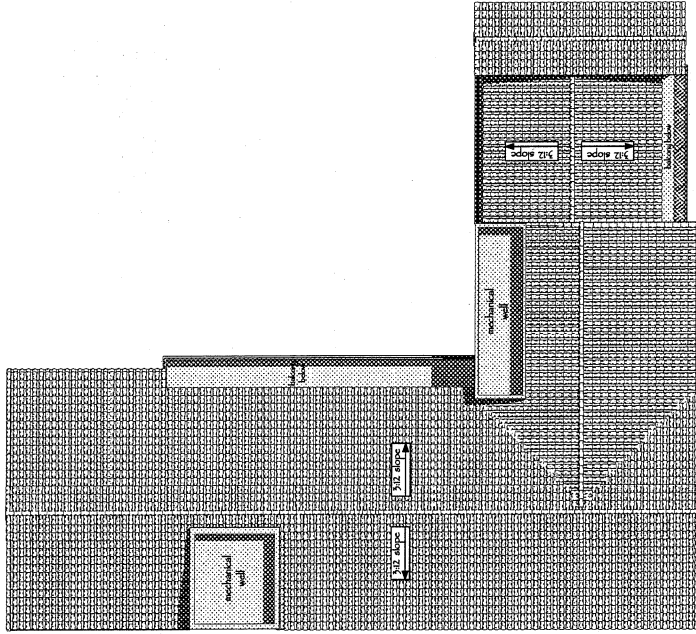


Exhibit I
Roof Plan
 PD 08-004
 600 12th Street
 (Martin Resorts)

ROOF PLAN
 1/8" = 1'-0"

These drawings are preliminary in nature and are not intended to be used for construction. All drawings and specifications are subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

REMODEL
SPA
AT
PASO ROBLES
INN

650 12TH STREET
 PASO ROBLES
 CA 93446

MARTIN RESORTS

P. O. BOX 12080
 SAN LUIS OBISPO
 CA 93408
 (805) 546 - 7590

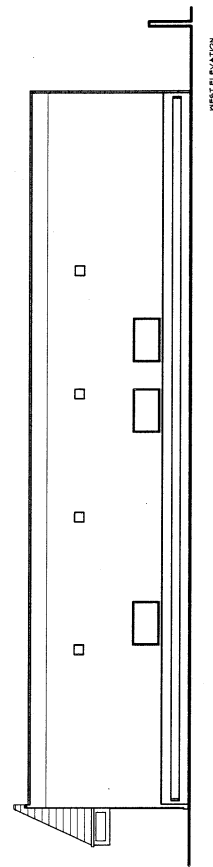
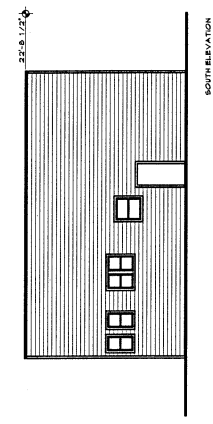
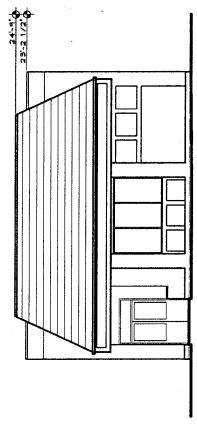
Sheet Contents:
EXISTING
EXTERIOR ELEVATIONS



Date: 29 FEB 09
 Revised:

Job No: 0743

Sheet: **A4.0**
 of



EXISTING EXTERIOR ELEVATIONS
 1/8" = 1'-0"

Exhibit J
Existing Exterior Elevations
 PD 08-004
 600 12th Street
 (Martin Resorts)

Architecture, Planning & Graphics
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (310) 471-1000
 Fax: (310) 471-1001
 www.putts.com
 Putts is a registered architect in the State of California.
 Putts is a registered interior designer in the State of California.
 Putts is a registered landscape architect in the State of California.
 Putts is a registered civil engineer in the State of California.
 Putts is a registered mechanical engineer in the State of California.
 Putts is a registered electrical engineer in the State of California.
 Putts is a registered structural engineer in the State of California.
 Putts is a registered geotechnical engineer in the State of California.
 Putts is a registered environmental engineer in the State of California.
 Putts is a registered fire protection engineer in the State of California.
 Putts is a registered professional engineer in the State of California.

REMODEL
**SPA
 AT
 PABO ROBLES
 INN**
 600 12TH STREET
 PALO ALTO
 CA 94301

Client:
MARTIN RESORTS
 500 BAY STREET
 SAN JOSE, CA 95128
 (408) 545-7500

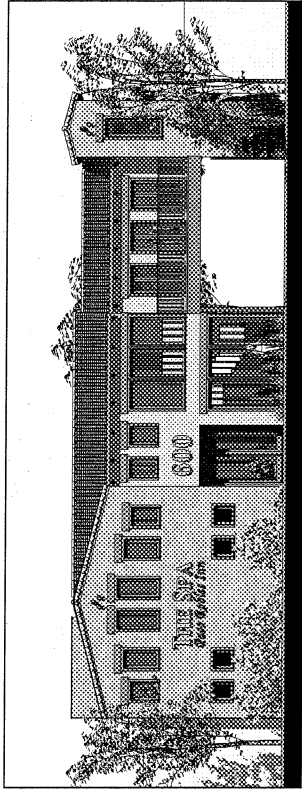
Drawn/Checked:
 EXTERIOR
 ELEVATIONS



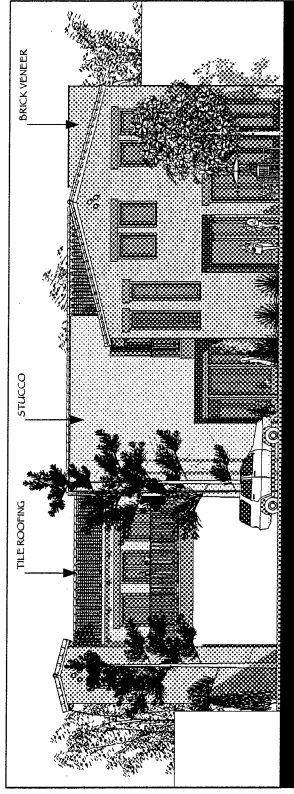
Date: APRIL 08
 Project:

Job No: 0742

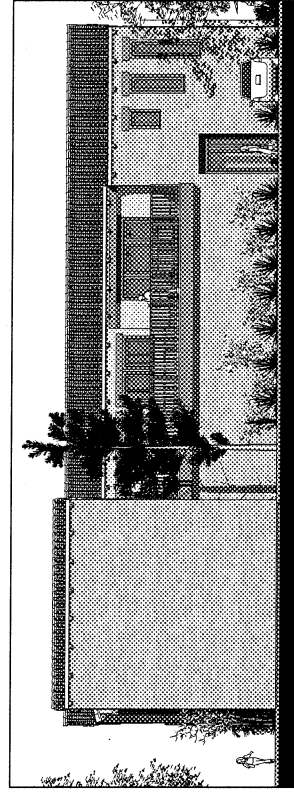
Sheet:
A - 4.1
 of



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Exhibit K
 Exterior Elevations
 PD 08-004
 600 12th Street
 (Martin Resorts)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

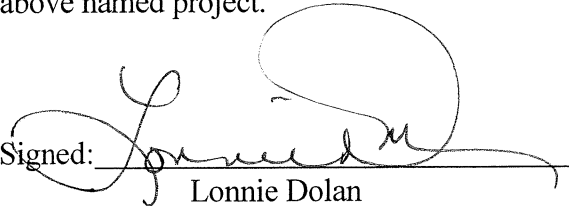
Newspaper: Tribune

Date of Publication: May 28, 2008

Meeting Date: June 10, 2008

Project: Planned Development 08-004
(Martin Resorts – 600-12th St.)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

forms\newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:

PD 08-004: a development plan filed by Pults & Associates on behalf of Martin Resorts Inc. to construct new two-story commercial/office building on the site located at 600 12th Street.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, June 10, 2008, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the planned development application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

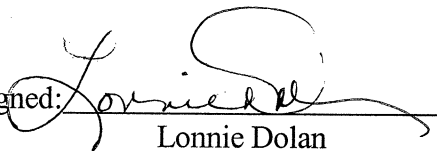
Darren Nash, Associate Planner
May 28, 2008 6729766

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 08-004 (Martin Resorts – 600 – 12th Street) on this 27th day of May 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

forms\mailaffi.691