

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 07-015 APN: 008-051-008
(APPLICANT: MARY QUAN)

DATE: JULY 8, 2008

Needs: For the Planning Commission to consider an application filed by Russ Thompson on behalf of Mary Quan proposing to construct 90-unit hotel building.

Facts:

1. The proposed project is located at 3002 Riverside Avenue (see attached Vicinity Map). The project site is five acres, however only the southern two acres are proposed to be developed.
2. The General Plan designation for this property is Commercial Service (CS) and is zoned Commercial/Light Industrial (C-3).
3. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan.
4. The hotel will also include a boardroom, outdoor pool with patio area, fitness center, housekeeping laundry facilities and hotel business offices. The hotel rooms will not include kitchen facilities.
5. There are two existing native oak trees near the easterly end of the parcel which have been incorporated into the site design.
6. The project is exempt under Article 19 of the California Environmental Quality Act, Categorical Exemptions (Class 32, §15332 In-Fill Development Projects).
7. The Development Review Committee (DRC) reviewed the project on June 16, 2008 and supported the overall site design and architecture for the project. The DRC recommended the Planning Commission approve this project.

**Analysis
and
Conclusion:**

At the August 21, 2007 City Council meeting, they considered a request to authorize the processing of this Planned Development application prior to completion of the Uptown Specific Plan. The Council authorized processing this application with a condition that the applicant enter into an agreement with

the City that the applicant will pay Specific Plan fees anticipated with the adoption of the Uptown Specific Plan. These fees are to be paid at the time of occupancy. Staff has added a condition to this affect in the attached resolution.

As noted, the DRC reviewed the proposed architectural details, which includes a variety of colors, stucco, stone veneer (Eldorado stone), wrought iron balconies, and a tiled roof. The DRC was pleased to see the applicant has integrated the existing oak trees into the site and has screened all utility equipment from the public view. However, one item not discussed was the 25 foot parking lot lights. A detail of the proposed lights poles has been attached to the report (see attachment 4).

The proposed hotel would be three-stories in height (48 feet) and provide 102 parking spaces in compliance with the Zoning Code regulations. The site is proposed to have two means of access off Riverside Avenue and one off Black Oak Drive. The applicant has provided a traffic study, which as been reviewed by the City Engineer. It was concluded that there were no significant traffic impacts. Signage for the project will be obtained under a separate permit subject to DRC approval.

The proposed project is consistent with the requirements for development in the C-3 zoning district, as well as the Commercial Services land use district. It would meet the intent of the General Plan Land Use Element and Economic Strategy Plan by providing a highway-oriented use to provide accommodations for travelers.

Policy

Reference: General Plan Land Use Element, Zoning Code, and 2006 Economic Strategy.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this Planned Development.

Options:

After consideration of public testimony, the Planning Commission may consider one of the following options:

- a. Adopt attached Draft Resolution approving Planned Development 07-015 with conditions of approval.
- b. Amend, modify or reject the above noted options.

Report Prepared By: Mathew Fawcett, Assistant Planner

Attachments:

1. Vicinity Map
2. Minutes from August 21,2007 City Council Meeting
3. City Engineer Memo
4. Lighting Detail
5. Draft Resolution to approve PD 07-015
6. Mail and Newspaper Affidavits

14. Uptown Specific Plan – Discretionary Development Plan (Daemesor LLC)

R. Whisenand, Community Development Director

The City Council considered a request to authorize the processing of a development plan (“PD”) application for a proposed hotel, located on the NE corner of Riverside Avenue and Black Oak Drive, prior to completion of the Uptown Specific Plan.

Mayor Mecham opened the public hearing. Speaking from the public in support of the project were Andrea Steinbeck, Mary Quan and Pete Clark. There were no further comments from the public, either written or oral, and the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Strong, moved to authorize processing of an application for a 92-unit hotel on two acres of a 5-acre parcel, at the NE corner of Riverside Avenue and Black Oak Drive, with the condition that the applicant enter into a suitable agreement with the City that will result in payment of fees that are anticipated with the adoption of the Uptown Specific Plan. Fees to be paid at the time of occupancy.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:

15. Electronic Class Registration – Recreation Software

A. Robb, Director Library, and Recreation Services

For the City Council to consider authorizing a contract with The Active Network for the implementation and maintenance of web-based recreation class registration and web-based facility reservation.

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.

Councilmember Strong, seconded by Councilmember Picanco, moved to adopt Resolution No. 07-177 authorizing the contract with The Active Network to provide ActiveNet recreation software implementation not to exceed \$47,000.

Motion passed by the following unanimous roll call vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham
NOES:
ABSTAIN:
ABSENT:
CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION –

16. Planning Commission - Appointment to Fill Current Vacancy

R. Whisenand, Community Development Director

The City Council considered making a mid-term appointment to fill vacancy on the Planning Commission for a term to expire December 31, 2007. Councilmembers were contacted by three individuals who expressed interest in an appointment (Wesley King, Robert Fonarow, and Joel C. Peterson).

Mayor Mecham opened the public hearing. There were no comments from the public, either written or oral, and the public discussion was closed.



MEMORANDUM

TO: Mathew Fawcett
FROM: John Falkenstien
SUBJECT: PD 07-015, Oak Tree Inn
DATE: June 26, 2008

Streets

The subject property is located at the northeast corner of Riverside Avenue and Black Oak Drive. Riverside Avenue and Black Oak Drive will be improved consistent with adjacent improvements.

Sewer and Water

Sewer is available to the property from an 8-inch sewer line in Black Oak Drive. Water is available to the property from 8-inch water mains in Riverside Avenue and Black Oak Drive.

Drainage

The City is obligated under their Phase II Municipal Storm water permit with the Regional Water quality Control Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off to the maximum extent possible. These goals are accomplished by the implementation of Low Impact Development. Low Impact Development uses certain technology-based practices to ensure that a site's post-development hydrologic functions mimic those in its pre-development state.

Recommended Site Specific Conditions

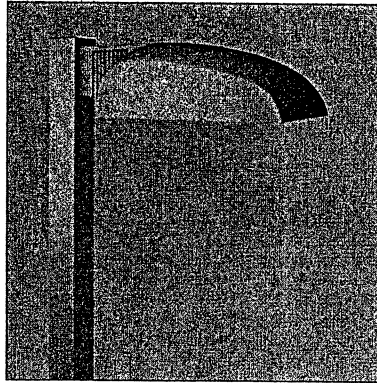
Riverside Avenue and Black Oak Drive will be improved in accordance with plans approved by the City Engineer.

The project design and construction shall incorporate Low Impact Development best management practices to mitigate the impacts on quality, quantity and rate of discharge of storm water run-off from the site.

Attachment: 3
City Engineer Memo

AS

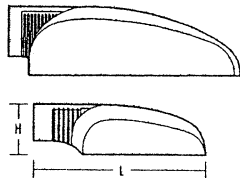
Area
Aeris™



Ordering Information

Designation	Distribution	Voltage	Mounting ¹¹	Options/accessories
High pressure sodium				
AS1 35S ¹	SR2 Segmented Type II roadway	120	Included	Installed
AS1 50S ²	SR3 Segmented Type III asymmetric	208 ⁷	SPA Square pole mounting block	LPI Lamp included
AS1 70S	SR4SC Segmented Type IV forward throw, sharp cutoff	240 ⁷	RPA Round pole mounting block	L/LP Less lamp
AS1 100S	SR4W Segmented Type IV wide, forward throw (size 2 only)	277	WBA Wall bracket (up or down)	SF Single fuse, 120V, 277V, 347V (n/a TB and MVOLT) ¹²
AS1 150S	SR5S Segmented Type V square	347	Shipped separately	DF Double fuse, 208V, 240V, 480V (n/a TB and MVOLT) ¹²
AS2 200S		480 ⁷	ASKMA1 Mast arm adapter (size 1)	PER NEMA twist-lock receptacle only (no photocontrol)
AS2 250S		TB ⁸	ASKMA2 Mast arm adapter (size 2)	QRS Quartz restrrike system (100W max. AS1, 250W max. AS2, lamp not included) ¹²
AS2 400S		MVOLT ^{9,10}	DSAS1 Decorative straight arm, square pole only (size 1)	CR Enhanced corrosion resistance
Metal halide				
AS1 50M ³			DSAS1R Decorative straight arm, round pole only (size 1)	HS House-side shield (n/a SR4SC or SR5S)
AS1 70M ³			DSAS2 Decorative straight arm, square pole only (size 2)	EC Emergency circuit ¹³
AS1 100M			DSAS2R Decorative straight arm, round pole only (size 2)	TP Tamperproof
AS1 150M ⁴			DCAS1 Decorative curved arm, square pole only (size 1)	SCWA Super CWA pulse start ballast (n/a HPS, OTT, TRT, 50M, 70M or 100M)
AS1 175M			DCAS1R Decorative curved arm, round pole only (size 1)	CSA CSA Certified
AS2 200M ⁵			DCAS2 Decorative curved arm, square pole only (size 2)	NOM NOM Certified ¹³
AS2 250M ⁴			DCAS2R Decorative curved arm, round pole only (size 2)	
AS2 320M ⁵				
AS2 350M ⁵				
AS2 400M ⁴				
Compact fluorescent				
AS1 2/32TRT ⁶				
AS1 42TRT				
AS1 2/42TRT ⁶				
AS1 57TRT				
AS1 70TRT				

- NOTES:**
- 120V only.
 - 120V and 277V only.
 - Not available with 480V.
 - Maybe ordered with SCWA.
 - Must be ordered with SCWA.
 - Available in SR3 only.
 - Consult factory for availability in Canada.
 - Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
 - Compact fluorescent only, 120V-277V.
 - Multi-volt electronic ballast (for TRT and DTT lamps) capable of operating on any line voltage between 120V and 277V.
 - Mounting block standard.
 - SF, DF or QRS options cannot be ordered together.
 - Consult factory for availability.



Dimensions are shown in inches (centimeters) unless otherwise noted.

	AS1	AS2
EPA:	.7ft ²	1.2ft
Length:	21.38(54.5)	28(71.0)
Width:	12.5(31.7)	16.25(41.9)
Height:	6.28(15.9)	8.25(21.0)
Weight:	22lbs(10kg)	45lbs(20.4kg)

LITHONIA LIGHTING

www.lithonia.com, keyword: AS

Intended Use

For streets, walkways, parking lots and surrounding areas.

Features

Housing – Die-cast single-piece aluminum with nominal 1/8" wall thickness. Integral arm provides easy installation to pole or wall. Housing completely sealed against moisture or environmental contaminants.

Door Assembly – Die-cast door frame, impact-resistant, tempered, glass lens, 3/16" thick, fully sealed with one-piece tubular silicone gasket. Tool-less entry and closure via spring-loaded die-cast latches.

Optics – Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable.

Installation – Heavy-duty easy-mount block attaches to pole or wall to provide ease of installation as well as ensured alignment and leveling.

Electrical – 150W and below utilize a high reactance, high power factor. 175W and above use a constant-wattage autotransformer ballast. Compact fluorescent uses an electronic high frequency ballast. Ballasts mounted on removable power tray with tool-less latch and have positive locking disconnect plugs. Ballasts are copper wound and 100% factory tested.

Finish – Standard finish is dark bronze (DDB) corrosion-resistant polyester powder finish. Other architectural colors available.

Socket – Porcelain, medium-base socket for AS1, mogul-base socket for AS2, with copper alloy nickel-plated screw shell and center contact. Fluorescent is four-pin positive latching thermoplastic. UL Listed.

Listings

UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations in lens-down orientation (damp location listed in lens-up orientation). Meets IESNA full cutoff criteria. U.S. patent no. D447, 590. Canadian patent no. 94324.

Example: AS1 150S SR2 120 SPA SF LPI

Options/accessories
Installed
LPI Lamp included
L/LP Less lamp
SF Single fuse, 120V, 277V, 347V (n/a TB and MVOLT) ¹²
DF Double fuse, 208V, 240V, 480V (n/a TB and MVOLT) ¹²
PER NEMA twist-lock receptacle only (no photocontrol)
QRS Quartz restrrike system (100W max. AS1, 250W max. AS2, lamp not included) ¹²
CR Enhanced corrosion resistance
HS House-side shield (n/a SR4SC or SR5S)
EC Emergency circuit ¹³
TP Tamperproof
SCWA Super CWA pulse start ballast (n/a HPS, OTT, TRT, 50M, 70M or 100M)
CSA CSA Certified
NOM NOM Certified ¹³
For optional architectural colors, see page 543.
Shipped separately
PE1 NEMA twist-lock PE (120V, 208V, 240V)
PE3 NEMA twist-lock PE (347V)
PE4 NEMA twist-lock PE (480V)
PE7 NEMA twist-lock PE (277V)
SC Shorting cap
AS1VG Vandal guard
AS2VG Vandal guard
For tenon slipfitters, see page 540.

Drilling Patterns:
(see pole ordering, pg. 552)

DM19AS	1at90°
DM28AS	2at180°
DM29AS	2at90°
DM39AS	3at90°
DM49AS	4at90°
DM32AS	3at120° (round poles only)



NIGHTTIME FRIENDLY

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

May not meet with HS option.

RESOLUTION NO: 08-_____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 07-015
3002 RIVERSIDE AVENUE
(MARY QUAN)
APN: 008-051-008

WHEREAS, Planned Development 07-015 has been submitted by Russ Thompson on behalf of Mary Quan, requesting to construct a 90 unit hotel; and

WHEREAS, the project is located at 3002 Riverside Avenue; and

WHEREAS, Section 21.23B.030(5a), of the Zoning Code require constructing buildings that total over 10,000 square feet go through the development plan (PD) review process; and

WHEREAS, at its meeting of August 12, 2007, the City Council authorized the processing of an application to develop a hotel at the northeast corner of Riverside Avenue and Black Oak Drive in advance of adoption of the Uptown/Town Centre Specific Plan, subject to the condition that the developer of the hotel pay enter into a suitable agreement with the City that will result in the payment of fees that are anticipated with the adoption of the Uptown Specific Plan at the time of occupancy; and

WHEREAS, the project is Exempt (Class 32) from environmental review of the California Environmental Quality Act (CEQA) per section 15332 In-Fill Development Projects; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 8, 2008 to consider facts as presented in the staff report prepared for this Planned Development application and to accept public testimony regarding the project; and

WHEREAS, based upon 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 project is consistent with the adopted codes, policies, standards and plans of the City; and
2. 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
3. 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; and
4. 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; and

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole.
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby Planned Development 07-015, subject to the following condition:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS:

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

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B	Site Plan
C	Floor Plans
D	Roof Plan
E	Elevations

3. This PD 07-015 allows for development of 90 unit hotel building approximately of ±87,000 square feet.
4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for Planning Division Staff review:
 - a. Final site plan and architectural elevations;
 - b. Exterior light fixtures;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening;
 - f. Fencing Plan
5. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view with architectural features and vegetation that is dense and high enough to conceal it.

6. Any roof mounted equipment shall be fully screened. The building parapet may need to be raised in order to accomplish full screening. Prior to the issuance of a building permit, architectural elevations along with building cross sections shall be submitted to the DRC indicating how roof screening will be accomplished.
7. Prior to issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de Robles as the sole agent for pumping and delivering the overlyer's groundwater water rights.
8. Prior to issuance of a Building Permit, as determined by the City Council on August 21, 2007, the applicant shall enter into a suitable agreement with the City that will result in the payment of fees that are anticipated with the adoption of the Uptown/Town Centre Specific Plan. The applicant shall pay these fees prior to issuance of a Certificate of Occupancy.

If, at the time of issuance of a Certificate of Occupancy, an Uptown/Town Centre Specific Plan fee has not been adopted, the applicant shall pay an in-lieu fee in an amount to be determined by the Community Development Director as being equivalent, on a per rentable room basis, to the Borkey Area Specific Plan Fee paid by the La Quinta Inn, to be adjusted for inflation.

9. Riverside Avenue and Black Oak Drive shall be improved in accordance with frontage improvement plans approved by the City Engineer in compliance with City standards.
10. The project design and construction shall incorporate Low Impact Development Best Management Practices (BMPs) to mitigate the impacts on quality, quantity and rate of storm water run-off discharge from the site.
11. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. Due to this project's proximity to neighboring commercial uses the APCD conditions this project to comply with all applicable air quality regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. **All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.

- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed.** If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California

statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

PASSED AND ADOPTED THIS 8th day of July 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ED STEINBECK, CHAIRMAN

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 07-015

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: July 8, 2008

APPLICANT: Mary Quan

LOCATION: 3002 Riverside Avenue (008-051-008)

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 July 8, 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 00-000)

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 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.

(Adopted by Planning Commission Resolution 00-000)

- 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, lighting, 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 07-013 Resolution for specific Planning Division Staff review requirements.

- 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 00-000)

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

APPLICANT: Mary Quan PREPARED BY: JF
REPRESENTATIVE: _____ CHECKED BY: _____
PROJECT: PD 07-015 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.

- 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:

Black Oak Drive	Local	A-5
Riverside Avenue	Local	A-5
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:

(Adopted by Planning Commission Resolution 00-000)

- 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 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).

(Adopted by Planning Commission Resolution 00-000)

- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding 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

- 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.
- 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.
- No building shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 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.
- All open space areas to be dedicated to the City shall be inspected by Emergency Services 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 the areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- Each tract shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- Provisions shall be made to update Emergency Service's Run Book.

(Adopted by Planning Commission Resolution 00-000)

REVISIONS	DATE	BY

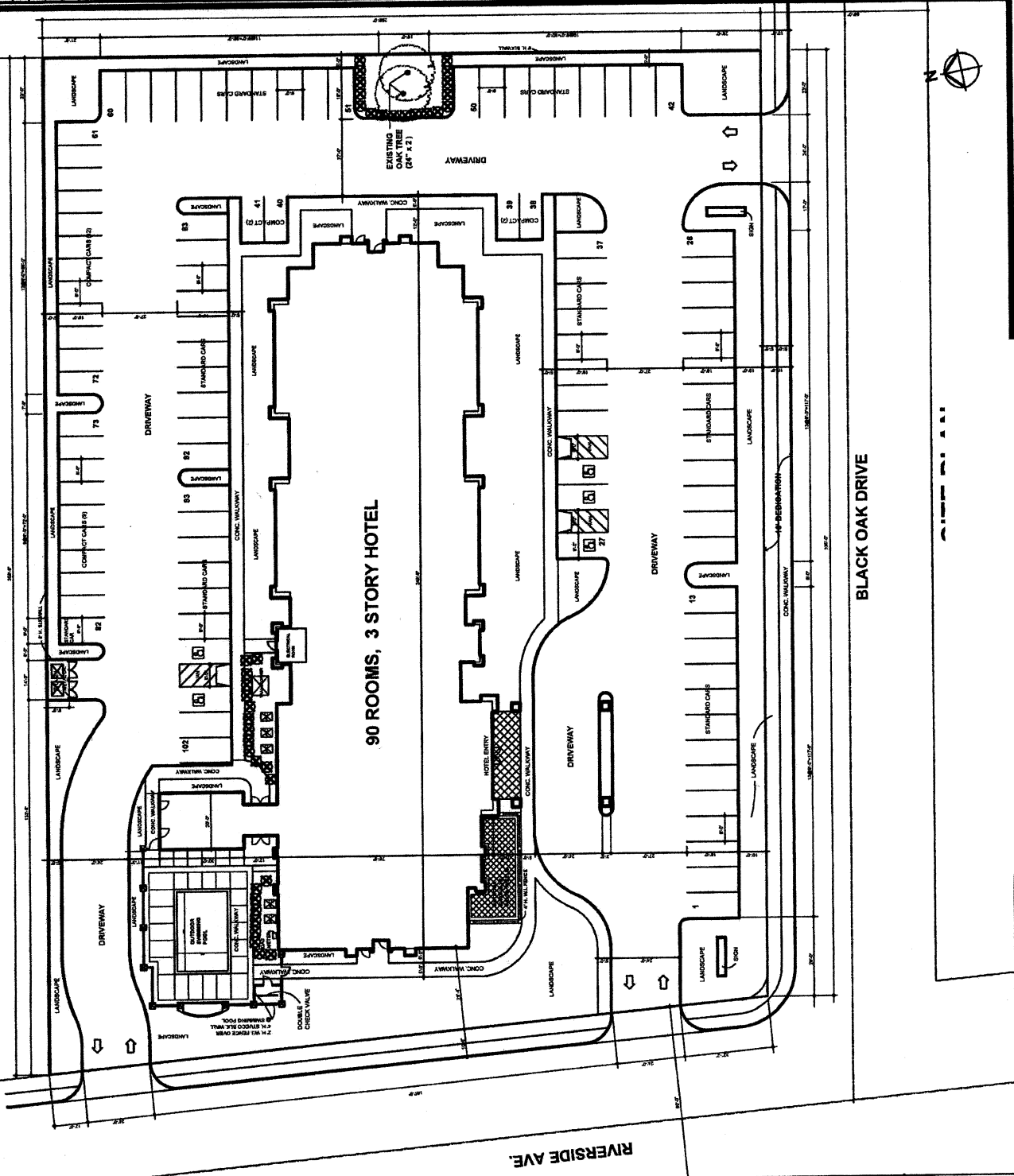
3002 RIVERSIDE AVENUE, PASO ROBLES, CA
 PASO ROBLES OAK TREE INN, LLC
 T.O.P. Design Group Inc.
 9080 TELSTAR AVENUE SUITE 207, EL MONTE CA 91731
 (917) 828-8732 FAX: (917) 828-0428

PASO ROBLES OAK TREE INN, LLC

3002 RIVERSIDE AVENUE, PASO ROBLES, CA

Scale: 1/16" = 1'-0"

Sheet: A-1



PROJECT SUMMARY

PROJECT ADDRESS:
 3002 RIVERSIDE AVENUE
 PASO ROBLES, CA
 APPLICANT/OWNER:
 PASO ROBLES OAK TREE INN, LLC
 P.O. BOX 806
 SAN GABRIEL, CA 91778-0606
 PROJECT REPRESENTATIVE:
 PHILLIP TSUI & MARY QUAN
 (628) 287-1600
 LOT SIZE: 87118 S.F.
 ZONING: C-3
 EXISTING LOT: VACANT
 PROPOSED: 90 GUESTROOMS HOTEL
 BUILDING AREA: 50863 S.F.
 PARKING PROVIDED:
 STANDARD = 77 CARS
 COMPACT = 25 CARS (25%)
 TOTAL = 102 CARS

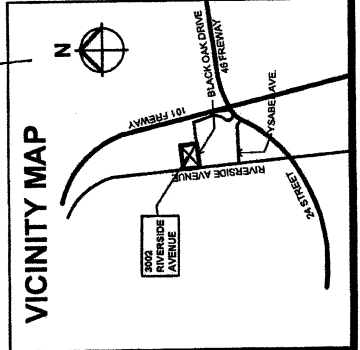


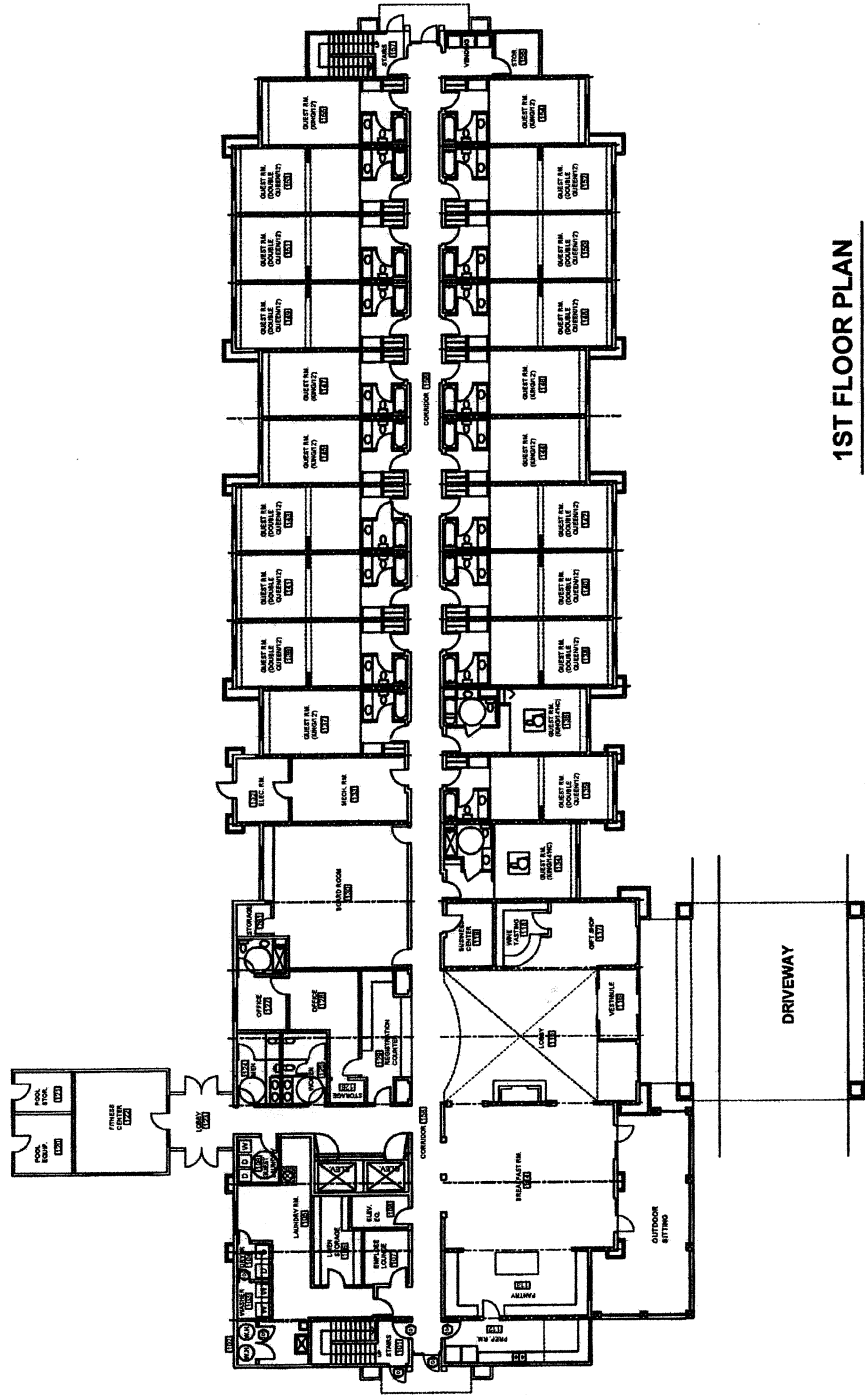
Exhibit B
Site Plan



Date: 05/27/11
 Scale: 3/32" = 1'-0"
 Sheet: A-2
 Project:

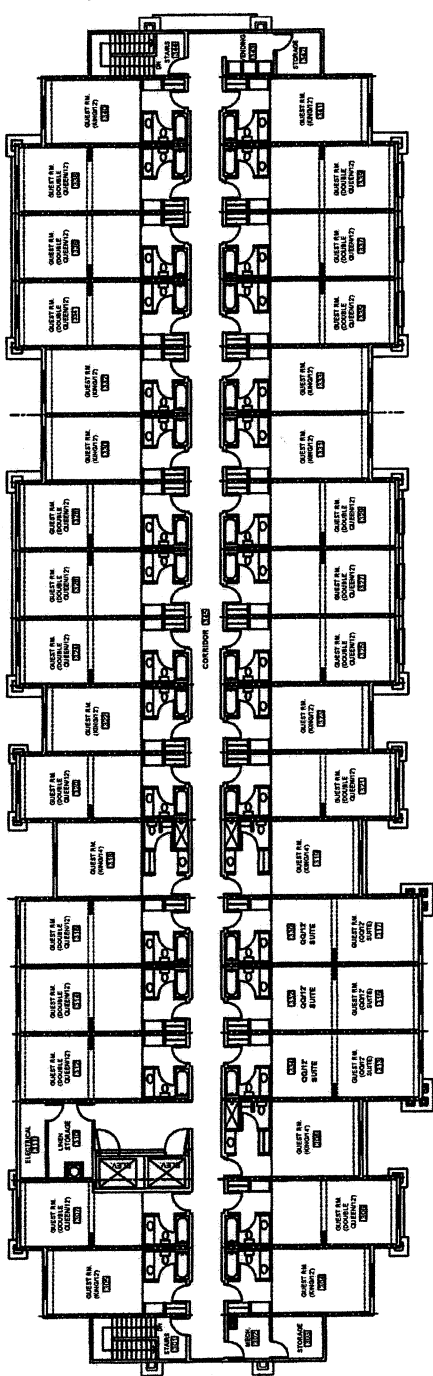
PASO ROBLES OAK TREE INN, LLC
 3002 RIVERSIDE AVENUE, PASO ROBLES, CA
 T.O.P. Design Group Inc.
 8080 TELSTAR AVE SUITE 307, EL MONTE, CA 91731
 (P.A.): 626-673-6488 (O): 626-673-0223

NO.	DATE	DESCRIPTION
1	06/26/11	ISSUED FOR PERMITS
2	07/06/11	ISSUED FOR PERMITS
3	07/06/11	ISSUED FOR PERMITS
4	07/06/11	ISSUED FOR PERMITS
5	07/06/11	ISSUED FOR PERMITS

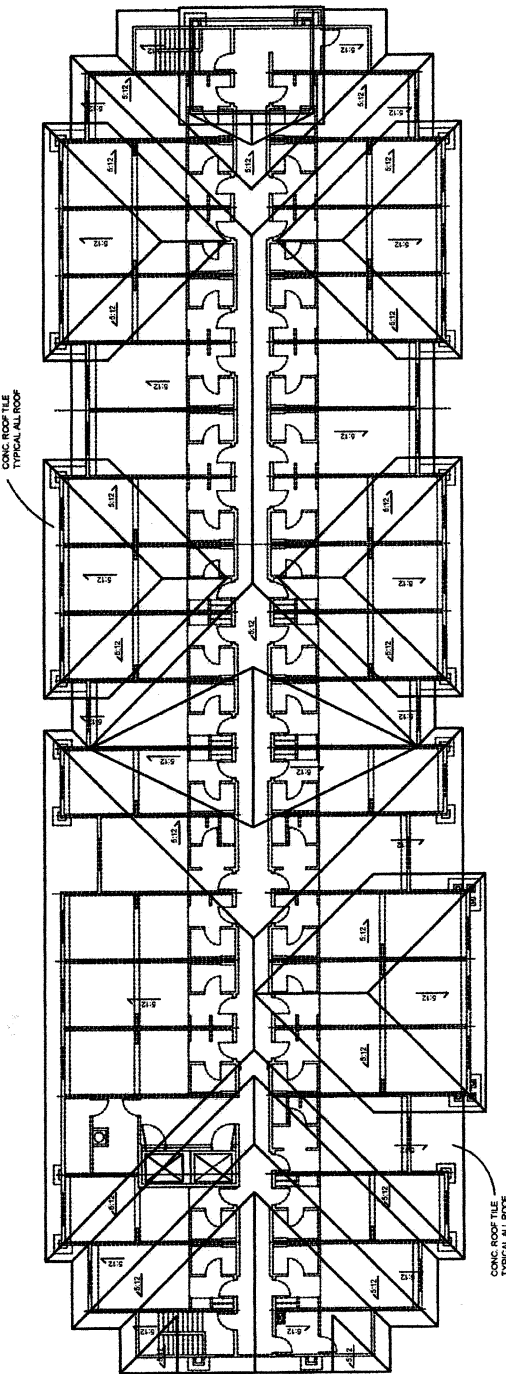


1ST FLOOR PLAN
 SCALE : 3/32" = 1'-0"

Exhibit C
Floor Plans



3RD FLOOR PLAN
SCALE : 3/32" = 1'-0"



ROOF PLAN
SCALE : 3/32" = 1'-0"

Exhibit D
Roof Plan

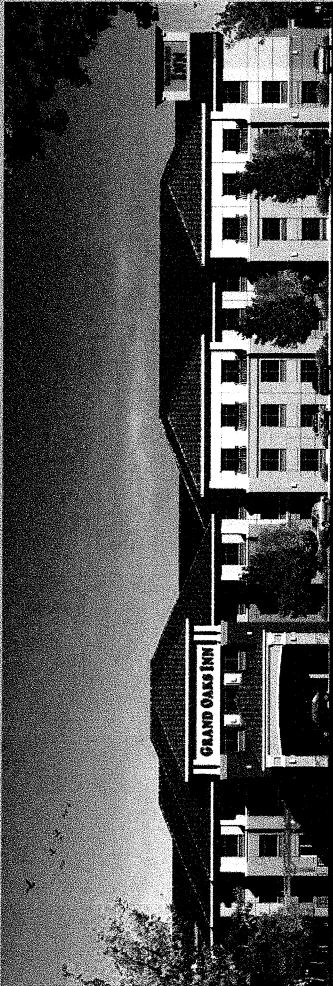


Date	06-12-08
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Check	
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Sheet	A-4
Drawn	

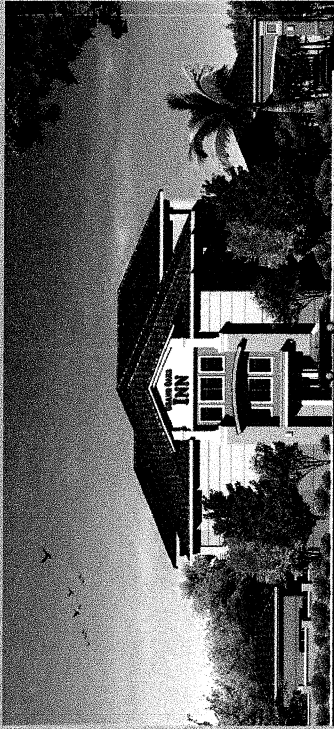
PASO ROBLES OAK TREE INN, LLC
3022 RIVERSIDE AVENUE, PASO ROBLES, CA

T.O.P. Design Group Inc.
8000 TELSTAR AVE SUITE 307, EL MONTE, CA 91731
(91) 628-673-6223 FAX: 628-673-6438

REV	DATE	DESCRIPTION
01	06-12-08	ISSUED FOR PERMITS
02	06-12-08	ISSUED FOR PERMITS
03	06-12-08	ISSUED FOR PERMITS
04	06-12-08	ISSUED FOR PERMITS
05	06-12-08	ISSUED FOR PERMITS
06	06-12-08	ISSUED FOR PERMITS
07	06-12-08	ISSUED FOR PERMITS
08	06-12-08	ISSUED FOR PERMITS
09	06-12-08	ISSUED FOR PERMITS
10	06-12-08	ISSUED FOR PERMITS



SOUTH ELEVATION



WEST ELEVATION

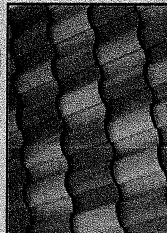


NORTH ELEVATION



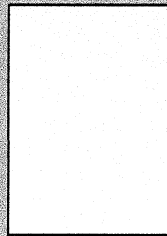
EAST ELEVATION

ROOF TILE COLOR :
EAGLE ROOF TILE

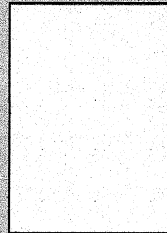


Mission Santa Barbara SMO405

STUCCO COLOR:
MERLEX Products



P-109 GLACIER WHITE

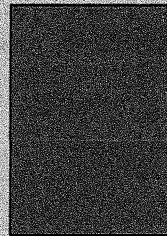


P-124 IVORY POWDER

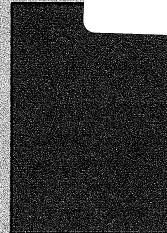
STONE VENEER:
ELDORADO STONE



SLATE GREY/STACKED STONE



P-146 BOURBEAUX



P-899 TERRA COTTA

OAK TREE INN

3002 RIVERSIDE AVENUE, PASO ROBLES, CA

Exhibit E Elevations

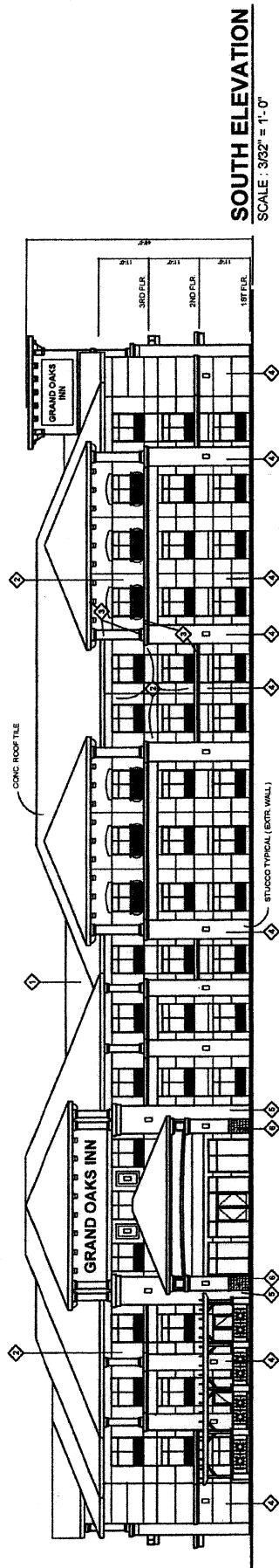
REVISIONS	BY
5-28-2004	
8-22-2004	

T.O.P. Design Group Inc.
 908 HILSTAR AVE SUITE 307 EL MONTE CA 91731
 (P.) 626-673-0323 (FAX) 626-673-6438

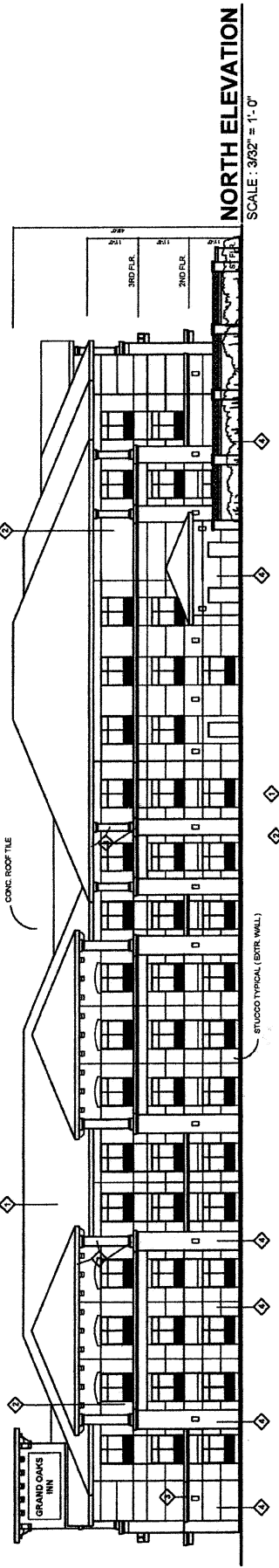
PASO ROBLES OAK TREE INN, LLC
 3002 RIVERSIDE AVENUE, PASO ROBLES, CA



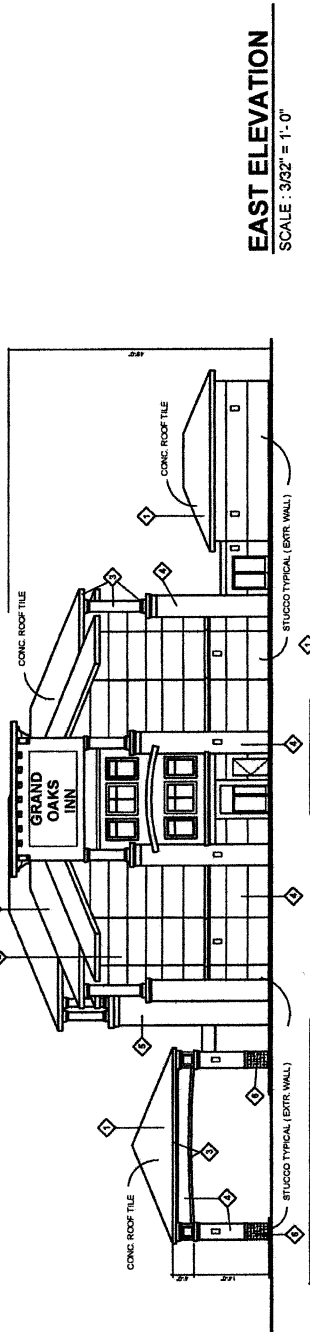
ELEVATIONS
Date: 3/32/11-07
Drawn:
Check:
Sheet: A-5



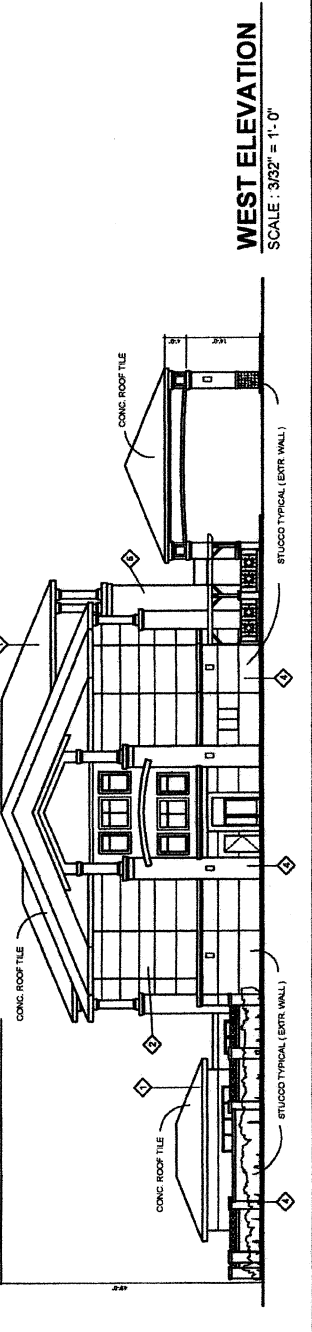
SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



EAST ELEVATION
 SCALE: 3/32" = 1'-0"



WEST ELEVATION
 SCALE: 3/32" = 1'-0"


MATERIAL & COLOR	
1	ROOF TILE (EAGLE ROOF TILE - MISSION SANTA BARBARA SNCB403 OR EQUAL)
2	STUCCO WALL (MERLEX PRODUCTS, IVORY POWDER P-124 OR EQUAL)
3	STUCCO TRIM (MERLEX PRODUCTS, GLACIER WHITE P-100 OR EQUAL)
4	STUCCO WALL (MERLEX PRODUCTS, BOURDEAUX P-146 OR EQUAL)
5	STUCCO WALL (MERLEX PRODUCTS, TERRA COTTA P-889 OR EQUAL)
6	STONE VENEER (EL DORADO STONE - SLATE GRAY/STACKED STONE OR EQUAL)

* SEE COLOR ELEVATION FOR MORE DETAILS

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for a Planned Development 07-015 (Mary Quan – 3002 Riverside Avenue) on this 24th day of June 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

forms\mailaffi.691

Attachment: 6
Affidavits

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

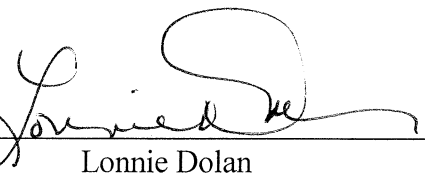
Newspaper: Tribune

Date of Publication: June 25, 2008

Hearing Date: July 8, 2008

Project: Planned Development 07-015
(Quan/Paso Robles Oak Tree
Inn – 3002 Riverside Drive)

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

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 a request by Mary Quan on behalf of Paso Robles Oak Tree Inn, LLC, for Planned Development 07-015, a project proposing construction of a three story, 87,000 square foot, 90-unit hotel. The project is located at 3002 Riverside Drive.

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, July 8, 2008, at which time all interested parties may appear and be heard.

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 Mathew Fawcett at (805) 237-3970.

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.

Mathew Fawcett, Associate Planner

June 25, 2008

6738384