

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 14-001 & VESTING TENTATIVE PARCEL MAP PR 14-0033, PINE STREET PROMENADE  
APNs: 009-156-006 & 010

DATE: AUGUST 30, 2016

Needs: For the Planning Commission to consider a request filed by Debbie Lorenz on behalf of Pine Street Promenade Paso Robles, LLC, requesting a one-year time extension of Planned Development 14-003 and Vesting Tentative Parcel Map PR 14-0033.

- Facts:
1. The project is located at 944 Pine Street; the southeast corner of Pine Street and 10<sup>th</sup> Street. See Vicinity Map, Attachment 1.
  2. The proposed hotel project consists of the following (see site plan and elevations, Attachments 3-8):
    - **Hotel Building:** a new 100 - 121 room luxury hotel, 21,189 square foot public market, 3,578 square feet of meeting and function rooms, spa and exercise room, and a wine cellar, with a 1,848 square foot dining/function room, along with 162 valet parking spaces;
    - **Restaurant:** a new upscale restaurant attached to the hotel building with a basement wine cellar adjacent to a 1,277 square foot banquet room. On the ground level would be the 2,940 square foot interior dining, and 1,661 square foot outdoor terrace dining, a total of 6 hotel suites on the upper floors;
    - **Plaza Building:** a new three story building for commercial and office uses on the three floors with a basement parking level, or alternatively developed to include 21 additional hotel accommodations (included in the 121 rooms noted above);
    - **Surface Parking lot:** at the time of the Phase I development, a surface parking lot for 86 parking spaces will be constructed on the southern half of the lot. The parking lot will be removed with the development of Phase II and the spaces will be incorporated into a new parking structure, described below;

- **Performing Arts Center:** 400 – 500 seat PAC providing a public entertainment venue that could be used for a range of theatrical and musical performances, as well as lectures, seminars, and public and private meetings;
  - **Parking Structure:** 5-level, 224 space parking structure, including 2,991 square feet of commercial space along Pine Street, and 6,768 square feet of office space on the upper floors;
  - **Subdivision:** Vesting Tentative Parcel Map PR 14-0033, which would subdivide the site into two parcels with the hotel, plaza and restaurant buildings on Parcel 1, and the PAC and parking garage on Parcel 2. The subdivision also includes creation of four condominium units for financing purposes, which would include the hotel, restaurant, plaza building, and the public market. Along with the request for the parcel map is a request for a summary abandonment of the public utility easement.
3. The project was approved by the Planning Commission on August 12, 2014 via Resolutions 14-022 and 14-023, with an expiration date of August 12, 2016.
  4. A time extension request was submitted prior to the August 12, 2016 deadline, requesting that the Planning Commission extend the entitlements for one year to August 12, 2017.
  5. The applicant has provided a letter that indicates that the design team is currently working on revisions to the project. See letter from Debbie Lorenz, Attachment 2.

Analysis  
and  
Conclusion:

Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2014 that would impact the prior approvals of this project or the conditions that were imposed with it.

It is anticipated that the proposed changes to the project will necessitate amending PD 14-003, which will require the project coming back before the Planning Commission for further review.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

Options:

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

- a. Approve the attached Draft Resolution 'A' granting a one-year time extension for PD 14-003 to August 14, 2017;
- b. Approve a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Debbie Lorenz Letter
3. Site Plan
4. West Elevation
5. East Elevation
6. North Elevation
7. South Elevation
8. PR 14-0033
9. Draft Resolution A granting a one-year time extension
10. Newspaper Affidavit
11. Mail Affidavit



Riverside Av

10th St

U.P.R.R.

SITE

Pine St

9th St

Park St

11th St

8th St

Attachement 1  
Vicinity Map  
PD 14-001  
(Promenade)

# Attachment 2 - Lorenz Letter

July 11, 2021~~6~~

To Whom It May Concern:

The design intent for the Pine Street Promenade at 944 Pine Street development revision is, in general, to maintain the elements and constraints of the previous approval. The plan configuration will change somewhat; the restaurant will remain with street exposure, the marketplace will probably change to retail along the Pine Street perimeter, the office component will be minimized, and the performing arts building will be replaced with units available for longer term stays. Other than that, I believe we can fall within the guidelines of the previous approval.

We would like to request a two year time extension in order to allow for our design team to finalize revisions. However, we plan on being able to submit the revised project to the City of Paso Robles for review within the next few months.

Regards,

A handwritten signature in black ink, appearing to read "Debbie Lorenz", written over a horizontal line.

Debbie Lorenz

# PINE STREET PROMENADE LLC

944 PINE STREET • EL PASO DE ROBLES, CA  
BRETT VANSTEENWYK • DEBBIE LORENZ

## Key to Site Elements

- 1 Plaza
- 2 Sunken Courtyard with decorative pavers
- 3 Terrace
- 4 Existing oak trees to remain
- 5 Existing street trees to remain
- 6 Proposed street trees
- 7 Trellis
- 8 Fountain
- 9 Valet parking drop-off
- 10 Pool terrace
- 11 Dock
- 12 Pedestrian access to train station
- 13 Ingress / egress to parking garage



OVERALL ILLUSTRATIVE SITE PLAN

P1.2

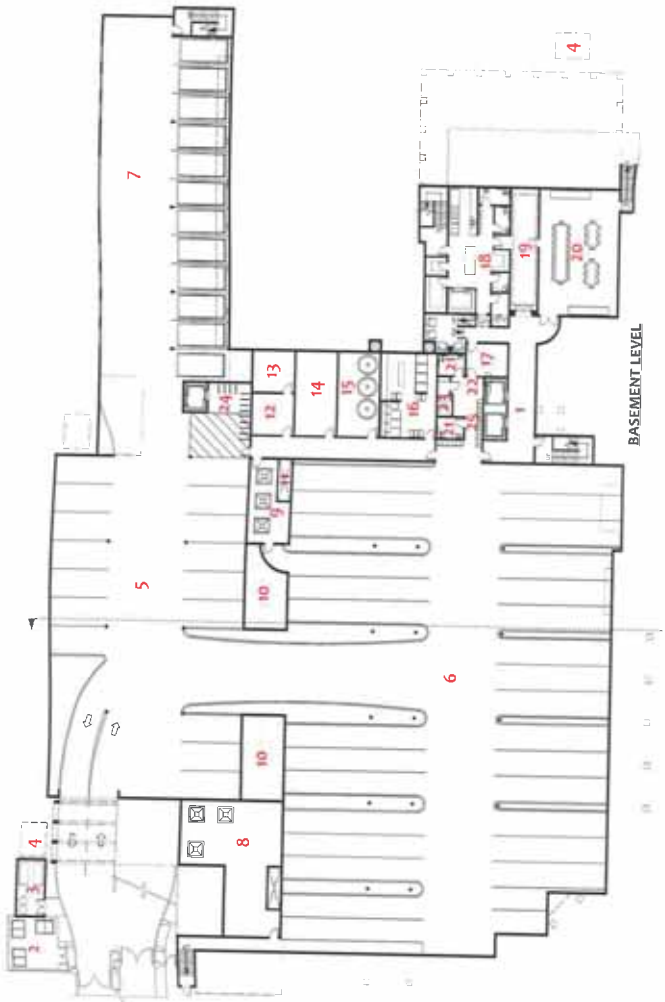


# PINE STREET PROMENADE LLC

944 PINE STREET • EL PASO DE ROBLES, CA  
BRETT VANSTEENWYK • DEBBIE LORENZ

## HOTEL NOTES


1. Elevator Lobby
2. Refuse/recycling
3. Pump house and generator room
4. Grease interceptor
5. Basement Level Parking #1 16 spaces total
6. Basement Level Parking #2 74 spaces total
7. Basement Level Parking #3 24 spaces total
8. Mechanical Room #1
9. Mechanical Room #2
10. Planter
11. Mechanical Chase
12. Electrical Room
13. Communications Room
14. Workshop
15. Boiler and Laundry Water Reclamation System Room
16. Laundry Room
17. Refuse Transfer Area #1
18. Service Kitchen
19. Wine Cellar
20. Banquet Room
21. Employee Restrooms
22. Employee Lockers
23. Employee Shower
24. Employee Bike Racks
25. Service Lobby




BASEMENT LEVEL




WEST ELEVATION



**Steven Puglisi**  
ARCHITECTS  
INC.

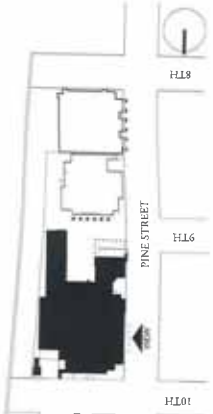


**ACRIS**  
STUDIO  
ARCHITECTS



**firma**

ELEVATION  
VIEW KEY



# PINE STREET PROMENADE LLC

944 PINE STREET • EL PASO DE ROBLES, CA  
BRETT VANSTEENWYK • DEBBIE LORENZ

## HOTEL NOTES

1. Elevator Lobby
2. Third Level Office Lobby
3. Third Level Offices
4. Dining Room
5. Kitchen
6. Men's Restroom
7. Women's Restroom
8. Conference Room
9. Storage
10. Employee Break Room
11. Employee's Lockers
12. Employee Restrooms
13. Housekeeping
14. Vending
15. Utility
16. Service Lobby
17. Mechanical Chase
18. Dumbwaiter



THIRD LEVEL



EAST ELEVATION



ELEVATION  
View Key

**Steven Puglisi**  
ARCHITECTS  
INC.

**firma**  
architecture

**ARRIS**  
STUDIO  
ARCHITECTS

**HODGE**  
COMPANY

P2.3



# PINE STREET PROMENADE LLC

944 PINE STREET • EL PASO DE ROBLES, CA  
BRETT VANSTEENWYK • DEBBIE LORENZ

## EXTERIOR BUILDING MATERIALS

- Roof: Mission Style Tile, Terra Cotta and Variant Colors
- Walls: Acrylic Plaster Sand Finish, Muted Earth Tones
- Stonework: Ashlar Pattern Muted Earth Tones
- Windows: Aluminum Clad Oiled Bronze
- Doors: Aluminum and Steel Oiled Bronze and Light Metal Variant Colors
- Light Fixtures: Aluminum and Steel Oiled Bronze and Light Metal Variant Colors
- Balcony Railing: Metal and Cast Concrete Oiled Bronze and Muted Earth Tones
- Terrace Deck: Deck Coating System or Tile, Terra Cotta and Variant Colors
- Paths and Walks: Textured Concrete Decorative Pattern and Color



RESTAURANT PERSPECTIVE



HOTEL NORTH ELEVATION




**Steven Puglis**  
ARCHITECTS  
INC.
 
**ARTIS**  
STUDIO  
ARCHITECTS  
A DESIGN  
COMPANY
 
**firma**



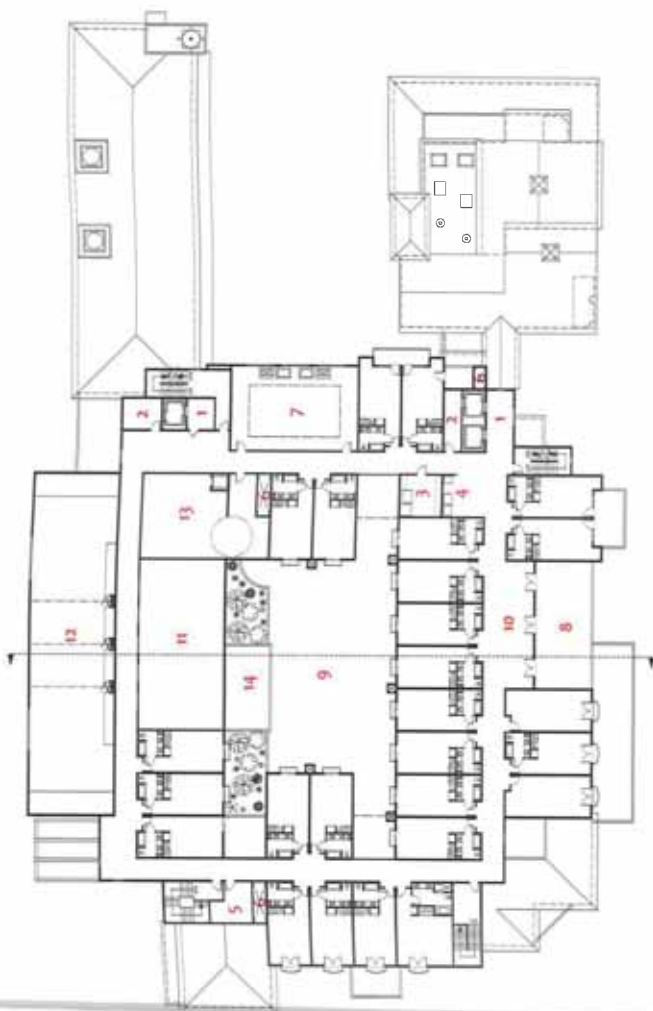
P2.6

**PINE STREET PROMENADE LLC**

944 PINE STREET • EL PASO DE ROBLES, CA  
BRETT VANSTEENWYK • DEBBIE LORENZ

**HOTEL NOTES**

- 1. Elevator Lobby
- 2. Service Lobby
- 3. Housekeeping
- 4. Vending
- 5. Storage
- 6. Mechanical Chase
- 7. Pool Equipment and Pool Structure
- 8. Sunset Terrace
- 9. Courtyard Below
- 10. Sunset Terrace Lobby
- 11. Dining Room Below
- 12. Conference Room Below
- 13. Kitchen/Storage Below
- 14. Terrace Dining



FOURTH LEVEL



SOUTH ELEVATION

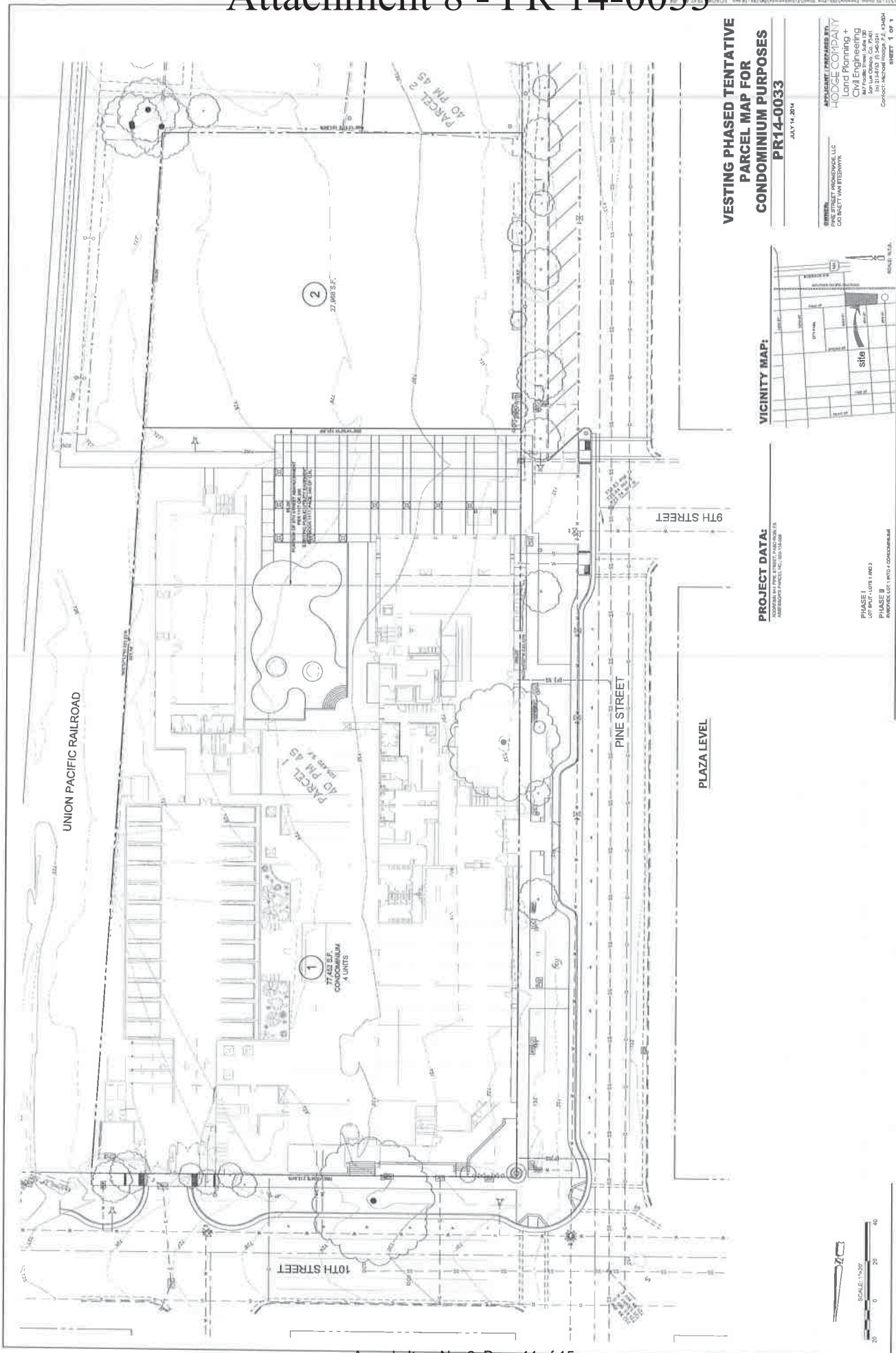
STUDIO ARCHITECTS  
ARCHITECTS  
MEDICAL COMPANY

Steven Puglisi ARCHITECTS INC.

firma architects

ELEVATION VIEW KEY

PINE STREET



**VESTING PHASED TENTATIVE  
PARCEL MAP FOR  
CONDOMINIUM PURPOSES  
PR14-0033**

APPROVED BY THE CITY OF SEASIDE  
ON 08/14/2014

**VICINITY MAP:**



**PROJECT DATA:**

PREPARED BY:  
HODGE COMPANY  
Land Planning +  
Civil Engineering  
3477 Pacific Street, Suite 207  
Seaside, CA 94138  
Tel: 531-4243 (T) 543-5241 (F)  
Fax: 531-4243 (F) 543-5241 (F)

OWNER:  
PINE STREET PROMENADE LLC  
C/O BETT VAN PERSWIJK

PHASE I: LOTS 1 AND 3  
PHASE II: LOTS 4 AND 5  
PHASE III: LOTS 6 AND 7



**Exhibit B**  
Vesting Tentative Parcel Map PR 14-0033,  
PD 14-001 & PR 14-0033  
(Promenade)

# Attachment 9 - Resolution A

RESOLUTION NO: 16-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A ONE-YEAR TIME EXTENSION  
FOR PLANNED DEVELOPMENT 14-003 AND  
VESTING TENTATIVE PARCEL MAP PR 14-0033  
(PINE STREET PROMENADE)  
APN: 009-156-006 & 010

WHEREAS, a time extension request for Planned Development 14-003 and Parcel Map PR 14-0033, has been filed by Debbie Lorenz on behalf of Pine Street Promenade, Paso Robles, LLC; and

WHEREAS, the Project is a proposal a 121 room hotel, restaurant, office space, performing arts center, and parking garage to be developed in two phases; and

WHEREAS, the project was originally approved by the Planning Commission on August 12, 2014, and scheduled to expire on August 12, 2016; and

WHEREAS, the time extension was submitted prior to the August 12, 2016 deadline; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on August 30, 2016 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the time extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a one-year time extension to PD 14-003 and PR 14-0033 subject to the following conditions:

1. All conditions adopted within resolutions 14-022 and 14-023 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 14-003 and PR 14-0033 shall expire on August 12, 2017, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 30<sup>th</sup> day of August 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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BOB ROLLINS, CHAIRMAN

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY

# Attachment 10 - Legal Affidavit

RECEIVED

AUG 16 2016

City of Paso Robles  
Community Development Dept.

## 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 # 2614071  
CITY OF PASO ROBLES

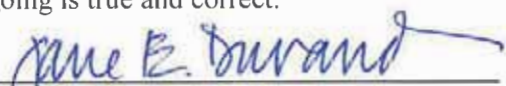
STATE OF CALIFORNIA

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 13, 2016, 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 13, 2016

AD COST: \$130.68

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request for a one-year time extension of the entitlements associated with Planned Development 14-001 and Vesting Tentative Parcel Map 14-0033, for the Pine Street Promenade project which includes, a 121 room hotel, restaurant, office space, performing arts center, and parking garage to be developed in two phases on the site located 944 Pine Street (APNs: 009-156-006 & 010).

The meeting will begin at the hour of 6:30 pm on August 23, 2016, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

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 Conditional Use Permit 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 this time extension request 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  
August 13, 2016 2614071



# Attachment 11 - Mail Affidavit

**CITY OF EL PASO DE ROBLES**

*"The Pass of the Oaks"*

## **AFFIDAVIT**

### **OF MAIL NOTICES**

#### **PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Time Extension - Planning Development 14-001 and Vesting Tentative Parcel Map 14-0033, on this 11th day of August, 2016.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C Hollenbeck*  
Monica Hollenbeck