

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**

**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: PLANNED DEVELOPMENT 03-016 AMENDMENT – LA QUINTA HOTEL (ARCIERO & SONS)**

**DATE: AUGUST 12, 2008**

**Needs:** For the Planning Commission to consider a request filed by Pults & Associates on behalf of Arciero & Sons, Inc., to construct a 30-room expansion to the existing 70-room La Quinta Hotel.

**Facts:**

1. The project is located at 2615 Buena Vista Drive (See attached Vicinity Map).
2. On February 4, 2004, the Planning Commission approved Resolution 04-022 approving construction of the 61,074 square foot 70-room La Quinta hotel.
3. The intent of the original approval was to get entitlement for Phases I & II, for a total of 100 rooms, and while the approved square footage is consistent with the 100 room hotel and the approved site plan indicates the future Phase II, the project description and resolutions of approval only indicate the construction of a 71-room hotel. The intent of this amendment is to get Planning Commission approval for the additional 30 hotel rooms for a total of 100 rooms.
4. In conjunction with the original approval, the Planning Commission adopted Resolution 04-021 approving a Mitigated Negative Declaration (MND) for the project. Staff has determined that the scope of the original traffic impact study was based on the 100 room project, and traffic impacts were effectively mitigated with the construction of Phase I. Therefore, no further environmental review is necessary with this request for the 30 room addition.
5. The Development Review Committee (DRC) reviewed the project at their meeting on July 21, 2008. The Committee recommended that the Planning Commission approve the addition.

**Analysis  
and  
Conclusions:**

As mentioned above, the intent of the original application was to get approval of the two-phase 100 room hotel, but the project approvals only identify the 70 room hotel (Phase I). The request is to amend the project information to reflect approval of the 100 rooms.

In reviewing the plans for the Phase II expansion, it is evident that the additions will be consistent with the existing hotel's architecture, colors and materials. Additionally, the site can accommodate the addition including complying with the appropriate number of parking spaces.

The original Mitigated Negative Declaration identified mitigation measures were necessary to address traffic, air quality and noise impacts. Staff reviewed the Phase II expansion to determine if additional environmental review or mitigation would be necessary. The results are as follows:

- **Traffic:** staff confirmed that the previous traffic analysis studied the 100 room project and therefore, there is no further traffic mitigation necessary for the expansion.
- **Air Quality:** staff reviewed the project with the Air Pollution Control District (APCD), where it was determined that the existing operational phase mitigation measures are appropriate, however the APCD did request some updates for the construction phase, which have been added as conditions of approval to the revised project.
- **Noise:** the existing noise related mitigation measures (construction techniques to reduce interior noise from Hwy 46) will be applied to the expansion.

Based on the above information, staff has determined that the existing mitigations will be applied to the 30 room expansion, therefore no further environmental review is necessary.

The proposed project is consistent with the requirements for development in the Resort Lodging zoning overlay 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.

**Reference:** Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006  
Paso Robles Economic Strategy and CEQA.

**Fiscal  
Impact:** None.

**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

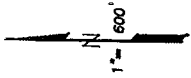
- a. Adopt the attached Resolution approving an amendment to Planned Development 03-016, allowing the addition of 30 hotel rooms to the existing 70 room hotel for a total of 100 rooms, subject to standard and site specific conditions of approval.
- b. Amend, modify, or reject the above-listed action.

Prepared by Darren Nash, Associate Planner

**Attachments:**

1. Vicinity Map
2. Resolution 04-021
3. Resolution 04-022
4. Draft Resolution to Approve the Planned Development 03-016 Amendment
5. Newspaper and Mail Notice Affidavits

025-391



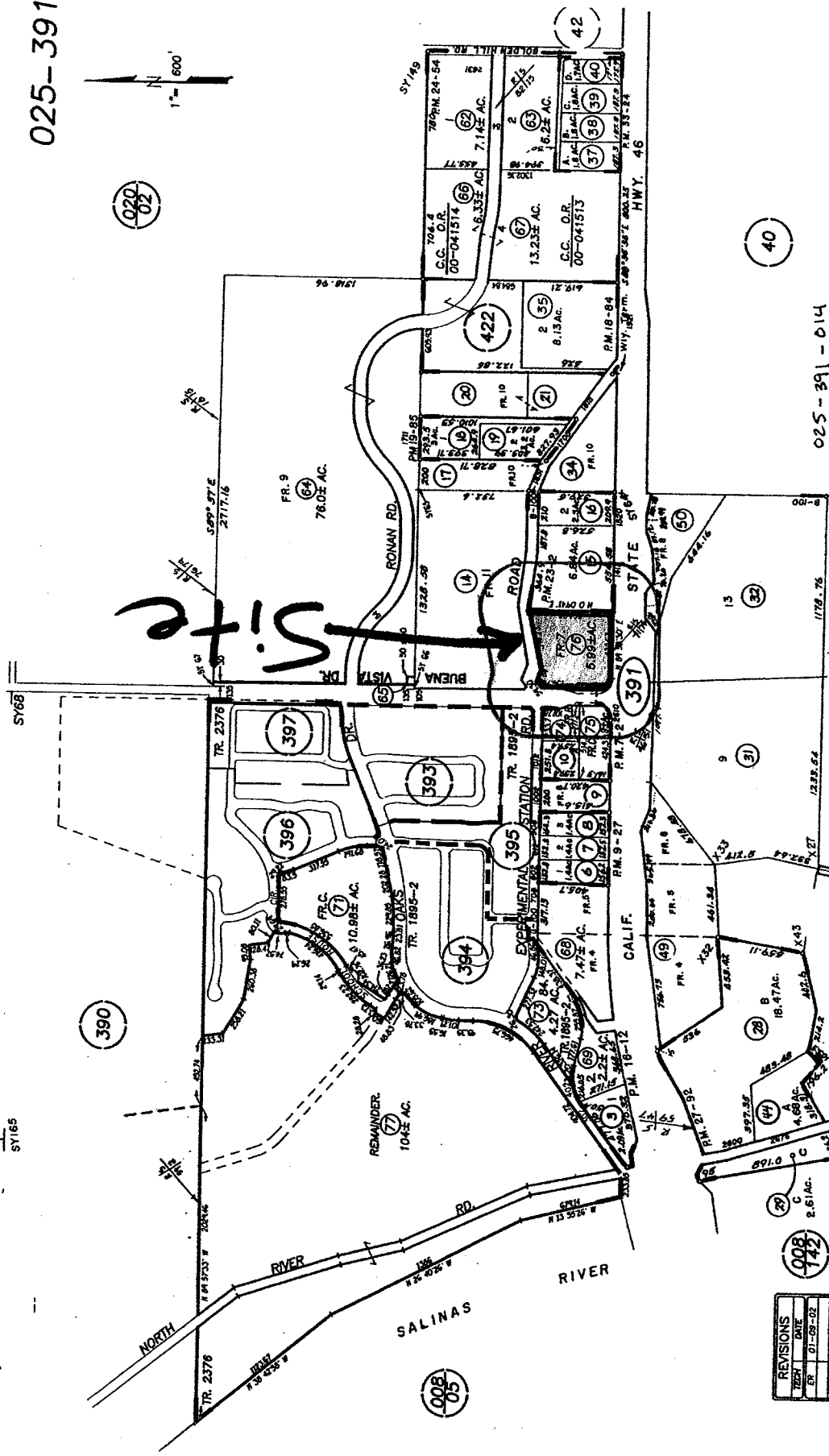
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FEB 05 2002  
CITY OF PASO ROBLES  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CA  
BOOK 025 PAGE 391

025-391-014  
-015  
-031  
-032  
-074  
-075

TRACT 2376 ; R.M. Bk. 19, Pg. 72.  
TRACT 1895-1; R.M. Bk. 18, Pg. 47.

**Attachment 1**  
Vicinity Map  
PD 03-016 Amend. - LaQuinta  
(Arciero & Sons)



SY165

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REVISIONS	NO.	DATE
	1	01-25-00
	2	01-25-02

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

1" = 1000'

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RESOLUTION NO: 04-021

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE  
LA QUINTA PROJECT,  
ADDRESSING REZONE 03-007, PLANNED DEVELOPMENT PD 03-016 AND  
BORKEY AREA SPECIFIC PLAN AMENDMENT 03-005

WHEREAS, the La Quinta project (Planned Development 03-016) consists of the development by Arciero & Sons, Inc. to construct a 61,074 square foot, three story hotel with 5,000 square foot restaurant, ancillary swimming pool, parking lot and landscaping; and

WHEREAS, the La Quinta site is located on the northeast corner of Highway 46 east and Buena Vista Drive; and

WHEREAS, the General Plan land use designation of the La Quinta Project site is Residential Single Family, one acre lot size (RSF-1); and

WHEREAS, Arciero & Sons Inc. have applied for Rezone 03-005, to rezone the subject site to apply R/L Overlay (Resort/Lodging) which is necessary to in order to allow a hotel use on the RSF zoned property; and

WHEREAS, applying R/L Overlay to establish the ability to allow a hotel and restaurant on the subject site would be consistent with the City's adopted Economic Strategy where a goal is to develop Paso Robles into an "end destination" tourist attraction; and

WHEREAS, the applicants have applied for SPA 03-005 to amend the Borkey Area Specific Plan to allow for hotel and restaurants within Sub Area D, when the R/L Overlay has been applied to the property; and

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

WHEREAS, at its February 24, 2004 meeting, the Planning Commission held a duly noticed public hearing on the project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

WHEREAS, public notice of intent to adopt a Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

**Attachment 2**  
Res. 04-021  
PD 03-016 Amend. - LaQuinta  
(Arciero & Sons)

WHEREAS, based on the information and analysis contained in the Initial Study and the attachments thereto, a determination has been made that the proposed project qualifies for adoption of a Mitigated Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that the proposed La Quinta project the proposed PD 03-016, Rezone 03-007 and SPA 03-005, will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission (including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).
2. Adopt a Mitigated Negative Declaration for the proposed Planned Development.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of February, 2004, by the following roll call vote:

AYES: Ferravanti, Mattke, Kemper, Steinbeck, Johnson, Hamon, Flynn

NOES: None

ABSENT: None

ABSTAIN: None

 3/09/04  
\_\_\_\_\_  
CHAIRMAN TOM FLYNN

ATTEST:

  
\_\_\_\_\_  
ROBERT A. LATA, PLANNING COMMISSION SECRETARY

RESOLUTION NO.: 04-022

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT 03-016 FOR THE LA QUINTA HOTEL PROJECT  
(ARCIERO & SONS, INC.)

APN: 025-391-076

WHEREAS, Planned Development 03-016 has been filed by North Coast Engineering to construct a 61,074 square foot, three story hotel with 5,000 square foot restaurant; and

WHEREAS, the La Quinta project is located on the 1.4 acre site located on the northeast corner of Highway 46 East and Buena Vista Drive; and

WHEREAS, the General Plan land use designation of the site is Residential Single Family, 1 unit per acre (RSF-1); and

WHEREAS, the Zoning designation for the project is R1,B4, residential single family, one unit per acre; and

WHEREAS, in conjunction with PD 03-016, Arciero & Sons, Inc. have applied for Rezone 03-007, to rezone the subject site to apply R/L Overlay (Resort/Lodging) which is necessary to in order to allow a hotel and restaurant use on the R1 zoned property; and

WHEREAS, applying R/L Overlay to establish the ability to allow a hotel and restaurant on the subject site would be consistent with the City's adopted Economic Strategy where a goal is to develop Paso Robles into an "end destination" tourist attraction; and

WHEREAS, in conjunction with PD 03-016 and Rezone 03-007, the applicants have also applied for SPA 03-005, an amendment to the Borkey Area Specific Plan to allow for the hotel and restaurant use in the residential single family zone; and

WHEREAS, at its February 24, 2004 meeting, the Planning Commission held a duly noticed public hearing on the La Quinta Project, to accept public testimony on the proposal including Planned Development 03-016 and related applications; and

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

WHEREAS, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed La Quinta Project qualifies for adoption of a Mitigated Negative Declaration; 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

**Attachment 3**  
Res. 04-022  
PD 03-016 Amend. - LaQuinta  
(Arciero & Sons)

Planning Commission makes the following findings:

1. The proposed La Quinta Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is a destination resort hotel with ancillary/related land uses consistent with the City's Economic Strategy.
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 La Quinta Project implements the City's goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction.
  - B. The La Quinta 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 La Quinta Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
  - D. Based on the project site being bounded by the Martin-Weyrich Tasting room to the west, the approved Provance Village Hotel Project to the north, Highway 46 East to the south and large lot, 1-acre minimum lot size single family residential to the east, the Project would not be disharmonious or disruptive to the surrounding area.
  - E. The La Quinta project is consistent with the purpose and intent of the Planned Development and Resort/Lodging Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.
  - F. The request to construct the architectural tower element of the building up to 60-feet in height would add to the aesthetic quality of the building and be a benefit to the general architectural appeal of the building.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 03-016, subject to the following conditions:

**STANDARD CONDITIONS:**

1. The Planned Development for the La Quinta Project shall not be operative or vested until Rezone 03-007, and BASP Amendment (SPA 03-005) have been approved and put into effect.
2. The La Quinta Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Rezone 03-003 and SPA 03-005.
3. The La Quinta Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.



**PLANNING 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.

- 4. The La Quinta 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	Architectural Site Plan
C	Preliminary Grading & Drainage Plan
D	Preliminary Landscape Plan
E	Architectural Elevations (North and West)
F	Architectural Elevations (South and East)
G	Architectural Details
H	Architectural Details
I	Color and Materials Board (on file in the Community Development Dept.)

- 5. This Development Plan for PD 03-016, together with the application for R/L Zoning Overlay as established by Rezone 03-007 and Specific Plan Amendment SP 03-007 allows for development and operation of the 61,074 square foot, 71 room, three story hotel, with an architectural tower element that extends up to 60-feet in height, with 5,000 square foot restaurant and ancillary pool, landscaping and parking.
- 6. Prior to issuance of a Building Permit for the La Quinta hotel project, the following plans shall be filed with the City for Development Review Committee review and approval:
  - a. The Final Development Plan submittal is to be accompanied by submittal of the detailed plans of: 1) the site landscaping and irrigation including a detailed plan of the 30-foot landscape buffer along the southern edge of the site adjacent to Highway 46 East, 2) the signage program, 3) the precise grading and drainage plan.
  - b. The Final Plans and the accompanying detailed plans are to be in substantial conformance with Exhibits A through I, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 4.
  - c. All accessory elements including but in no way limited to trash enclosures, mechanical screens, decorative paving, fountains, outdoor lighting, building mounted lighting, tables, chairs, benches, and wall/fences shall be consistent with the architectural theme established for the La Quinta Project as shown on the Exhibits B through I.
- 7. Prior to issuance of a grading permit, the following notes shall be added to the plans:
  - a. The site grading is to be in substantial conformance with the graphic representation and site sections provided.
  - b. Disturbed areas will be replanted with appropriate ground cover and/or erosion control mix immediately following grading so as to stabilize the site and prevent erosion. Other erosion control measures (such as siltation fences, mulching and hydro seeding) may be required by the City as part of the Conditions attached to the grading permit.

- c. All existing Oak trees located on the project site shall be protected and preserved as required in City's Oak Tree Preservation Ordinance No. 835 N.S, as codified in Chapter 10.01 - Oak Tree Preservation of the Municipal Code, unless specifically authorized by the City Council to be removed.
  - d. If, during site preparation, archeological resources are discovered, all work in the area shall stop and the Planning Division shall be notified. An assessment, including specific mitigation measures, shall be prepared by a qualified individual/consultant, at the applicant's expense, and submitted to the City for review and approval. The recommended mitigation measures shall be followed prior to resuming work in the area.
  - e. The foundations and structural design of the buildings shall be consistent with the Uniform Building Code in order to address potential exposure to soils/geologic conditions and seismic hazards.
8. No underground or above ground storage of hazardous materials shall be allowed on-site without first obtaining City approval. (This provision is not intended to prevent small containers of fuel or maintenance chemicals normally associated with commercial lodging and/or landscape maintenance).
  9. All existing and new overhead utilities shall be placed underground.
  10. All necessary permits from Army Corps and Department of Fish and Game regarding working in and around creek way are necessary prior to the issuance of a Grading Permit.
  11. Prior to the issuance of a building permit, the revised Borkey Area Specific Plan fees will need to be recalculated (under contract from the City and at the cost of the applicant); the cost of recalculation contract and new fees are to be paid prior to issuance of a building permit.
  12. Prior to the issuance of a building permit for the 5,000 square foot restaurant building, the applicant shall submit an application for a Major Site Plan Review for review and approval of the building by the Development Review Committee. The architecture, colors and materials shall be consistent with the La Quinta building.
  13. As required by the Borkey Area Specific Plan for projects within Sub Area E (with the approval of SPA 03-005, all conditions for projects within Sub Area E will apply to this project although it is within Sub Area D) a 30-foot landscape setback is required along the project frontage adjacent to Highway 46 East. Prior to the issuance of a Building Permit for any building, a detailed landscape plan shall be submitted to the DRC for review and approval.

**OAK TREE CONDITIONS:**

14. The applicant shall record an open space easement over the oak woodland area along the south side of Experimental Station Road. There shall be no building located within this area. Area may be used for outdoor/recreation activities related to the hotel or restaurant. The easement shall be in a form to be approved by the City Attorney.
15. With the development of the final grading and drainage plans, the drainage pipe shown on the tentative grading plan shall be re-designed to be out of the Critical Root Zone of the oak trees.

**ENGINEERING SITE SPECIFIC CONDITIONS:**

16. Prior to occupancy, the applicant shall place sidewalk along Buena Vista Drive from the main entrance to Experimental Station Road. The sidewalk will include decorative railing to match the west side of Buena Vista Drive. An in-lieu fee will be required for the portion of frontage on Buena Vista Drive where sidewalk will be waived in accordance with the Municipal Code.

17. Prior to occupancy, the applicant shall improve Experimental Station Road with curb, gutter and sidewalk or apply for a waiver for some or all of these improvements. An in-lieu fee will be required for any improvements that are waived in accordance with the Municipal Code.
18. Prior to occupancy, the applicant shall relocate existing overhead utilities along Experimental Station Road underground.

**TRAFFIC MITIGATION:**

- T-1 Prior to occupancy, the applicant will be required to modify the existing painted median in Buena Vista Drive to provide a southbound left turn access lane to the project; and to provide measures to maintain adequate site distance at the entrance of the hotel at Buena Vista Drive.

**NOISE CONDITIONS:**

19. All recommendations regarding noise mitigation measures as described in the Noise Study by David Lord, PhD, dated June 9, 2003, shall be complied with to the satisfaction of the Noise consultant prior to the issuance of a Building Permit. The mitigation measures are as follows:

- N-1 **Walls and Roofs:** The critical south elevation of the project shall have wall, ceiling and roof construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. For Instance, stucco exterior 2"x6" stud walls with R-13 bat insulation and two layers of ½" gypsum board screwed to resilient strips on the interior will provide an S.T.C. rating of 30 or greater.

All soffit or eave or dormer vents or doors or windows or skylights or other roof or wall penetrations facing south towards highway 46 shall be acoustically rated and designed.

Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof construction on the critical elevation shall receive special attention during construction. All construction openings and joints on the walls on the east side of the site shall be insulated, sealed and caulked with a resilient, non-hardening caulking material. All such openings and joints shall be airtight in order to maintain sound insulation.

- N-2 **Windows:** To meet STC 30 dba requirements, south facing windows on the critical elevation shall be of double glazed construction, with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with the STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. An example of such a window is the horizontal slider window by Peerless, series 6001HS, Model Number 6001125125HS, tested by Riverbank Acoustical Laboratories, which has an S.T.C. 37. Other manufacturers may have similar products with equal or better performance.
- N-3 **Ventilation:** In order to achieve quiet conditions during noisy periods, it is assumed that all operable windows and doors on the south side of the buildings may be voluntary shut. Mechanical ventilation is required for habitable spaces in accordance with the UBC. It is recommended that a outdoor air intake for mechanical ventilation be located on the east, north or west side of the building.
- N-4 Prior to the issuance of a building permit, the noise consultant shall review the construction plans to ensure that noise reductions measures as outlined in the Noise Report dated June 9, 2003 have been addressed.

## AIR POLLUTION CONDITIONS:

20 The project shall comply with the conditions requested by the Air Pollution Control District

The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

- AQ-1. Reduce the amount of the disturbed area where possible.
- AQ-2 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 (non-potable) water should be used whenever possible.
- AQ-3. All dirt stockpile areas should be sprayed daily as needed.
- AQ-4. 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.
- AQ-5. Building pads should be laid out as soon as possible after grading unless seeding of soil binders are used.

### Site Designing Elements:

These measures will increase the viability of choosing an alternative form of transportation thus decreasing dependence on private vehicle trips and they will reduce evaporative emissions from parked vehicles. Include as many of the following Site Design measures as feasible:

- AQ-6 Provide bike parking at a ratio of one bike parking space for every 10 employee automobile spaces.
- AQ-7 Provide preferential carpool parking for employees.
- AQ-8 Provide shower and locker facilities to encourage to bike and/or walk to work, typically one shower and three locker for every 25 employees; and
- AQ-9 Increase building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be done in a number of ways (increase attic, wall or floor insulation, etc).

### Discretionary Mitigation Measures

(Please select 3 of the following measures as defined in the CEQA Air Quality Handbook)

Increase street tree planting;

- AQ-10. Use roof materials with a solar reflective meeting the EPA/DOE Energy Star rating to reduce summer cooling needs;
- AQ-11 Shade tree planting in parking lots to reduce evaporative emissions from parked vehicles
- AQ-12. If the project is located on an established transit route, improve public transit accessibility by providing transit turn out with direct pedestrian access to project;

AQ-13. Install high efficiency or gas space heating; or

AQ-14. Use energy efficient interior lighting.

**EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:**

21. Prior to the start of construction information shall be submitted to the Fire Department showing the required fire flows can be provided to meet all demands.

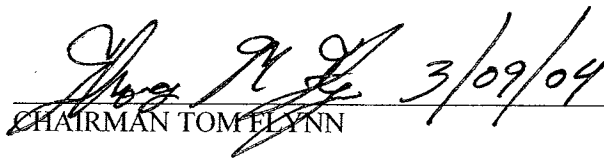
PASSED AND ADOPTED THIS 24<sup>th</sup> day of February, 2004 by the following Roll Call Vote:

AYES: Ferravanti, Mattke, Kemper, Steinbeck, Johnson, Hamon

NOES: Flynn

ABSENT: None

ABSTAIN: None

 3/09/04  
CHAIRMAN TOM FLYNN

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:darren/PD/LaQuintaPDRes

**EXHIBIT A OF RESOLUTION**

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

PROJECT #: PD 03-016 & REZONE 03-007

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: February 24, 2004

APPLICANT: Arciero and Sons, Inc. – La Quinta

LOCATION: Northeast Corner of Buena Vista and Highway 46 East

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 February 24, 20056 (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:  


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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:  


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- 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.

(Adopted by Planning Commission Resolution 94-038)



- 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: See conditions within the PD Resolution.
- 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: La Quinta

PREPARED BY: JF

REPRESENTATIVE: NCE

CHECKED BY: \_\_\_\_\_

PROJECT: PD 03-016

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:

See PD Site Specific Conditions for improvements on Buena Vista Dr.  
 Street Name                                      City Standard                                      Standard Drawing No.

See PD Site Specific Conditions for improvements on Experimental Station.  
 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

(Adopted by Planning Commission Resolution 94-038)

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).

- 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**

- 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)

RESOLUTION NO.:

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING AN AMENDMENT TO  
PLANNED DEVELOPMENT 03-016 FOR THE LA QUINTA HOTEL PROJECT  
(ARCIERO & SONS, INC.)  
APN: 025-391-076

WHEREAS, the Planning Commission on February 24, 2004 adopted Resolution 04-022 approving PD 03-016 allowing for the construction of a 61,074 square foot La Quinta hotel; and

WHEREAS, the La Quinta project is located on the 1.4 acre site located on the northeast corner of Highway 46 East and Buena Vista Drive; and

WHEREAS, the intent for the original approval was to approve the 100 room hotel in two phases, however, the documentation only describes approval for 71 rooms; and

WHEREAS, Pults & Associates on behalf of Arciero & Sons, Inc. have filed an application to amend PD 03-016, to add an additional 30 rooms to the existing 70 room Hotel; and

WHEREAS, staff has determined that the original Mitigated Negative Declaration approved with PD 03-016 (Res. 04-021) is adequate for this proposed amendment since the original traffic study was based on the 100 room hotel, therefore no further environmental review is necessary for the addition; and

WHEREAS, at its August 12, 2008 meeting, the Planning Commission held a duly noticed public hearing on the La Quinta Project, to accept public testimony on the proposal including Planned Development 03-016 Amendment; 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 La Quinta Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is a destination resort hotel with ancillary/related land uses consistent with the City's Economic Strategy.
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 La Quinta Project implements the City's goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction.



- B. The La Quinta 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 La Quinta Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
- D. Based on the project site being bounded by the Martin-Weyrich Tasting room to the west, the approved Provence Village Hotel Project to the north, Highway 46 East to the south and large lot, 1-acre minimum lot size single family residential to the east, the Project would not be disharmonious or disruptive to the surrounding area.
- E. The La Quinta project is consistent with the purpose and intent of the Planned Development and Resort/Lodging Chapters 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 03-016 Amendment, subject to the following conditions:

1. The La Quinta 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	Architectural Site Plan
B	First Floor Plan
C	Second Floor Plan
D	Third Floor Plan
E	Architectural Elevations

2. Planned Development PD 03-016 Amendment, allows for development and operation of the 61,074 square foot, 100 room, three story hotel, with 5,000 square foot restaurant and ancillary pool, landscaping and parking.
3. All conditions of approval including any mitigation measures within Resolutions 04-021 & 04-022 shall remain in full effect, except that PD 03-016 will allow for the construction of a total of 100 rooms.

4. If portable equipment, 50 horsepower or greater, are used during construction, a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the Districts CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50hp or greater;
- IC Engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of August, 2008 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN ED STEINBECK

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

h:\darren\PD\2008\ LaQuintaPDRes  
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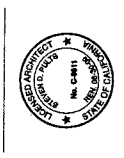
Architects, Planning & Graphics  
 3100 Grand Street, Suite 100  
 San Francisco, California 94109  
 (415) 774-1271 Fax  
 (415) 774-1271 Tel

These drawings are instruments of service and are prepared by the architect in accordance with the provisions of the California Building Code and the California Professional Architect Act. All drawings and their information are the property of the architect and shall not be used, copied, or reproduced in any form without the written permission of the architect.

Client:  
**ARCIERO & SONS, INC.**

826 RIVERSIDE AVENUE  
 SUITE 100  
 PASADENA  
 CA 92348  
 (651) 237-7844

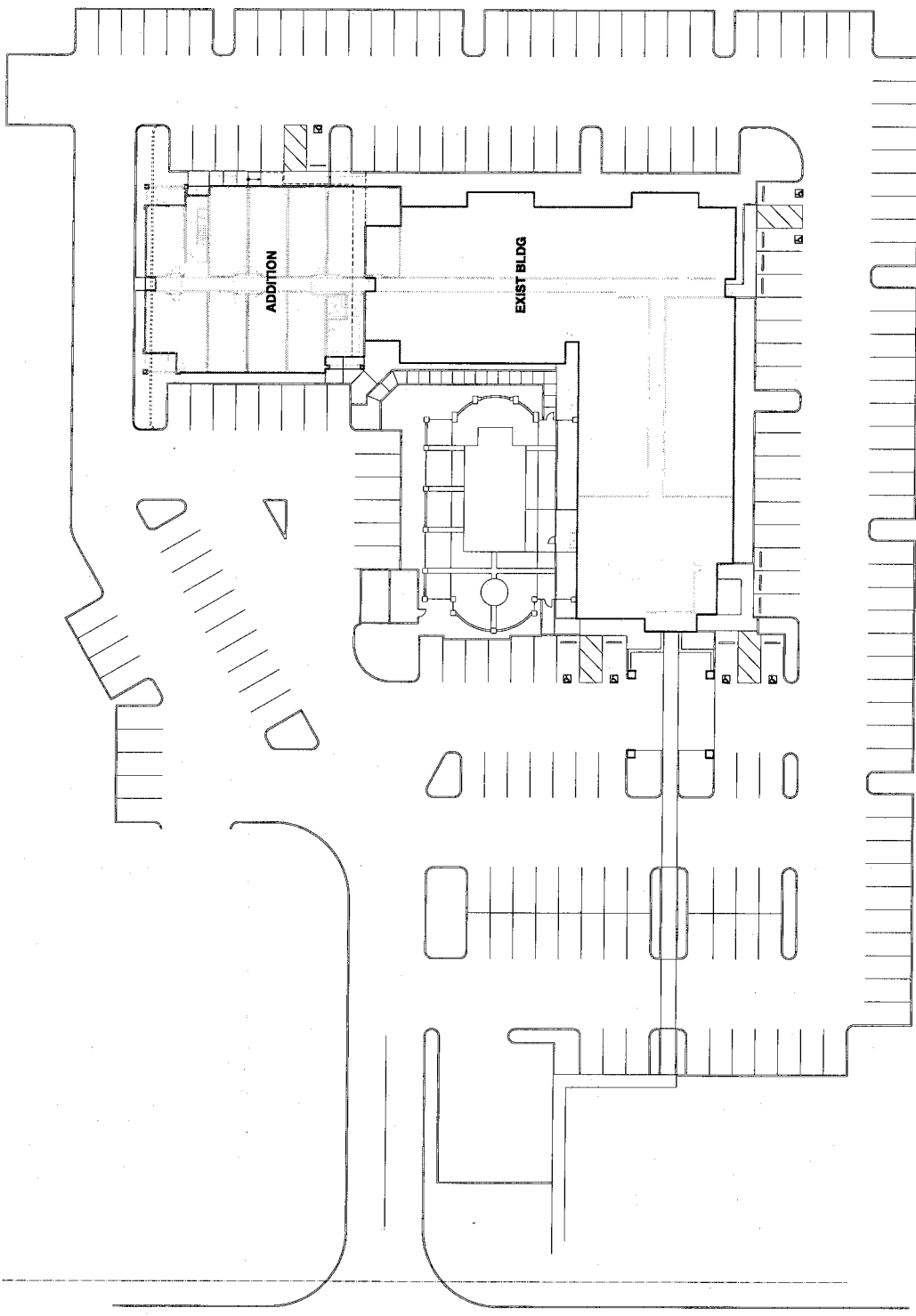
Site: **ARCIERO & SONS, INC.**  
 826 RIVERSIDE AVENUE  
 SUITE 100  
 PASADENA, CA 92348



Date: 25 JUN 09  
 Revised:

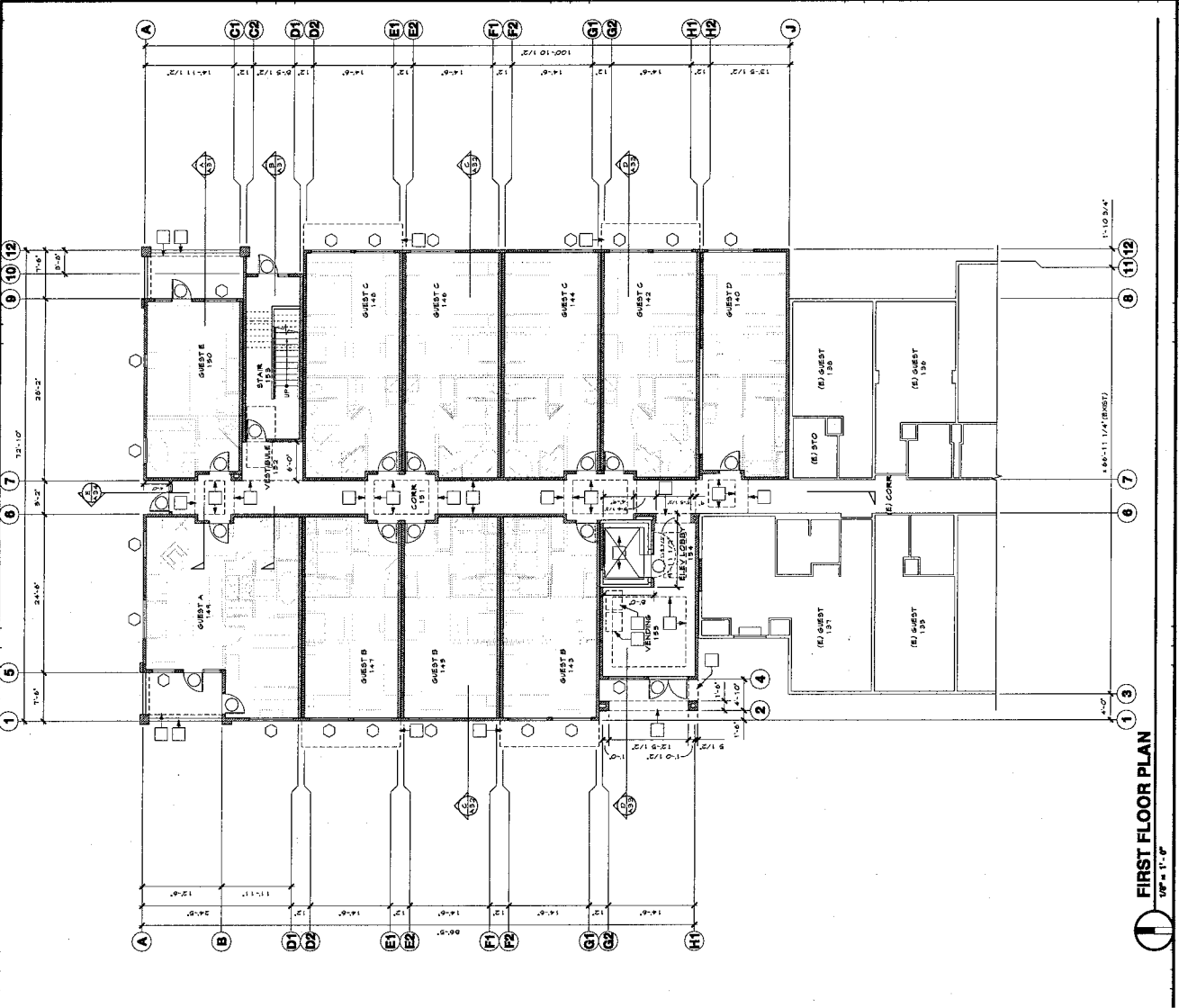
Job No: 0789

Sheet: **C1** of



**SITE PLAN**  
 1" = 20'-0"

**Exhibit A**  
 Architectural Site Plan  
 PD 03-016 Amend. - LaQuinta  
 (Arciero & Sons)



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

**Exhibit B**  
First Floor Plan  
PD 03-016 Amend. - LaQuinta  
(Arciero & Sons)

JUN 25 2008

2500 Grand Street, Suite 100  
 San Francisco, California 94109  
 Tel: (415) 774-8800  
 Fax: (415) 774-8801  
 www.pullsp.com

These drawings are instruments of service and are to be used only for the project and site specified herein. All other uses, including reproduction, are prohibited without the written consent of the architect.

**ADDENDUM FOR**  
**LAQUINTA INN & SUITES**  
 2815 BUENA VISTA DRIVE  
 PASO ROBLES  
 CA 94346  
 (805) 237-7844

**ARCERO & SONS, INC.**  
 825 RIVERSIDE AVENUE  
 PASO ROBLES  
 CA 94346  
 (805) 237-7844

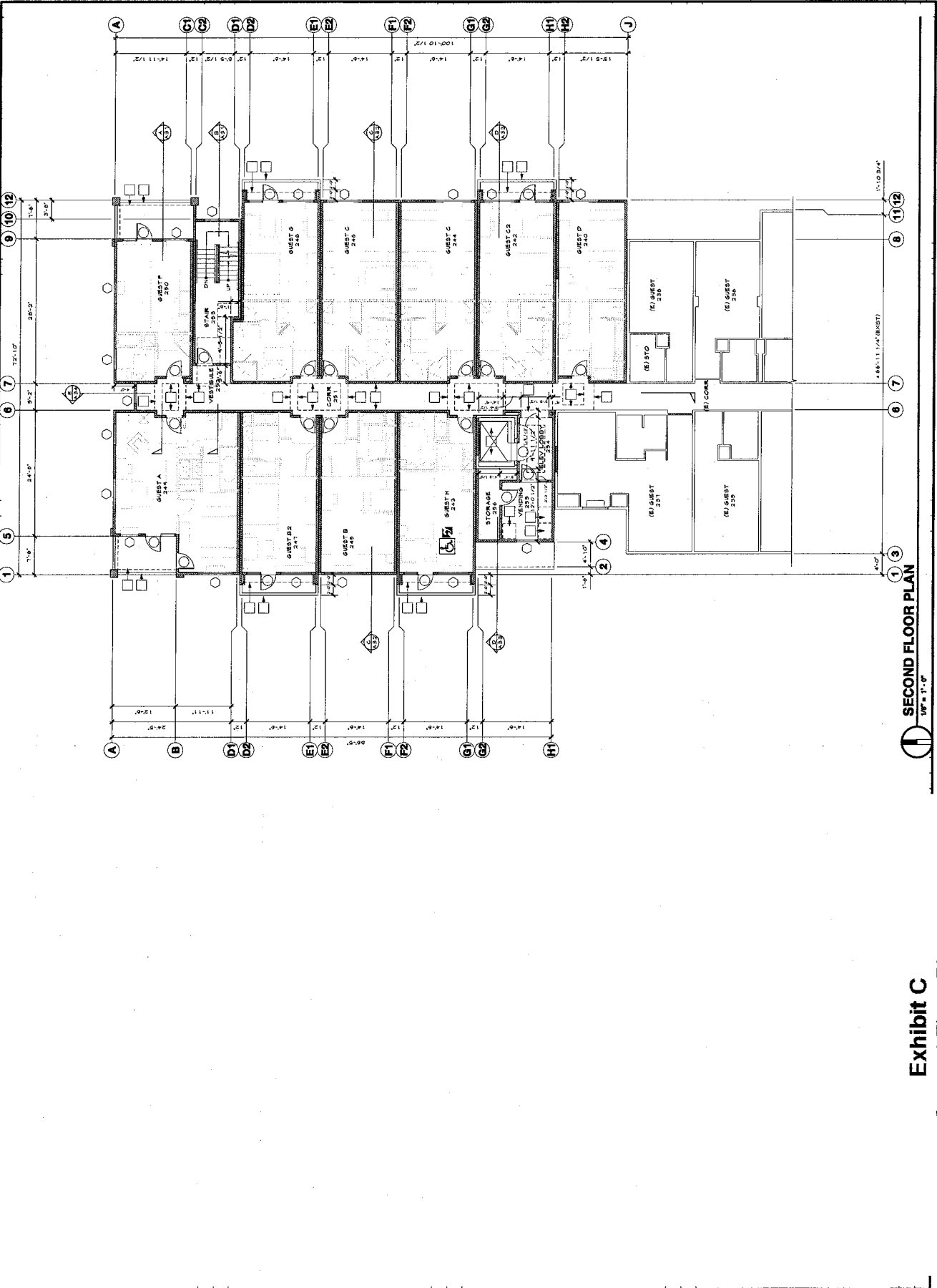
**SECOND FLOOR PLAN**  
 Sheet Comments



Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Job No.: 0709  
 Sheet: \_\_\_\_\_ of \_\_\_\_\_

**A1.2**

**JUN 25 2008**



**SECOND FLOOR PLAN**  
 VP-1-F

**Exhibit C**  
 Second Floor Plan  
 PD 03-016 Amend. - LaQuinta  
 (Arciero & Sons)

These drawings are submitted for review and are not to be used for construction without the approval of the City of San Francisco. The City of San Francisco is not responsible for the accuracy of the information provided in these drawings. The City of San Francisco is not responsible for the accuracy of the information provided in these drawings. The City of San Francisco is not responsible for the accuracy of the information provided in these drawings.

**ADDITION FOR  
 LAQUINTA INN  
 SUITES**  
 815  
 BUSKIA VISTA DRIVE  
 FOLSOM, CALIFORNIA  
 CA 95630

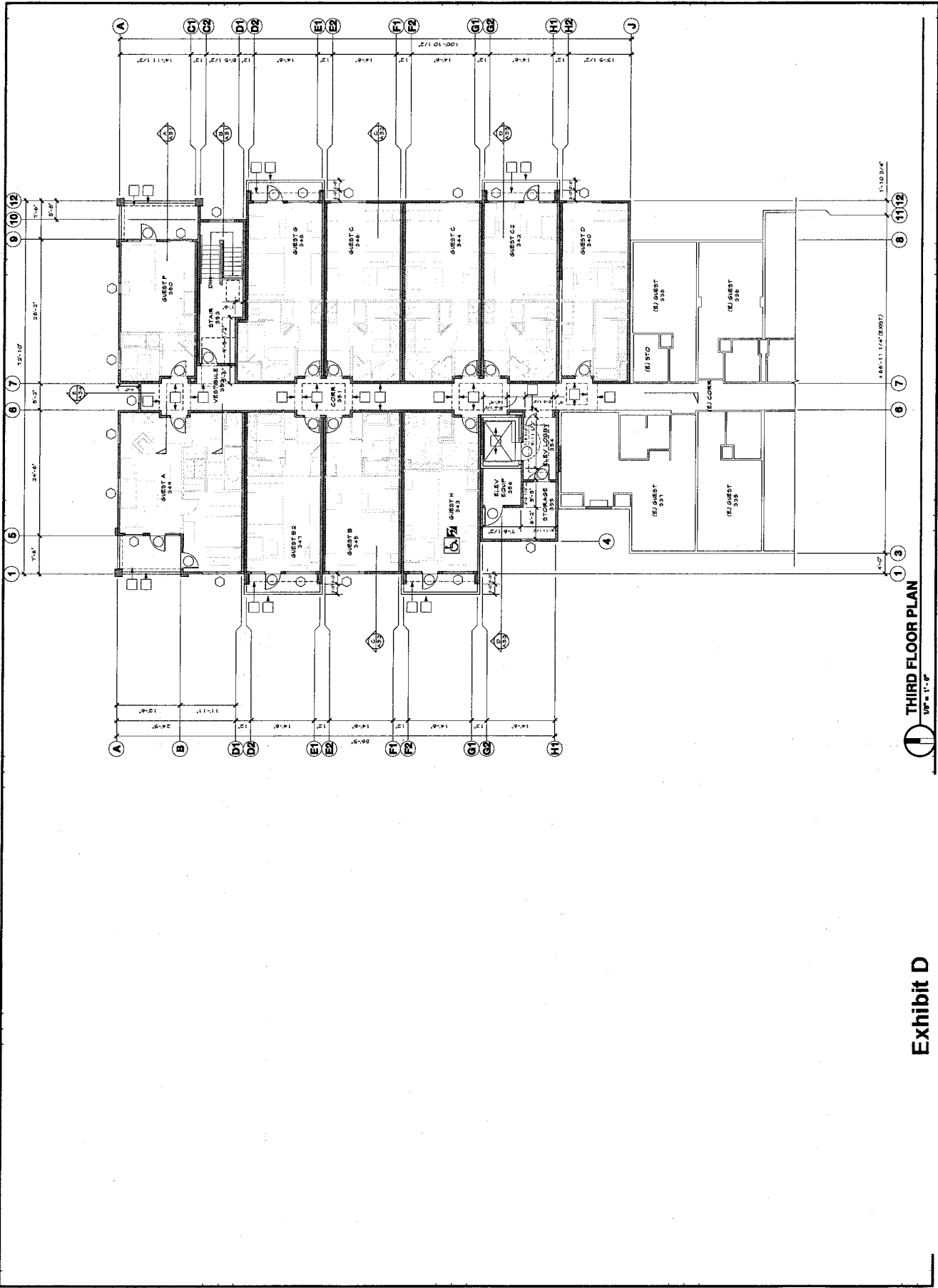
**ARCIERO & SONS, INC.**  
 825 RIVERSIDE AVENUE  
 SUITE 800  
 FOLSOM, CALIFORNIA  
 CA 95630  
 (916) 237-7834

**THIRD FLOOR PLAN**



Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Job No: 0789  
 Sheet: \_\_\_\_\_

**A1.3**  
 of



**THIRD FLOOR PLAN**  
 1/8" = 1'-0"

**Exhibit D**  
 Third Floor Plan  
 PD 03-016 Amend. - LaQuinta  
 (Arciero & Sons)

**JUN 25 2006**

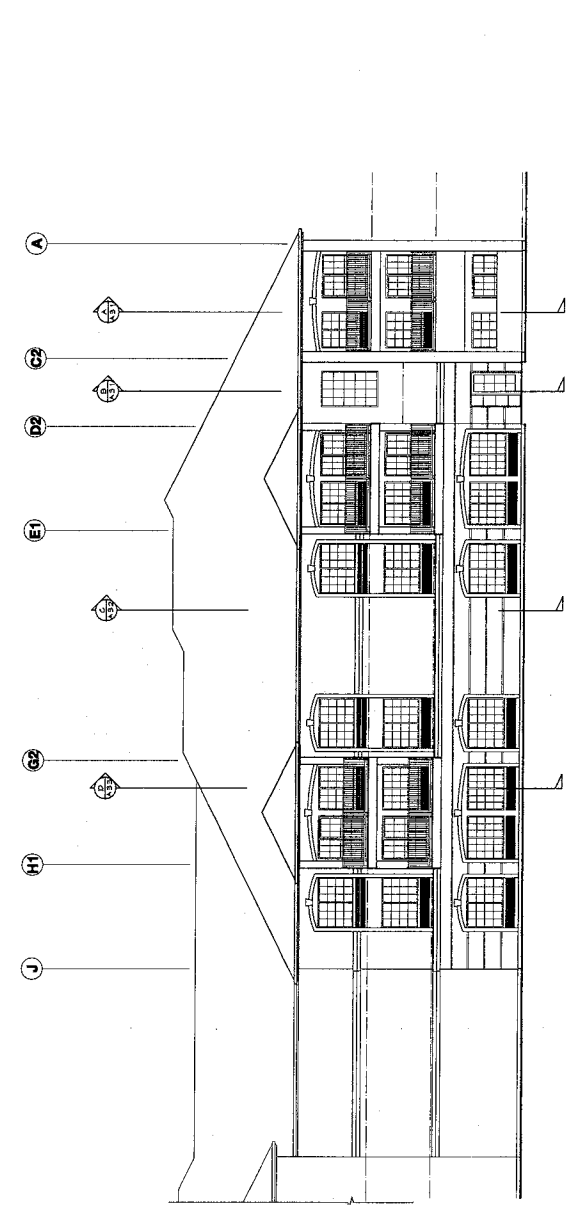
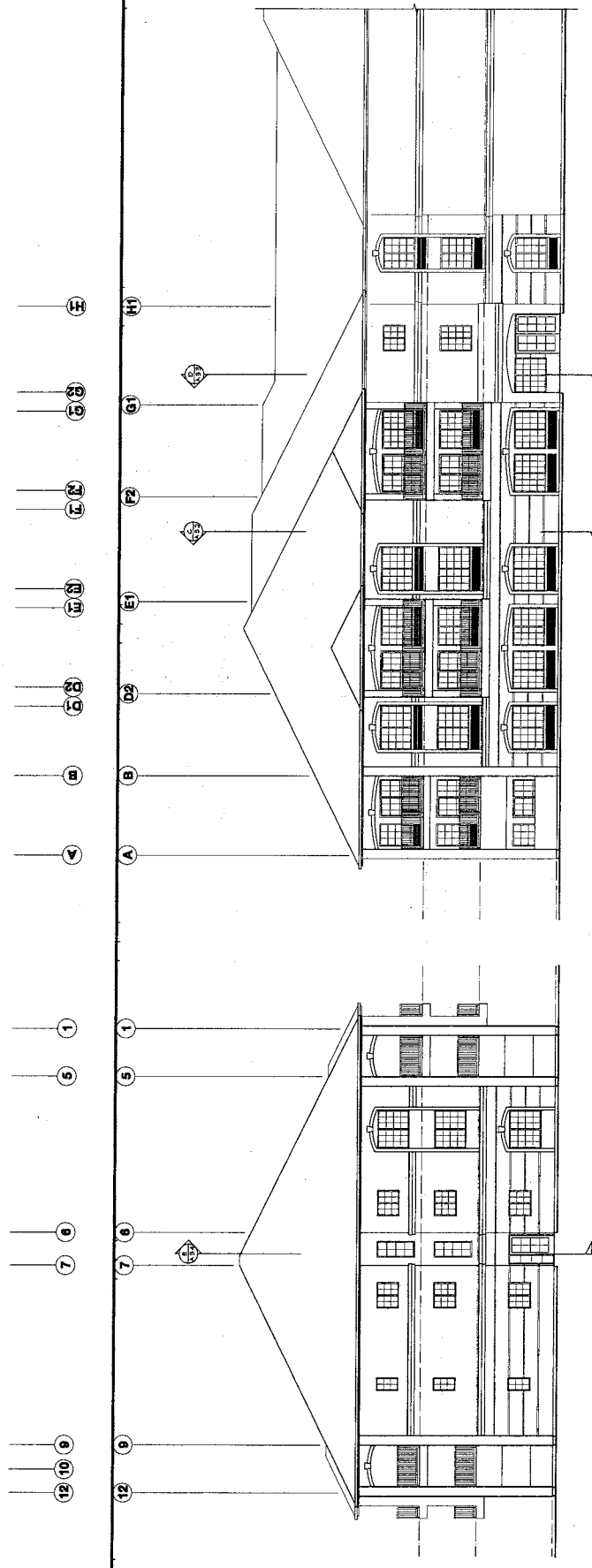
**PULLITS**  
 Steven D. Pullits, AIA & Associates, LLP  
 Architecture, Planning & Graphics  
 350 Broad Street, Suite 100  
 San Francisco, California 94101  
 415.774.1211 Fax  
 415.774.1212 Cell

**Project:**  
 Addition  
 for  
**LAQUINTA INN  
 & SUITES**  
 871  
 BUENA VISTA DRIVE  
 PALM BEACHES  
 FL 33462  
 CA 94404  
 (865) 237-7884

**Client:**  
 ARCIERO & SONS, INC.  
 828 RIVERSIDE AVENUE  
 SUITE 800  
 PALM BEACHES  
 FL 33462  
 (865) 237-7884

**Scale:**  
 EXTERIOR ELEVATIONS  
 1/8" = 1'-0"

**Date:**  
 Revised:  
 Job No: 079  
 Sheet: **A4.1**  
 of 6



**Exhibit E**  
 Architectural Elevations  
 PD 03-016 Amend. - LaQuinta  
 (Arciero & Sons)

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

JUN 25 2008

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

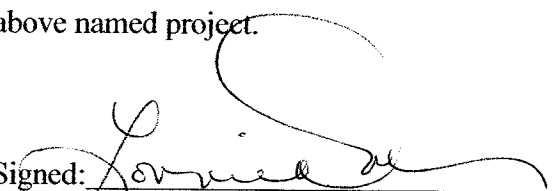
Newspaper: Tribune

Date of Publication: July 30, 2008

Hearing Date: August 12, 2008

Project: Planned Development 03-016  
Amendment (La Quinta Inn)

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 PD 03-016 Amendment, an application filed by Pulte & Associates on behalf of Arciero and Sons, Inc., to construct a 30-room addition to the existing 71-room hotel. The project would be located on 1.4 acre site on the northeast corner of Highway 46 East and Buena Vista Drive (2615 Buena Vista Drive).

The meeting will be held on Tuesday, August 12, 2008, beginning at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Resolution 04-021 was previously approved by the Planning Commission which analyzed the environmental impacts of the hotel project up to 101 rooms, therefore no additional environmental review is necessary for this project.

Written comments on the proposed development plan amendment 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 public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the development plan amendment 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.

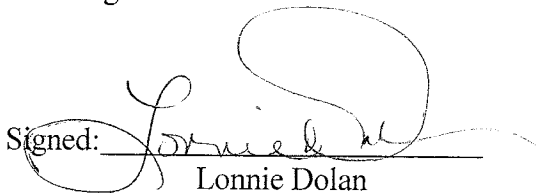
Darren Nash, Associate Planner  
July 30, 2008 6748717



**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 Amendment to Planned Development 03-016 (La Quinta Inn) on this 25th day of July 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Lonnie Dolan

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