

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNED DEVELOPMENT 07-015 AMENDMENT
APN: 008-051-031 (APPLICANT: MARY QUAN)

DATE: MAY 26, 2015

Needs: For the Planning Commission to consider an application filed by Mary Quan proposing to construct a new free standing 66 room hotel with a 3,000 square foot conference area and separate spa building, located on the same site as the existing Oaks Hotel.

Facts:

1. The proposed project is located at 3002 Riverside Avenue (see attached Vicinity Map).
2. The site is located within the RSC (Riverside Corridor) zoning district within the Uptown Town Centre Specific Plan (UTSP). The General Plan Land Use designation is Commercial Service (CS).
3. Per Zoning Code §21.23B.030 Review Requirements, construction of buildings with 10,000 square feet or more requires approval of a Development Plan.
4. The project includes the development of a 3,000 square foot conference room, and a 2,000 square foot spa building as accessory uses to the hotel.
5. There are nine (9) existing native oak trees on or adjacent to the project site. An Arborist Report has been provided that includes measures to protect all the trees during construction. The report also indicates that the project has been designed in a manner to protect the trees. Arborist Report is attached as Exhibit K of the PD Resolution (Attachment 3).
6. Included with the development plan proposal is a request that the Planning Commission allow the new hotel building to exceed the 36-foot height limit established in the UTSP to allow for 46-feet. Also, is a request to allow an expanded front setback (adjacent to Riverside Avenue) of the hotel building to be approximately 40-feet from the property line as opposed to the 10-foot front setback required by the UTSP RSC zone. Both of the modifications requested for the new hotel building would be consistent with the height and setback of the existing hotel building.
7. The anticipated water use from the hotel expansion was reviewed by the Water Manager. It was verified that the existing Oaks Hotel uses an average of 7,000 gallons/day for the existing 90 room Hotel (78 gallons/day/room). Assuming the expansion is a duplicate of the existing hotel, it is expected that an additional 4600 gal/day of demand for the 66-room expansion. Based on this information and that fact that there are no known infrastructure deficiencies in the vicinity of the hotel, the City's water system has sufficient capacity to satisfy the additional demand of the proposed hotel expansion.

8. The project is exempt under Article 19 of the California Environmental Quality Act, Categorical Exemptions (Class 32, §15332 In-Fill Development Projects).
9. The Development Review Committee (DRC) reviewed the project on April 6, 2015 and supported the overall site design and architecture for the project, including the request for increased building height and setbacks. The DRC recommended the Planning Commission approve this project.

**Analysis
and
Conclusion:**

The Paso Oaks Hotel site includes two parcels that total 4.7 acres. The existing 90 room hotel sits on the southerly 2.0 acre parcel and the proposed 66 room hotel expansion would be on the northerly 2.7 acre site.

The DRC reviewed the proposed Mediterranean architectural theme, which includes muted earth tone colors with maroon accents. Additionally, stucco, stone veneer, wrought iron balconies, and tiled roofs would be used to match the existing hotel building. The conference room building will have a parapet roof that is intended to screen the HVAC equipment that is proposed to be located on the 1st floor roof. A condition of approval has been added that will require the applicant to submit a plan that will verify that all roof equipment will be screened, prior to the issuance of a building permit. Additionally, a condition of approval has been added that requires the final architectural plans for the spa building and the masonry wall be presented to the DRC prior to the issuance of a building permit, to insure that the architectural details for the spa building and wall correspond with the hotel details.

The request for the 46-foot tall building, and increased building setbacks would be consistent with the existing hotel building. The UTSP gives the Planning Commission the ability to allow modifications such as those being proposed.

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

**Policy
Reference:**

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

**Fiscal
Impact:**

Transient Occupancy Tax (TOT) generated by hotels are a positive revenue for the City.

Options:

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

- a. Adopt attached Draft Resolution approving Planned Development 07-015 Amendment subject to the conditions of approval. (Attachment 4)
- b. Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Applicant Project Letter
3. City Engineer Memo
4. Draft Resolution to approve PD 07-015 Amendment
5. Mail and Newspaper Affidavits



Attachment 1
Vicinity Map
PD 07-015 Amendment
(Paso Oaks Hotel)

Sept. 23, 2014

Community Development Department

City of El Paso de Robles

1000 Spring Street

Paso Robles, CA 93446

Re: Hotel Addition of the Oaks Hotel and Suites located at 3000 Riverside Avenue, Paso Robles.

The proposal is for a three story addition to the Oaks Hotel and Suites at 3002 Riverside, assessor's parcel number 008-051-031. This is next to and behind the existing hotel. The requested new building would include 66 hotel rooms (with one and two bedroom suites), a 3,500 sq. ft. Conference Center, a board room, and Luxury Spa Area (exclusively for hotel guests). The architecture and elevation of the addition will match the existing hotel. Additionally, we will have a 25,000 sq. ft. open area for outdoor events.

You will notice we have put in much thought to the consumer needs, facility improvements, enhanced by the city's surrounding resources and attractions. With the area's numerous wine tasting rooms and impressive buildings and landscape, our hope is to continue this elegant and relaxing lifestyle with our attractive addition that compliments the existing area.

I welcome any questions, please contact me directly at The Oaks Hotel and Suites, (805) 237-8700. Looking forward to continuing our neighbor friendly relations.

Attachment 2

Applicant Letter

PD 07-015 Amendment

Agenda Item No. 1 Page 5 of 47
(Paso Oaks Hotel)

Sincerely,

Mary Quan

Thank you for your consideration in this matter.

MEMORANDUM

TO: Darren Nash
FROM: John Falkenstien
SUBJECT: PD 07-015 Amended Oaks Hotel
DATE: May 5, 2015

Streets

The project is located at 3002 Riverside Avenue. Riverside Avenue improvements will be extended across the frontage of the addition to the Oaks Hotel.

Grading, Drainage and Storm Water Quality

The Regional Water Quality Control Board adopted storm water management requirements for development projects in the Central Coast region. Upon the Board's direction, the City has adopted a Storm Water Ordinance requiring all projects to implement low impact development best management practices to mitigate impacts to the quality of storm water run-off and to limit the increase in the rate and volume of storm water run-off to the maximum extent practical.

These new requirements include on-site retention of stormwater. The applicant has prepared a storm water control plan offering a site assessment of constraints and opportunities and corresponding storm water management strategies to meet stormwater quality treatment and retention requirements in compliance with the regulations. The grading plan reflects these requirements with bio-retention treatment areas.

Sewer and Water

There is an 24-inch sewer line and an 8-inch water line in Riverside Avenue available to serve the project.

Conditions

Prior to occupancy, the applicant shall relocate the overhead utilities along Riverside Avenue underground adjacent to the project.

Prior to occupancy, the applicant shall improve Riverside Avenue with curb, gutter, sidewalk and paving along the frontage of the project in accordance with plans approved by the City Engineer.

RESOLUTION NO: 15-_____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 07-015 AMENDMENT
3002 RIVERSIDE AVENUE
(MARY QUAN)
APN: 008-051-031

WHEREAS, Planned Development 07-015 Amendment has been submitted by Mary Quan, requesting to construct a 66 room hotel, with a 3,000 square foot conference room and a 2,000 square foot spa building on the same site as the existing hotel building; and

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

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

WHEREAS, the General Plan Land Use designation for the site is CS (Commercial Service); and

WHEREAS, the building is located within the RSC zoning district within the Uptown Town Centre (UTSP); and

WHEREAS, the applicants are requesting that the Planning Commission allow two modifications from the UTSP development standards including an increased building height to 46-feet, and increased building setbacks; and

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

WHEREAS, a public hearing was conducted by the Planning Commission on May 26, 2015 to consider facts as presented in the staff report prepared for this Planned Development application and to accept public testimony regarding the project; and

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

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and

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

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

EXHIBIT	DESCRIPTION
A	Standard Conditions
B-1	Site Plan
B-2	Landscape Plan
B-3	Decorative Wall Detail
C	Floor Plans – 1 st Floor
D	Floor Plans – 2 nd Floor
E	Floor Plans – 3 rd Floor
F	Floor Plans – King Guest Room
G	Floor Plans – Queen Guest Room
H	Elevations (North & South)
I	Elevations (East & West)
J	Color/Material Board
K	Roof Plan
L	Arborist Report

3. This PD 07-015 Amendment allows for development of a 66 unit hotel building approximately with a 3,000 square foot conference room and a 2,000 square foot spa building. No customer shall occupy a hotel room for a period of time exceeding 30 days.

4. Prior to the issuance of a building permit for the main building the following final details shall be submitted for the Development Review Committee review:
 - a. Final site plan and architectural elevations for all buildings;
 - b. Exterior light fixtures details;
 - c. Final colors/materials;
 - d. Detailed landscape plan including transformer, backflow and other equipment screening;
 - f. Fencing Plan
 - g. Sign Plan
5. The sprinkler backflow valve shall be located in an underground vault or adequately screened from public view with architectural features and vegetation that is dense and high enough to conceal it.
6. Any roof mounted equipment shall be fully screened. The building parapet for the conference building may need to be raised in order to accomplish full screening. Prior to the issuance of a building permit, architectural elevations along with building cross sections shall be submitted to the DRC indicating how roof screening will be accomplished.
7. All oak tree protection measures and monitoring requirements outlined in the project Arborist Report, including required monitoring shall be complied with, See Exhibit K. Prior to a Certificate of Occupancy for the hotel, the Arborist shall provide a letter indicating that all oak tree protection measures have been complied with to his satisfaction.
8. Prior to occupancy, the applicant shall relocate the overhead utilities along Riverside Avenue underground adjacent to the project.
9. Prior to occupancy, the applicant shall improve Riverside Avenue with curb, gutter, sidewalk and paving along the frontage of the project in accordance with plans approved by the City Engineer.
10. The project shall be in compliance the following recommendations of the San Luis Obispo County Air Pollution Control District so as to minimize creation of fugitive dust and other emission resulting from use of construction equipment as follows:

CONSTRUCTION PHASE:

Dust Control Measures

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

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock pile areas should be sprayed daily as needed.

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

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

Naturally Occurring Asbestos

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

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. **To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

PASSED AND ADOPTED THIS 26th day of May 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, 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: May 26, 2015
Applicant: Paso Oaks Hotel Location: 3002 Riverside Ave.
APN: 008-051--031

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 May 26, 2017 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 size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution _____)

- 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.
- 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.

(Adopted by Planning Commission Resolution _____)

- 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: See PD Resolution

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:

Riverside Ave.		Local
Street Name	City Standard	Standard Drawing No.

- 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 underground. 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

(Adopted by Planning Commission Resolution _____)

gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.

- 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.

(Adopted by Planning Commission Resolution _____)

- Knox box key entry box or system.
- Fire department connection to fire sprinkler system.
- 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 _____)



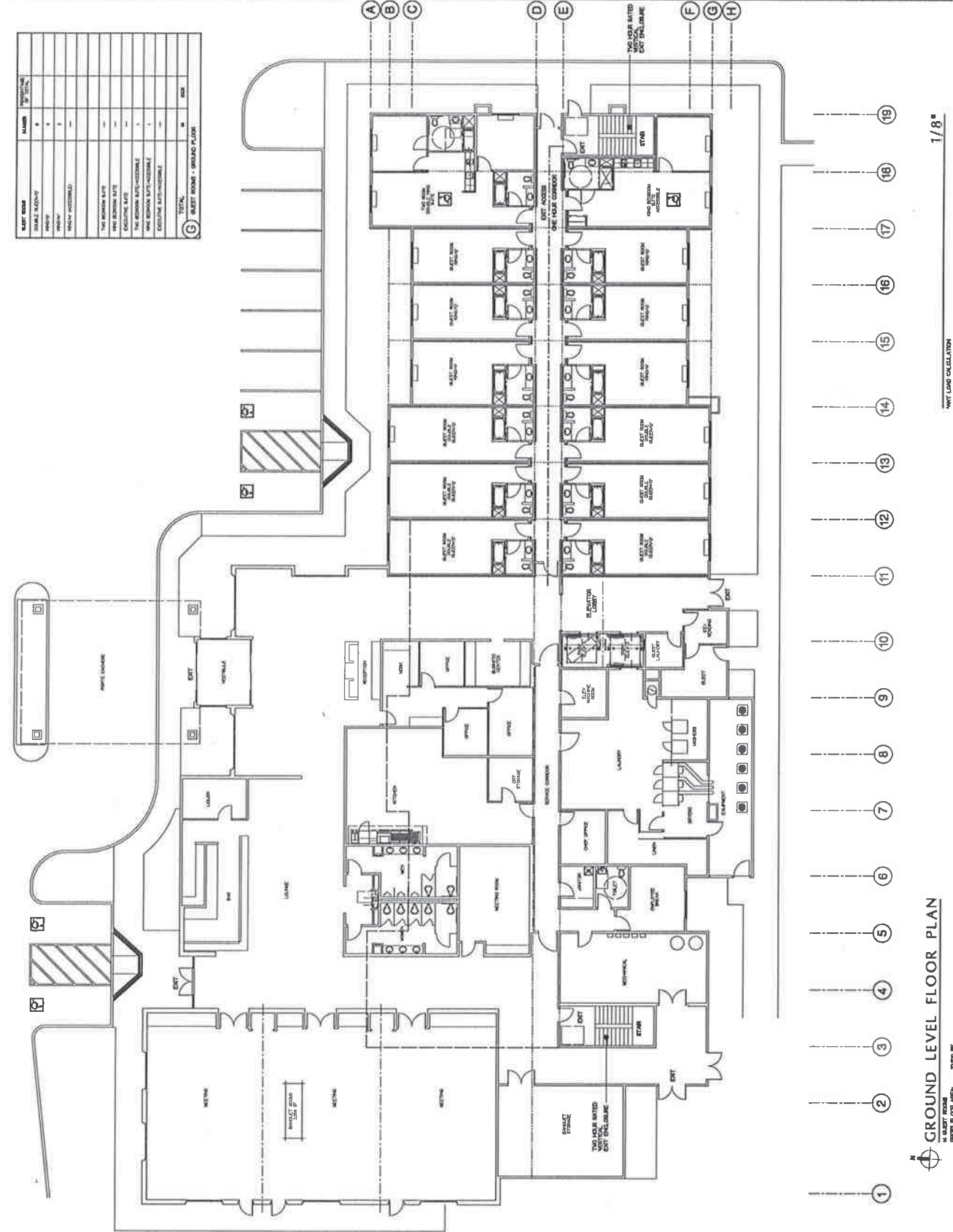
Exhibit B-3
Decorative Wall Photo
PD 07-015 Amendment
(Paso Oaks Hotel)

MICHAEL DHANENS ARCHITECT
 661/324-4141
 P.O. BOX 42155
 BAKERSFIELD, CALIFORNIA
 93340
 C-18790



The Oaks Hotel
 68 UNIT HOTEL
 APR 08-05-08
 PROJECT NO. 08-008
 1000 S. BAKER ST. BAKERSFIELD, CALIFORNIA

ROOM NUMBER	AREA	FINISHES	AREA
STAIR 1	100	CONCRETE	100
STAIR 2	100	CONCRETE	100
STAIR 3	100	CONCRETE	100
STAIR 4	100	CONCRETE	100
STAIR 5	100	CONCRETE	100
STAIR 6	100	CONCRETE	100
STAIR 7	100	CONCRETE	100
STAIR 8	100	CONCRETE	100
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GROUND LEVEL FLOOR PLAN
 1/8"

GROUND LEVEL FLOOR PLAN
 2200 SF

Exhibit C
 Floor Plan - 1st Floor
 PD 07-015 Amendment
 (Paso Oaks Hotel)

MICHAEL DHANENS ARCHITECT
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 BAKERSFIELD, CALIFORNIA
 93380
 C-10790

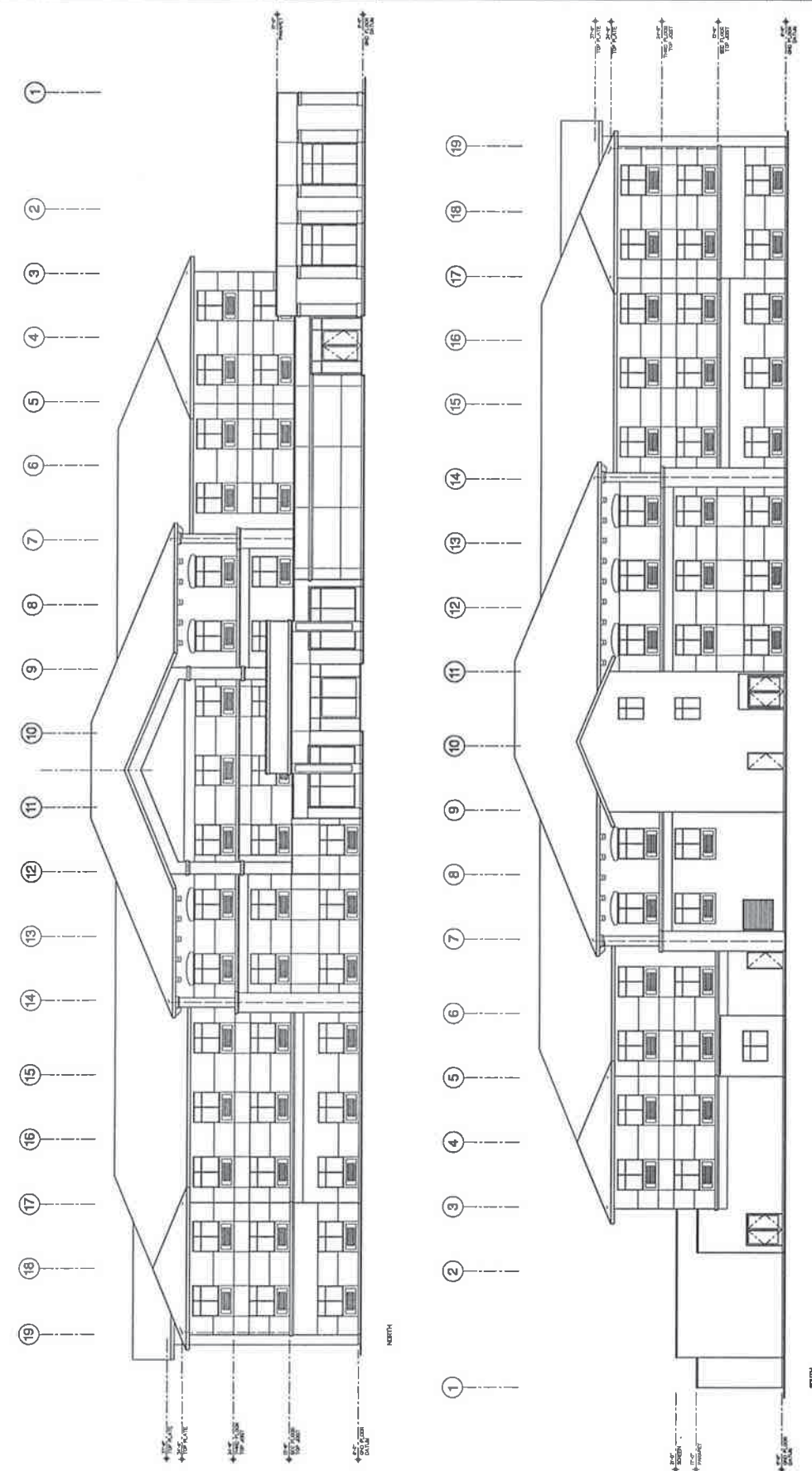


The Oaks Hotel
 Project
 APR 08-01-08
 Riverside City
 Paso Robles, California
 ARCH 2 PERM MAP 08-00-008

EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE	BY
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A-4.1
 8.11.07



EXTERIOR ELEVATIONS

1/8"

Exhibit H
 Elevations - North/South
 PD 07-015 Amendment
 (Paso Oaks Hotel)

MICHAEL DHANENS ARCHITECT
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 P.O. BOX 82155
 BAKERSFIELD, CALIFORNIA
 93380
 C-18790

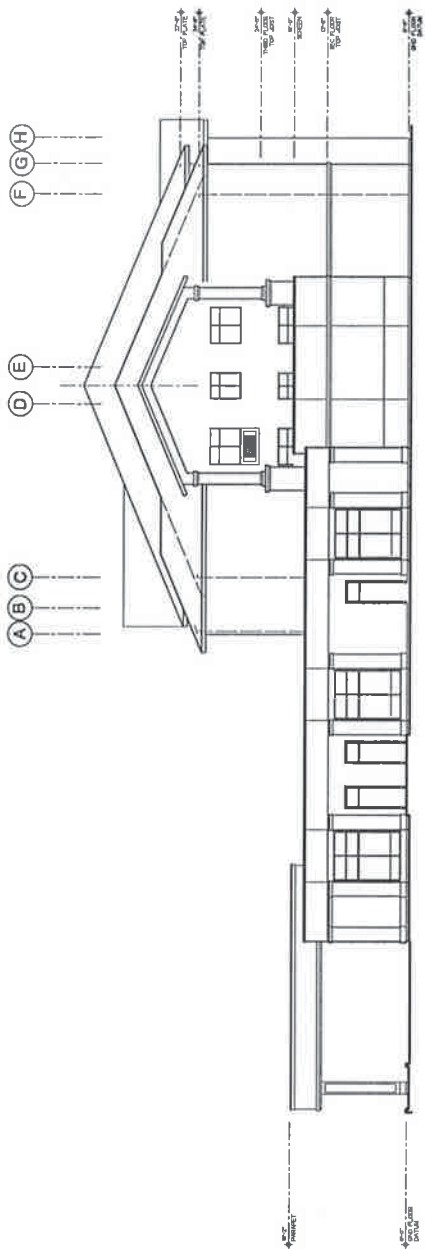
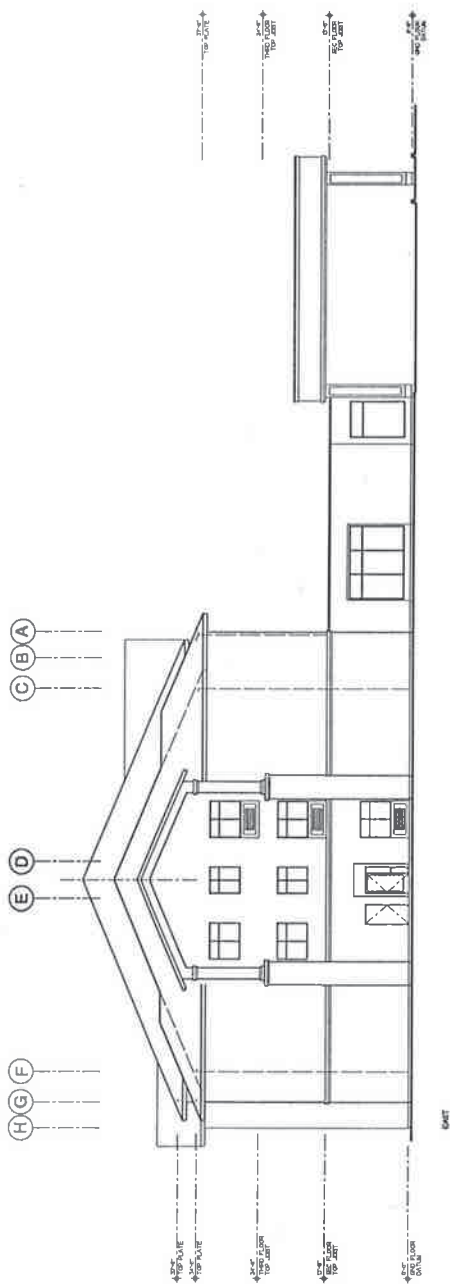


The Oaks Hotel
 Project
 APN 008-031-008
 Riverside City
 Project 2 Parcel Map PR 05-008
 Paso Robles, California

EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY		
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4/13/21
 A-4.2
 ARCHITECTURAL



EXTERIOR ELEVATIONS

1/8"

Exhibit I
 Elevations - East/West
 PD 07-015 Amendment
 (Paso Oaks Hotel)



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ROOF TILE COLOR :
EAGLE ROOF TILE



Mission Santa Barbara SMO5403

STUCCO COLOR:
MERLEX Products



P-100 GALVIER WHITE



P-124 IVORY HIBER

STONE VENEER :
ELDORADO STONE



SLATE GRAY/STICKLEB STONE



P-146 BRONZEAGE



P-306 TERRA COTTA

OAK TREE INN

3002 RIVERSIDE AVENUE PASO ROBLES, CA

Note: colored elevations is of the existing hotel.
Colors/Materials of new addition would match existing hotel.

Exhibit J

Color/Material Board
PD 07-015 Amendment
(Paso Oaks Hotel)

MICHAEL DHANENS ARCHITECT
 661/324-4141
 P.O. BOX 02155
 BAKERSFIELD, CALIFORNIA
 93300
 C-10790



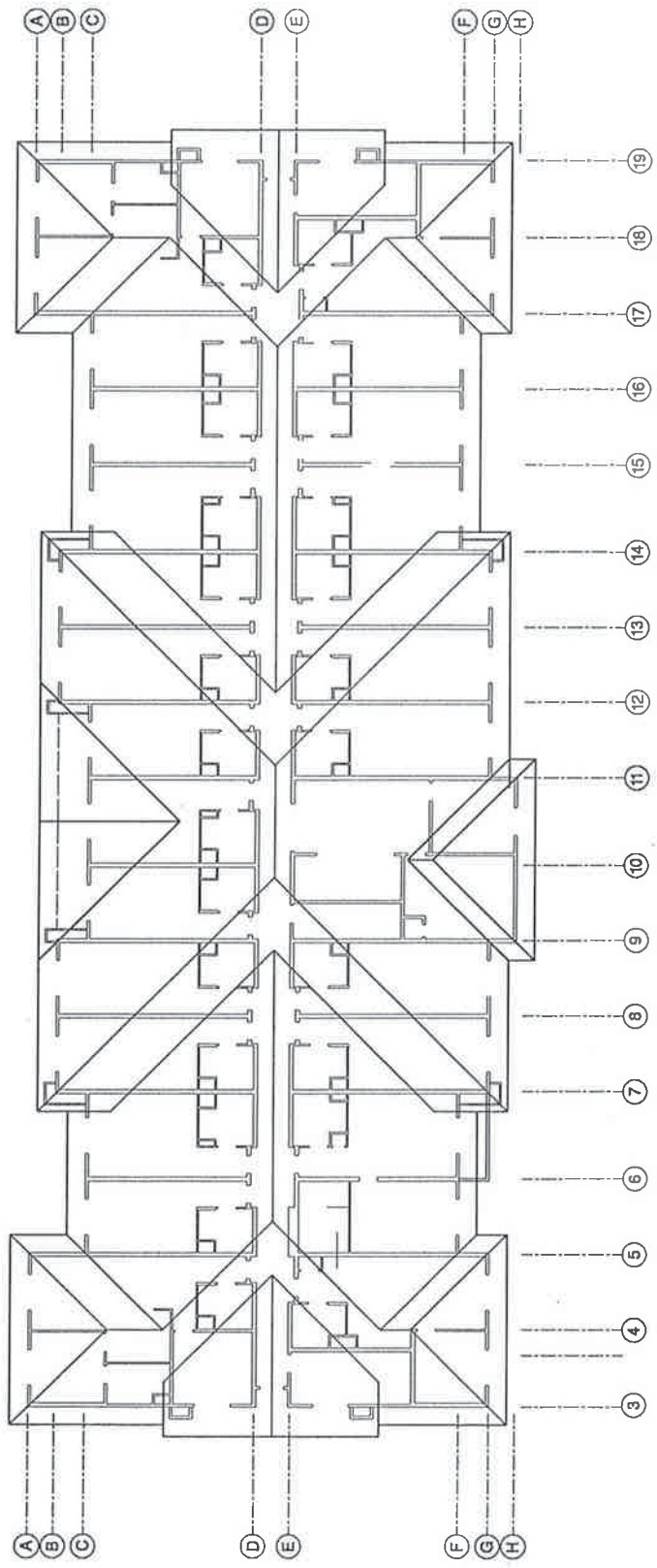
The Oaks Hotel
 APR 004-001-008
 PROJECT 3 PASEO MAR PA 00-008
 Paso Robles, California

88 ROOM HOTEL

HIGH ROOF PLAN

NO.	REVISIONS
1	ISSUED FOR PERMITS
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A-8.2
 ARCHITECTURAL



HIGH ROOF PLAN 1/8"

Exhibit K
 Roof Plan
 PD 07-015 Amendment
 (Paso Oaks Hotel)

Certified Arborist Report

Prepared for:

Paso Robles Oak Tree Inn, LLC
Attention: Phillip Tsui
3000 Riverside Avenue
Paso Robles, CA 93446

September 29, 2014

Prepared By:

Robert Schreiber
ISA Certified Arborist
170 Terra St
Morro Bay, CA 93442
805-441-3715



ISA Certified Arborist
#FL-0314A

Certified Arborist Report

ASSIGNMENT:

This report includes a site survey regarding the health of two (2) Coastal Live Oak (*Quercus agrifolia*) trees, one (1) Valley Oak (*Quercus lobata*) tree and three (3) Blue Oak (*Quercus douglasii*) trees in the proposed construction project on vacant land on Black Oak Drive and adjacent to 3000 Riverside Drive (APN # 008-051-031) located in Paso Robles, CA. An assessor parcel map is attached as Figure 1.

PURPOSE:

This report is intended for use by the property owner, their agents and the City of Paso Robles. The Diameter at Standard Height (DSH) is a standard method of expressing the diameter of the trunk or of a standing tree. The measurement is taken at 4.5' from ground level. In the instance where there are co-dominant leaders, the measurement is a combination of the leaders and expressed as one number.

TREE HEALTH ASSESSMENT:

#1. Species – Coastal Live Oak (*Quercus agrifolia*) - [DSH 8.8" / Height 33' / Width 27'] / General Condition – Poor / Color – Good / Comments – the tree has poor trunk structure and is exhibiting signs of slime flux, a bacterial disease of certain trees including oaks. A wound to the bark, caused by pruning, insects, poor branch angles or natural cracks and splits, causes sap to ooze from the wound. Bacteria may infect this sap causing it to darken and stain the bark, eventually taking on a foamy appearance and unpleasant odor. This slimy ooze becomes toxic to the bark and eats into the tree [see Figure 2]. This tree should be removed as there is no cure for slime flux and the tree could pose a danger to persons or property if it failed.

#2. Species – Coastal Live Oak (*Quercus agrifolia*) - [DSH 11.5" / Height 45' / Width 31'] / General Condition – Poor / Color – Good / Comments – the tree has codominant leaders at approximately 6.6' and, at the crotch, is exhibiting signs of slime flux, a bacterial disease of certain trees including oaks. A wound to the bark, caused by pruning, insects, poor branch angles or natural cracks and splits, causes sap to ooze from the wound. Bacteria may infect this sap causing it to darken and stain the bark, eventually taking on a foamy appearance and unpleasant odor. This slimy ooze becomes toxic to the bark and eats into the tree [see Figures 3 & 4]. This tree should be removed as there is no cure for slime flux and the tree could pose a danger to persons or property if it failed.

#3. Species – Valley Oak (*Quercus lobata*) - [DSH 68.2" / Height 156' / Width 126'] / General Condition – Excellent / Color – Good / Comments – the tree is in good health and has had proper

arboricultural pruning and attention. It has no apparent structural defects and is weathering the current drought conditions well. There is no evidence of bug infestation [see Figure 5].

#4. Species – Blue Oak (*Quercus douglasii*) - [DSH 22.5” / Height 70’ / Width 36’] / General Condition – Good / Color – Good / Comments – the tree is in need of arborist pruning to remove dead wood and raise skirt [see figure 6].

#5. Species – Blue Oak (*Quercus douglasii*) - [4 codominant leaders producing a DSH 39.3” / Height 72’ / Width 24’] / General Condition – Good / Color – Good / Comments – the tree is in need of arborist pruning to remove dead wood and raise skirt [see Figure 7].

#6. Species – Blue Oak (*Quercus douglasii*) - [3 co-dominant leaders producing a DSH 27.8” / Height 72’ / Width 22’] / General Condition – Good / Color – Good / Comments – the tree is in need of arborist pruning to remove dead wood and raise skirt [see Figure 8].

ANALYSIS AND DISCUSSION:

Proposed construction plans have been designed to incorporate construction of additional buildings, gardens and parking areas proximate to the above described trees. To ensure the protection of retained trees in construction areas, tree protection measures must be fully integrated into the development process. Tree protection must be a consideration during the planning and design stages of a project, as well as during all construction phases and post-construction activities. To be successful, a Tree Protection Plan (TPP) must have support and involvement from all stakeholders. This plan should include, but not be limited to: locating roots to be pruned prior to commencing construction; hand pruning roots over 1” in diameter within the CRZ; review of deep excavations by certified arborist of record for proper handling of roots exposed. Other factors also can influence the extent to which a tree can tolerate injury to their roots. Age, health and vigor will play a major role in how a tree reacts to construction activities. Additionally, pruning the retained trees to correct improper previous pruning and neglect will result in the improvement of their overall health. After construction, it is critical that tree protection measures continue to ensure that all trees are recovering well and that stressed trees will not pose a risk in the months or years to follow. A successful TPP involves all phases of the development process including pre-construction, construction, and post-construction. Removing trees is a difficult decision when developing property. Saving every tree is not always possible (as in the case of trees #1 & 2 above) but preserving trees that have the best chance for survival is a vital part of any project. Identifying strategies for protecting significant and heritage trees during construction activities ensures that the aesthetic and environmental benefits provided by these trees are also preserved.

Tree Protection Fence

Typically, tree protection fencing should be installed after root pruning and prior to clearing and grading. The fence should be 4’ high, 14-gauge welded wire fence mounted on 6’ steel “t” posts spaced not more than 10’ apart. Fence should be attached to posts using galvanized steel clips or aluminum ties. Plastic “zip” ties should not be used. Tree protection area signs shall be affixed to

all tree protection fencing at 50' spacing average [see figure 9]. Signs shall not be affixed directly to trees. The fence is to be maintained in an erect position during the entire construction period. The fence shall be removed only after all construction and final landscaping is complete and with the arborist of records approval.

Grading fill over root zones of trees

The *Critical Root Zones* (CRZ) are areas where feeder and structural roots are located under and around a tree. The extent of the CRZ is usually measured as 12 inches in radius for each 1 inch of *Diameter at Standard Height* (DSH). Grading that is proposed within the drip line of the trees should be monitored by the Arborist of Record. Hand excavation where roots are prevalent should be done. Roots over 1" in diameter within the CRZ that are to be removed should be hand pruned leaving no breaks or frayed edges. Grading fill applied within the CRZ should be supervised by the Arborist of Record. Pervious surfacing (ie. pavers), rather than asphalt, should be used for the construction of a road or parking area within the CRZ. This will provide a permeable surface that allows lateral movement of air and water, thus allowing surface water to reach the roots.

Equipment operation

Soil compaction resulting from the operation of vehicles and/or heavy equipment within the CRZ is to be strictly avoided. No equipment, including personal vehicles, shall be parked or stored within the CRZ.

Construction materials

No construction materials of any kind shall be stored Soil compaction resulting from the operation of vehicles and/or heavy equipment within the CRZ is to be strictly avoided. No equipment, including personal vehicles, shall be parked or stored within the CRZ.

Pruning

Tree #3 noted above has recently been professionally pruned by this Certified Arborist. Trees #4, 5 & 6 show evidence of long term neglect. Dead wood should be removed and the skirt of all three trees shall be brought up to provide machinery/vehicle clearance. All pruning shall take place prior to any grading activity. No more than 25% of the live crown of any tree shall be removed. A Certified Arborist shall supervise all pruning activities.

Construction monitoring/inspections

A Certified Arborist shall make regular weekly inspections during active construction and provide reports to the owner and project manager. Reports shall document condition of tree protection devices and provide recommendations for maintenance and/or additional care.

CONCLUSION AND RECOMMENDATIONS:

Removing trees is a difficult decision when developing property. Saving every tree is not always possible, but preserving trees that have the best chance for survival is a vital part of a new project. A properly designed Tree Protection Plan (TPP) balances the requirements of construction and development with appropriate tree and natural resource protection. The TPP complements the legal framework of local tree ordinances and ensures that tree management during construction is conducted in a manner that is beneficial for both the general welfare of the public and the urban forest. If the above mitigation measures are followed, we feel that there will be no long-term significant adverse impact to the retained Valley Oak and Blue Oak trees.

Sincerely,

A handwritten signature in cursive script that reads "Robert Schreiber". The ink is dark and the signature is centered horizontally.

Robert Schreiber

Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



TERMS OF ASSIGNMENT

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations inspections and activities of Arbor First:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Arbor First, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Arbor First and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Arbor First and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Arbor First makes no warrantee, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either written or verbal, for any particular purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Arbor First or the consultant as to the sufficiency or accuracy of that information.
10. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18 % APR). All checks returned for insufficient funds or any other reason will be subject to a \$30.00 service fee. Advance payment of fees may be required in some cases.



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 07-015 (The Oaks Hotel) located at 3002 Riverside Avenue, on this 14th day of May, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Kristen Buxkemper
Kristen Buxkemper

THE *Newspaper of the Central Coast*
TRIBUNE

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

AD # 1733754
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; MAY 15, 2015 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: MAY 15, 2015

AD COST: \$137.86

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT
07-015 AMENDMENT**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, May 26, 2015, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following applications:

• **Planned Development (PD) 07-015 Amendment:** a request filed by The Oaks Hotel Paso Robles, to construct a new free standing 66 room hotel with a 3,000 square foot conference area, on the same site as the existing Oaks Hotel located at 3002 Riverside Avenue.

Written comments on the proposed PD Amendment may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com, provided that the 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 (805) 237-3970 or email at planning@prcity.com.

These applications are categorically exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement CEQA.

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

Darren Nash
Associate Planner
May 15, 2015

1733754