

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION

**FROM:** ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** PLANNED DEVELOPMENT 06-012  
(PASO ROBLES ATHLETIC CLUB)

**DATE:** AUGUST 27, 2013

**Needs:** For the Planning Commission to consider an application filed by Eric Schmitz, on behalf of California Athletic Club proposing to construct a new 21,000 square foot expansion to the Paso Robles Athletic Club. APN: 025-371-019

**Facts:**

1. The project is located at 2975 Union Road (see attached Vicinity Map/Site Plan, Attachment 1).
2. In March 2007 the Planning Commission approved PD 06-012 approving the development of the current athletic club.
3. This amendment includes the request to expand the club by developing additional facilities that would be built in two phases:
  - Phase I: 2-story fitness building including fitness rooms, offices, lounge, cage, batting cages and locker rooms (15,600 sq.ft.);
  - Phase II: Restaurant and Sports Bar (6,400 sq.ft.);
4. The project site's General Plan designation is Commercial Service (CS) and is zoned Commercial- Light Industrial (C3).
5. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan (PD).
6. The architecture of the proposed building is designed to complement the design and colors of the existing PR Athletic Club buildings, with a request to utilize metal for the building siding and roofing. The metal siding would have a similar board and bat style similar to the existing wood board and bat siding.

7. The DRC and staff reviewed the project on July 1, 2013 and requested that the Architect, Rex Ruskauff provide a covered porch element to wrap from the front to the side elevations of the Phase I building, along with providing specific colors and materials of the buildings. The plans were revised and on July 29, 2013, the revised project was presented to the DRC and it was concluded that the architecture and design complement the existing building and meet the standards of the Industrial Design Guidelines, and Zoning Code. The DRC recommended that the Planning Commission approve this project.
8. A Mitigated Negative Declaration (Resolution 07-0033) was approved with PD 06-012 by the Planning Commission for the portion of the site that includes the existing facility and the land area where this expansion is proposed. No further environmental review is required for this proposed expansion.
9. Based on compliance with the following conditions, this application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA):
  - a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The sports facility is a permitted use in the C3 zoning district, and also conforms to the CS (Commercial Service) land use designation.
  - b. *The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.* The site is within City limits, and the developable area of this project is less than 5 acres.
  - c. *The project site has no value as habitat for endangered, rare or threatened species.* Kit Fox habitat will be addressed with the payment of in-lieu fees as required by the previous Mitigated Negative Declaration that was adopted with the original PD 06-012.
  - d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* There are no significant effects anticipated to traffic, noise, air quality, or water quality based on the sports club activities being relatively low trip generators as opposed to other commercial type uses i.e. retail commercial and hotel etc.

- e. *The site can be adequately served by all required utilities and public services.* The proposed expansion would utilize existing utilities and expand on the existing septic system, except for the Phase II restaurant which will require connection to the City sewer.

**Analysis  
and**

**Conclusion:** The proposed project would meet the intent of the General Plan Land Use Element and Economic Strategy Plan by providing clean and attractive buildings in which all activities can be conducted indoors with limited outdoor storage as well as promoting local industry, products and services.

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

- a. Adopt the attached Resolution approving PD 06-012 Amendment, subject to the standard and site specific conditions of approval;
- b. Amend, modify, or reject the above-listed action;

**Attachments:**

1. Vicinity Map
2. City Engineer's Memo
3. Draft Resolution to approve PD 06-012
4. Mail and Newspaper Affidavits



**Attachment 1**  
Vicinity Map  
PD 06-012 Amendment  
(PR Athletic Club)



## **MEMORANDUM**

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PD 06-012 amended, Paso Robles Athletic Club  
**DATE:** August 13, 2013

### **Streets**

The original applicants never completed required street improvements along Union Road. Union Road is now classified as a two lane divided arterial in the updated Circulation Element.

### **Utilities**

No sewer is available to this property. Septic systems were originally approved for this project by the City Council. All septic systems must be installed in accordance with Regional Water Quality Control Board design requirements.

The applicant indicates a restaurant use. A restaurant will require connection to sanitary sewer.

Water is available to the property from a 14-inch water main in Union Road. Fire hydrants must be placed at 300 foot intervals as directed by the Fire Marshall.

There are existing overhead utilities adjacent to the project on Union Road. These lines must be relocated underground.

### **Grading and Drainage**

The City is compelled by the Water Board to implement storm water control best management practices interim criteria. A storm water control plan offering a site assessment of constraints and opportunities, corresponding storm water management strategies and quantifying storm water retention in relation to new regulations must be submitted.

### **Site Specific Conditions**

Prior to occupancy, the applicant shall construct improvements to Union Road in accordance with plans approved by the City Engineer.

Prior to occupancy, overhead utilities on Union Road shall be relocated underground.

Prior to issuance of a grading permit, the applicant shall provide a storm water control plan offering a site assessment of constraints and opportunities, corresponding storm water management strategies and quantifying storm water retention in relation to new Water Board regulations.

Any restaurant use will require connection to City sewer.

RESOLUTION NO: 13-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 06-012  
2975 UNION ROAD  
(PR ATHLETIC CLUB)  
APNs: 025-371-019

**WHEREAS**, the project is located at 2975 Union Road; and

**WHEREAS**, the proposed project would be built in two phases where Phase I includes constructing the new 2-story fitness building and associated parking lot, and Phase II would be the construction of the restaurant/sports bar; and

**WHEREAS**, the General Plan designation for this site is Commercial Service (CS) and is zoned Commercial/Light-Industrial (C3); 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**, a public hearing was conducted by the Planning Commission on August 27, 2013, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

**WHEREAS**, based on compliance with the following conditions, this application is Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA):

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The sports facility is a permitted use in the C3 zoning district, and also conforms to the CS (Commercial Service) land use designation.
- b. *The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.* The site is within City limits, and the developable area of the project is less than 5 acres.
- c. *The project site has no value as habitat for endangered, rare or threatened species.* Kit Fox habitat will be addressed with the payment of in-lieu fees.
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* There are no significant effects anticipated to traffic, noise, air quality, or water quality based on the sports club activities being relatively low trip generators as opposed to other commercial type uses i.e. retail commercial and hotel etc.
- e. *The site can be adequately served by all required utilities and public services.* The proposed expansion would utilize existing utilities and expand on the existing septic system, except for the Phase II restaurant which will require tying in to the City sewer.

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 businesses in the Commercial/Light-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 06-012 Amendment, 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:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Standard Conditions
B	Enlarged Site Plan
C	First Floor Plan
D	Second Floor Plan
E	Roof Plan
F	Exterior Elevations – Fitness Bldg.
G	Exterior Elevations – Restaurant/Bar Bldg.

3. This PD 06-012 Amendment allows for development of a 21,000 square expansion to the Existing Paso Robles Athletic Club. The project would be built in two phases where Phase I would include the 2-story fitness building and associated parking lot, and Phase II would include the restaurant/sports bar.
4. Prior to the issuance of a building permit, a detailed landscape plan including transformer, backflow, and other equipment screening shall be submitted for Planning Division Staff review. Note: The landscape plan is subject to the requirements within the LS Ordinance.
5. Prior to the issuance of a building permit for the Phase II restaurant/sports bar, the project plans shall be reviewed by the Development Review Committee (DRC) to insure architectural compatibility with the project and that parking requirements are being met.
6. Prior to the issuance of grading permit any necessary Kit Fox mitigation fees shall be paid.
7. Prior to occupancy, the applicant shall construct improvements to Union Road in accordance with plans approved by the City Engineer.
8. Prior to occupancy, overhead utilities on Union Road shall be relocated underground.
9. Prior to issuance of a grading permit, the applicant shall provide a storm water control plan offering a site assessment of constraints and opportunities, corresponding storm water management strategies and quantifying storm water retention in relation to new Water Board regulations.
10. Any restaurant use will require connection to City sewer.
11. The project shall be in compliance the following standard 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**

- AQ-1 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 revegetation 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.

Asbestos / Naturally Occurring Asbestos

AQ-2 Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction 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 APCD. 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. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Demolition of Asbestos Containing Materials

AQ-3 The project referral indicated that there are existing structures on the proposed site that will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the

requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

PASSED AND ADOPTED THIS 27th day of August 2013 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

VINCE VANDERLIP, CHAIRMAN

ATTEST:

---

ED GALLAGHER, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION  
CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

Planned Development \_\_\_\_\_  Conditional Use Permit \_\_\_\_\_

Tentative Parcel Map \_\_\_\_\_  Tentative Tract Map \_\_\_\_\_

Approval Body: Planning Commission \_\_\_\_\_ Date of Approval: Aug. 27, 2013 \_\_\_\_\_

Applicant: PR Athletic Club \_\_\_\_\_ Location: 2975 Union Road \_\_\_\_\_

APN: 025-371-019

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

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

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on Aug. 27, 2015 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

size of containers to be stored in the enclosure.

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 20. 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.
- 21. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:
    - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
    - b. A detailed landscape plan;
    - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
    - d. Other:

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)



\*\*\*\*\*

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

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

**C. PRIOR TO ANY PLAN CHECK:**

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

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

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

**E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

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

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

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

Street Name	City Standard	Standard Drawing No.
Union Road	Divided Arterial	
- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

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

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;
  - b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.
- 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
  - a. Street lights;
  - b. Parkway/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
- 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- 12. All final property corners shall be installed.
- 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

\*\*\*\*\*

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

**G. GENERAL CONDITIONS**

- 1.  Prior to the start of construction:
  - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
  
- 2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
  
- 3.  Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  
- 4.  If required by the Fire Chief, provide on the address side of the building if applicable:
  - Fire alarm annunciator panel in weatherproof case.
  - Knox box key entry box or system.
  - Fire department connection to fire sprinkler system.

(Adopted by Planning Commission Resolution \_\_\_\_\_)

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

(Adopted by Planning Commission Resolution \_\_\_\_\_)

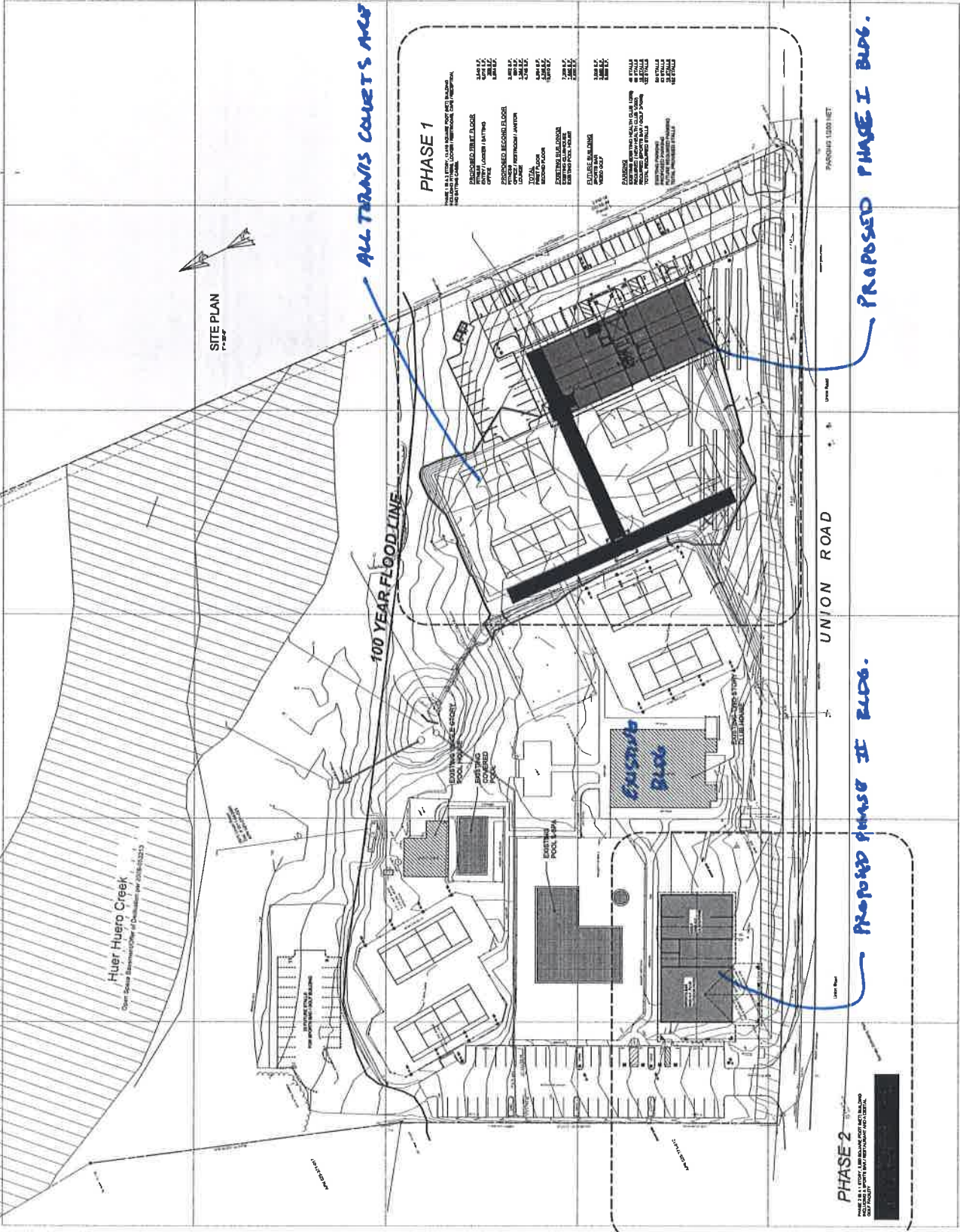
ALL TRANS COURTS ARE EXISTING.

PROPOSED PHASE I BLDG.

PROPOSED PHASE II BLDG.

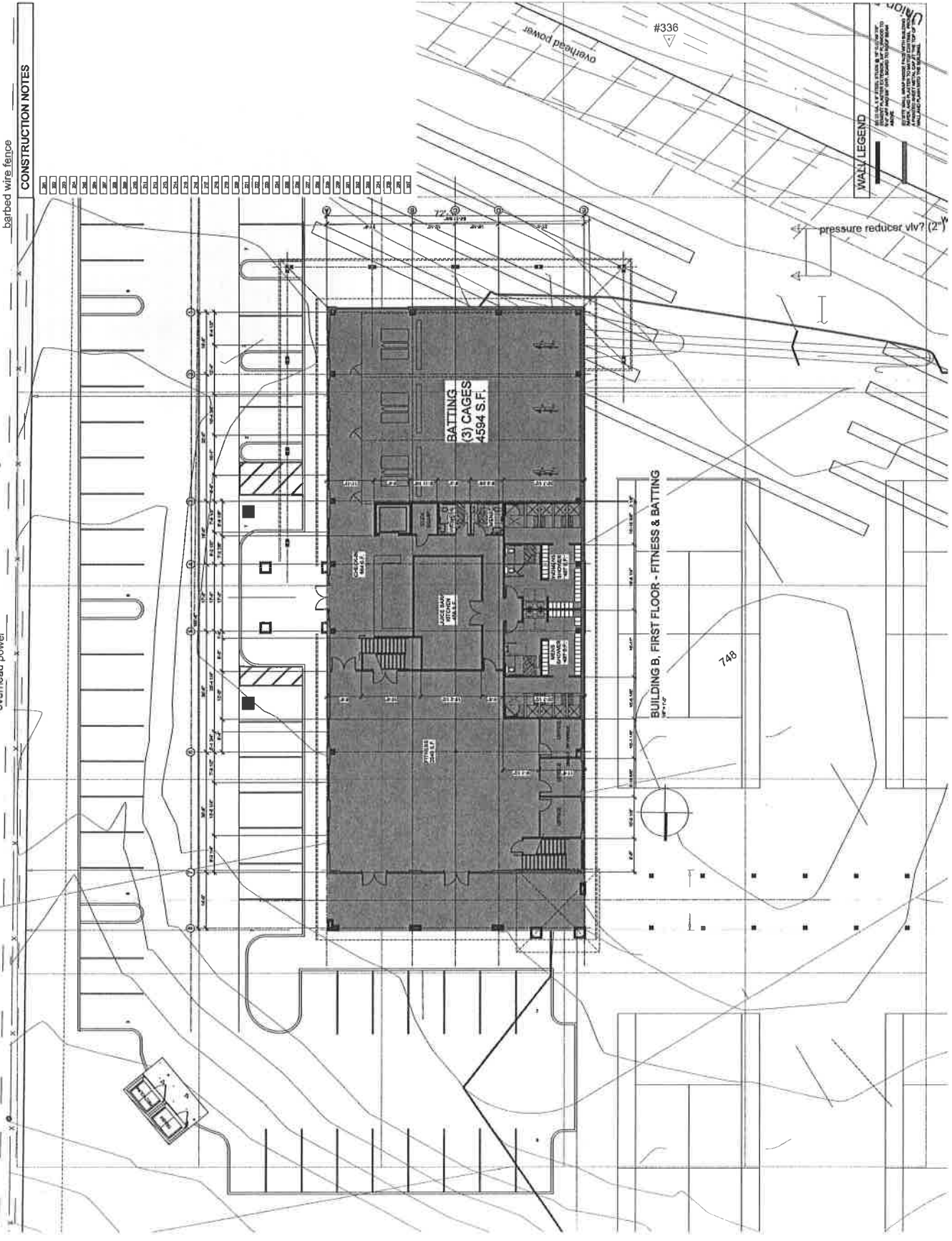
**STUDIO**  
ARCHITECTURE & DESIGN  
Rick Rutland, Architect  
8152 Piedmont Ave.,  
Oakland, CA 94617  
PH (925) 899-4864

PROJECT: THE PASO ROBLES ATHLETIC CLUB  
DATE: 12.13.11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
SHEET: A1.12



**Exhibit B**  
Enlarged Site Plan  
PD 06-012 Amendment  
(PR Athletic Club)





**WALL LEGEND**

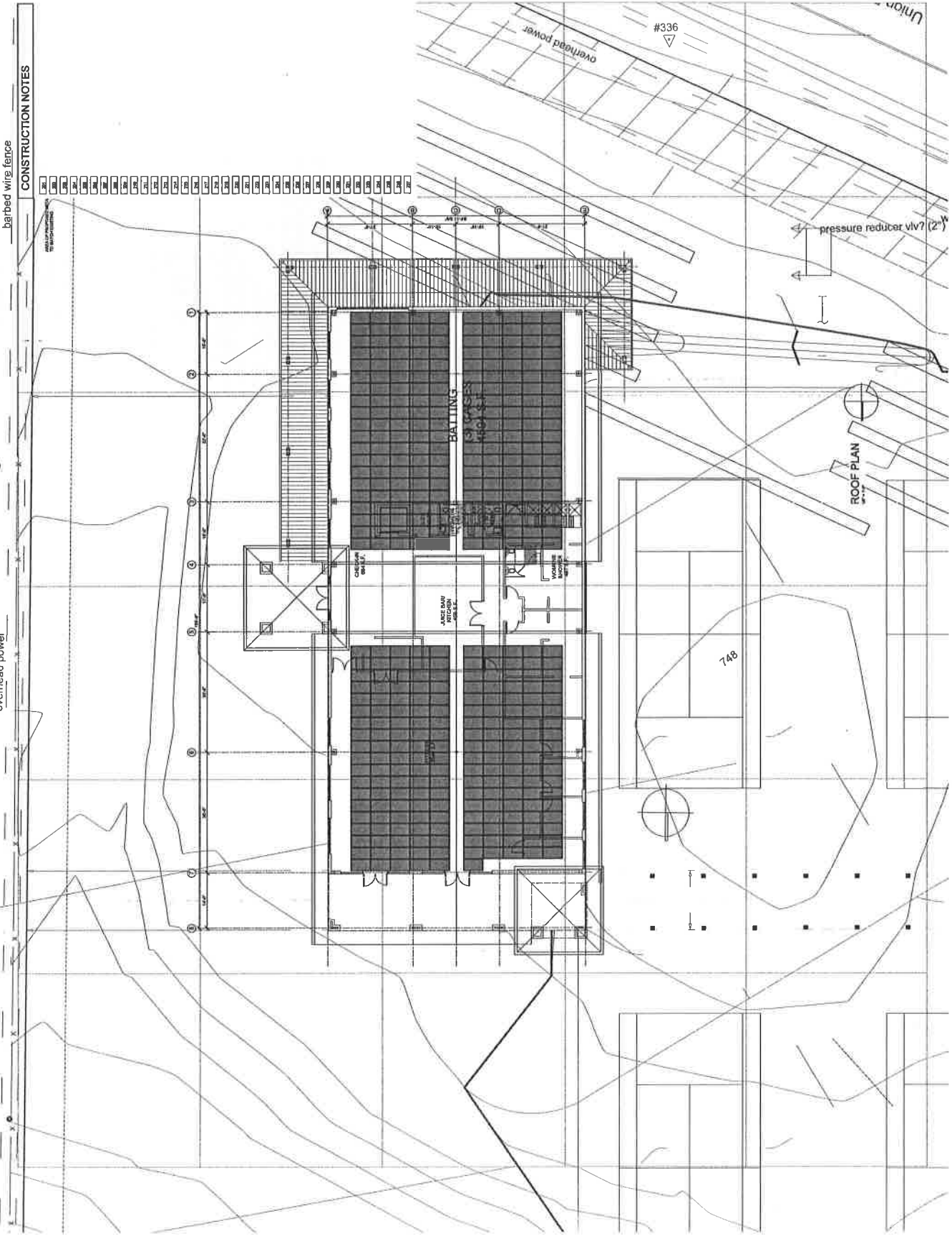
ALL WALLS TO BE CONCRETE UNLESS NOTED OTHERWISE. ALL WALLS TO BE FINISHED WITH 5/8\"/>

NO.	DESCRIPTION	FINISH
1	CONCRETE	CONCRETE
2	CONCRETE	CONCRETE
3	CONCRETE	CONCRETE
4	CONCRETE	CONCRETE
5	CONCRETE	CONCRETE
6	CONCRETE	CONCRETE
7	CONCRETE	CONCRETE
8	CONCRETE	CONCRETE
9	CONCRETE	CONCRETE
10	CONCRETE	CONCRETE
11	CONCRETE	CONCRETE
12	CONCRETE	CONCRETE
13	CONCRETE	CONCRETE
14	CONCRETE	CONCRETE
15	CONCRETE	CONCRETE
16	CONCRETE	CONCRETE
17	CONCRETE	CONCRETE
18	CONCRETE	CONCRETE
19	CONCRETE	CONCRETE
20	CONCRETE	CONCRETE
21	CONCRETE	CONCRETE
22	CONCRETE	CONCRETE
23	CONCRETE	CONCRETE
24	CONCRETE	CONCRETE
25	CONCRETE	CONCRETE
26	CONCRETE	CONCRETE
27	CONCRETE	CONCRETE
28	CONCRETE	CONCRETE
29	CONCRETE	CONCRETE
30	CONCRETE	CONCRETE
31	CONCRETE	CONCRETE
32	CONCRETE	CONCRETE
33	CONCRETE	CONCRETE
34	CONCRETE	CONCRETE
35	CONCRETE	CONCRETE
36	CONCRETE	CONCRETE
37	CONCRETE	CONCRETE
38	CONCRETE	CONCRETE
39	CONCRETE	CONCRETE
40	CONCRETE	CONCRETE
41	CONCRETE	CONCRETE
42	CONCRETE	CONCRETE
43	CONCRETE	CONCRETE
44	CONCRETE	CONCRETE
45	CONCRETE	CONCRETE
46	CONCRETE	CONCRETE
47	CONCRETE	CONCRETE
48	CONCRETE	CONCRETE
49	CONCRETE	CONCRETE
50	CONCRETE	CONCRETE

CONSTRUCTION NOTES

**Exhibit C**  
 First Floor Plan  
 PD 06-012 Amendment  
 (PR Athletic Club)





**Exhibit E**  
 Roof Plan  
 PD 06-012 Amendment  
 (PR Athletic Club)





THE *Newspaper of the Central Coast*  
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California  
In and for the County of San Luis Obispo  
AFFIDAVIT OF PUBLICATION

AD # 7029454  
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; AUGUST 15, 2013 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: AUGUST 15, 2013

AD COST: \$102.20

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 Planned Development 06-012 Amendment, a request filed by Eric Schmitz on behalf of California Athletic Club to construct a 21,000 square expansion to the existing Paso Robles Athletic Club. The project is located at 2975 Union Road, (APN: 025-371-019).

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, August 27, 2013, at which time all interested parties may appear and be heard.

A Mitigated Negative Declaration (Resolution 07-0033) was approved with PD 06-012 by the Planning Commission for the portion of the site that includes the existing facility and the land area where this expansion is proposed. No further environmental review is required for this proposed expansion.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed Development Plan may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com) provided that such comments are received prior to the time of the hearing.

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

Darren R. Nash, Associate Planner  
August 15, 2013 7029454

Paso Robles  
AUG 16 2013  
Planning Division





# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

ATTACHMENT 4

## AFFIDAVIT

## OF MAIL NOTICES

### PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 06-012 Amendment – PR Athletic Club on this 15<sup>th</sup> day of August, 2013.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_

Darren Nash