



## City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Planned Development (PD 16-006) for a new 23-room hotel expansion of Paso Robles Inn at 600 12<sup>th</sup> Street, APN 009-093-039  
Applicant – Margaret Johnson, Martin Resorts

Date: January 24, 2017

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### Facts

1. Paso Robles Inn, by Martin Resorts, has proposed to construct a 23-room, 4-story, 17,946 sf hotel on a vacant infill parcel that is approximately 0.22-acres in area, located at 600 12th Street. See Attachment 1, Location Map.
2. The property is zoned in the Uptown/Town Center Specific Plan as Town Center-1 (TC-1), and is designated in the General Plan as Downtown Commercial with a Historic Preservation Overlay (DC-HP). Hotels are a permitted land use in the TC-1 zone, and are consistent with the DC-HP General Plan designation.
3. The front façade is proposed to be three stories (40.9 feet), with a fourth story towards the rear half of the building proposed to be 50 feet in height. Therefore, the building complies with the 50-foot/4-story height limit of the TC-1 Zone. A couple mechanical appurtenances would extend above the roofline, up to 52 feet in height, toward the rear half of the building. In accordance with the Zoning Code, Section 21.20.130 (which applies in this situation since standards that are not specified in the Uptown/Town Center Specific Plan defer to the City Zoning Ordinance), the height may extend above the maximum height limit for mechanical appurtenances. The appurtenances would be recessed from the front of the building, and not visible from the street level. See Attachment 2, Building Elevations and Renderings.

The project would require 23 parking spaces for guest rooms and approximately five employee parking spaces, for a total of 28 parking spaces. The applicant provided a parking analysis of the whole Paso Robles Inn property, including the parking needs for the new hotel, and in accordance with the parking requirements of the Uptown/Town Center Specific Plan (i.e. one space per room plus one per each employee on the busiest shift), the parking analysis demonstrates that the Paso Robles Inn property has adequate parking available for the new building. The analysis also indicates that the property would have 10 extra parking spaces above what is required, and provides a total of 144 parking spaces on the Paso Robles Inn property. Parking for the new hotel building would be provided on the Paso Robles Inn site, and be accessed through a walkway at the rear of the new hotel building. A guest loading zone space is not proposed on 12<sup>th</sup> Street. See Attachment 3, Parking Analysis.

Parking needs for the existing uses on the Paso Robles Inn property were calculated using the parking requirements in the Uptown/Town Center Specific Plan, and accounts for parking required for the existing hotel, restaurant, bar and ballroom. The Specific Plan allows for a 66% parking reduction for shared use parking lots which has been applied to the secondary uses (restaurant and ballroom). The primary use, hotel provides 100% of the required parking. The applicable standard is provided below:

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G. Parking Requirements. The minimum number of required onsite parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
<b>Residential</b>	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
<b>Live-Work</b>	1/unit
<b>Non-Residential</b>	1.0/each 400 sf
<b>Hotel</b>	1.0/guest room

Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.

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4. The project complies with the applicable zero-front setback standard in the Uptown/Town Center Specific Plan, and provides the required five-foot wide walkways on both sides of the building. The building has a “L” shaped building footprint, which provides an interior courtyard for guests. Guest room balconies are proposed to overlook both the courtyard and the front street. A guest wine bar and lounge area is proposed on the roof deck of the building. A walkway “paseo” is proposed at the rear of the site to provide a pedestrian connection to the main Paso Robles Inn resort campus and parking areas. A brick pedestrian archway is proposed at the property lines to provide a formal entry point between the existing development and the new proposed hotel. See Attachment 4, Site Plan.
5. The building incorporates primarily brick exterior finish materials along the front elevation, with stucco to be used on the interior courtyard and partially on the side wall elevations. Balconies are proposed to be aluminum clad with dark bronze finishes. The front elevation also includes a steel entry awning and decorative steel side gates. A sign program will be submitted under a separate application in the future.
6. The proposed architectural building form reflects the historic downtown design theme, with a storefront building frontage, including divided pane windows (with arched upper windows), that are conducive to the pedestrian-oriented scale of downtown Paso Robles, and consistent with the Uptown/Town Center Specific Plan.
7. The project also includes a request to approve a small building towards the rear of the site, next to the existing ballroom. This building would house a hot mineral water tank, and is designed to be consistent with the surrounding architectural theme of the main Paso Robles Inn buildings. This

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“out” building would be below the height limits and consistent with all other applicable development standards.

8. The Development Review Committee (DRC) reviewed this project on December 19, 2017. The DRC supported the project, and recommended approval to the Planning Commission.
9. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorically Exempt (Class 32, Infill), from environmental review, and no environmental analysis is required. Consistency criteria include: (1) the project is consistent with all applicable development regulations; (2) the project site is within the City limits; (3) the project site is less than five acres; (4) the site does not have habitat value; and (5) the project would not result in significant environmental effects related to traffic, noise, air quality or water quality.

### **Options**

1. Adopt Draft Resolution A (Attachment 6), approving Planned Development (PD 16-006).
2. Refer the project back to staff for additional analysis on specific issues identified, and continue the public hearing to a date-certain.
3. Deny Planned Development 16-006, based on specific findings for denial to be made by the Planning Commission.

### **Analysis and Conclusions**

#### Project Summary

The proposed Paso Robles Inn expansion project would compliment the different types of hotel accommodations offered by the Inn, by adding a “boutique”, luxury quality, 23-room hotel to the resort campus. The hotel fits within the downtown historic design context and provides a compatible pedestrian-oriented scale development. As such, the project is consistent with the intension of the Uptown/Town Center Specific Plan and surrounding development. The project supports the City’s Economic Strategy by providing infill development, lodging for tourism, expanding existing local business, and by providing local employment opportunities.

The project is estimated to use approximately 425,000 gallons of water per year, for both interior uses and exterior landscaping. This is within the water demand and supplies provided for in the 2015 Urban Water Management Plan. The project is conditioned to prohibit use of recirculated soft water equipment so that it doesn’t negatively impact the City’s wastewater treatment plant. A Storm Water Control Plan was prepared for this project which demonstrates that the project would comply with the City’s storm water management requirements.

As noted above, the project complies with the applicable parking requirements and all development standards.

### **Analysis of Options**

#### **1. Option 1**

The applicant is proposing an attractive, luxury hotel project that supports infill development goals in the downtown. The project would be consistent with the General Plan, Zoning Ordinance, Uptown/Town Center Specific Plan, and Economic Strategy.

#### **2. Option 2**

The Commission may wish to make suggestions to the site plan or architecture, and continue the public hearing to provide staff and the applicant time to address issues raised.

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### **3. Option 3**

If the Planning Commission decides to deny approval of the hotel project, the Commission must make specific findings as to how the project is not consistent with City policies and/or standards.

### **Fiscal Impact**

The City of Paso Robles anticipates a net financial benefit to result from this hotel project through payment of Transient Occupancy Taxes (TOT) to the City's General Fund.

### **Recommendation**

Approve Draft Resolution A, approving Planned Development (PD 16-006).

### **Attachments**

1. Location Map
2. Building Elevations and Renderings
3. Parking Analysis
4. Site Plan
5. City Engineers Memo
6. Draft Resolution A, to approve the modifications to PD 15-005
7. Public Hearing Notices

**Attachment 1  
Location Map**



**Project Site  
600 12<sup>th</sup> Street**

**Attachment 2**  
**Building Elevations and Renderings**



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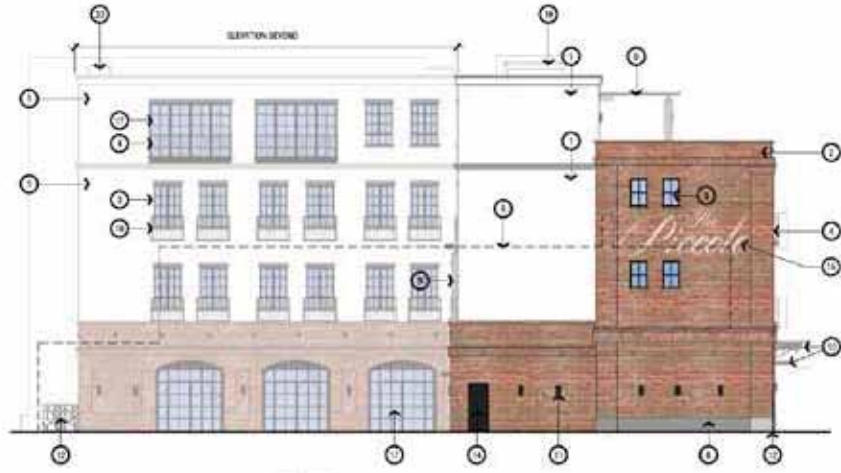
### KEYNOTES

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|---|--|
| <ul style="list-style-type: none"> <li>1. STUCCO</li> <li>2. BRICK</li> <li>3. ALUMINUM GLAZED WINDOWS, DARK BRONZE</li> <li>4. JULIETTE BALCONY, DARK BRONZE FINISH</li> <li>5. INSET METAL FINISH, DARK BRONZE</li> <li>6. ADJACENT BUILDING</li> <li>7. ALUMINUM GLAZED DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8. CONCRETE BASE</li> <li>9. TRIBLES STRUC TURE</li> <li>10. STEEL ENTRY ANNING</li> </ul> | <ul style="list-style-type: none"> <li>11. WALL SCOUR</li> <li>12. DECORATIVE STEEL SIDE GATE</li> <li>13. ALUMINUM GLAZED BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14. SOLID DOOR, DARK BRONZE</li> <li>15. HOTEL SIGNAGE</li> <li>16. DECORATIVE STEEL GUARD RAIL, DARK BRONZE FINISH</li> <li>17. ALUMINUM GLAZED DOORS W/ FULL GLAZING</li> <li>18. DECORATIVE PLAZZE</li> <li>19. ELEVATOR OVERSILN</li> <li>20. MECHANICAL EQUIPMENT</li> </ul> |
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### NORTH ELEVATION (12TH STREET)

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

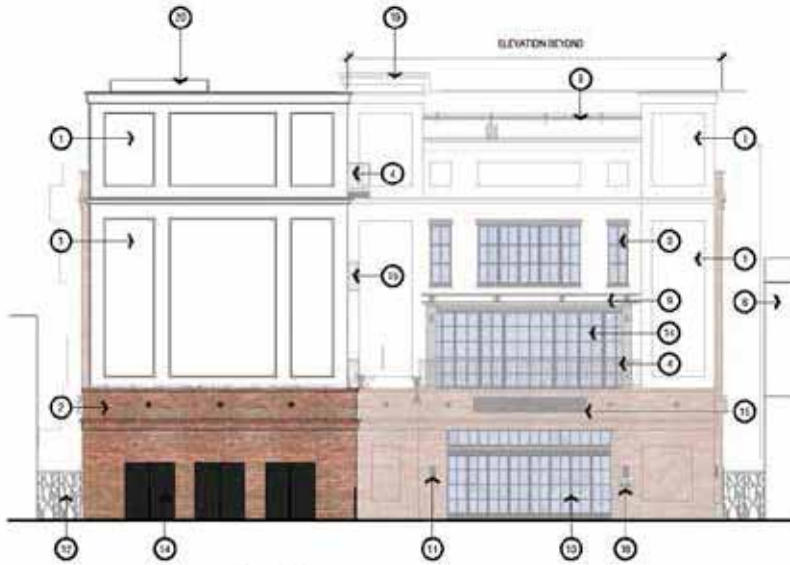
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**KEYNOTES**

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| <ul style="list-style-type: none"> <li>1 STUCCO</li> <li>2 BRICK</li> <li>3 ALUMINUM CLAD WINDOWS, DARK BRONZE</li> <li>4 JULIETTE BALCONY, DARK BRONZE PAINT</li> <li>5 INSET METAL PANELS, DARK BRONZE</li> <li>6 SQUARE SET BACK</li> <li>7 ALUMINUM CLAD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8 CONCRETE BASE</li> <li>9 TRUSS STRUCTURE</li> <li>10 STEEL ENTRY AWNING</li> </ul> | <ul style="list-style-type: none"> <li>11 WALL SCIENCE</li> <li>12 DECORATIVE STEEL SIDE GATE</li> <li>13 ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14 SOLID DOORS, DARK BRONZE</li> <li>15 HOTEL SIGNAGE</li> <li>16 DECORATIVE STEEL CHAIR RAIL, DARK BRONZE PAINT</li> <li>17 ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18 DECORATIVE PLAQUE</li> <li>19 ELEVATOR OVERRIDE</li> <li>20 MECHANICAL EQUIPMENT</li> </ul> |
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**EAST ELEVATION**  
SCALE 3/32" = 1'-0"

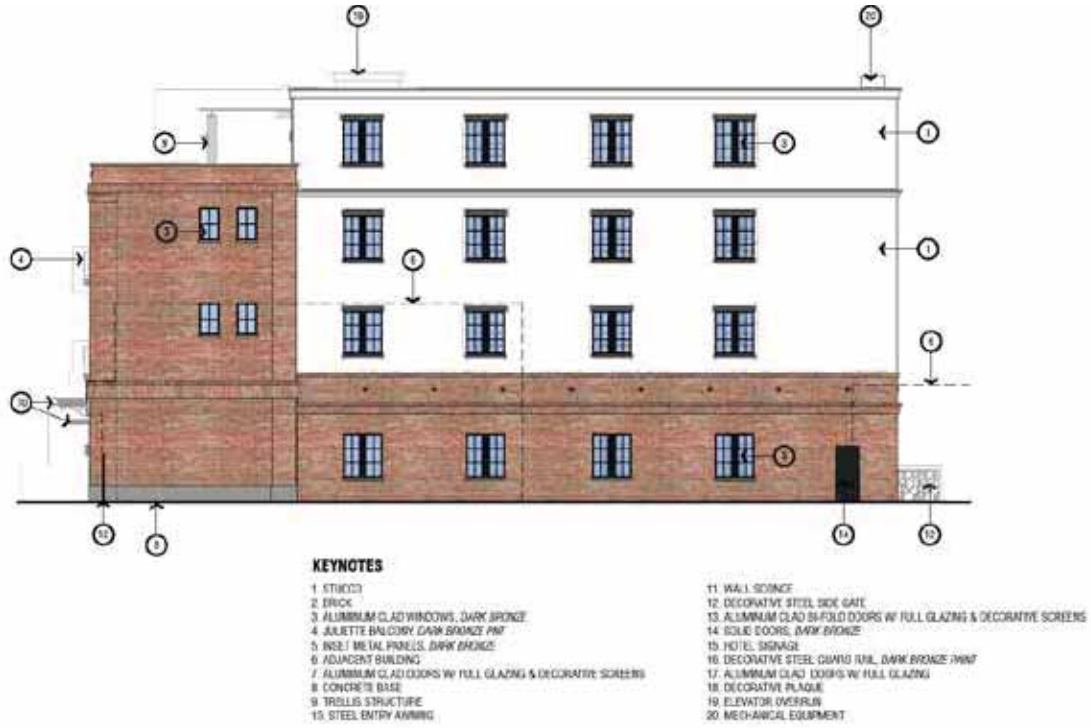


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| <ul style="list-style-type: none"> <li>1 STUCCO</li> <li>2 BRICK</li> <li>3 ALUMINUM CLAD WINDOWS, DARK BRONZE</li> <li>4 JULIETTE BALCONY, DARK BRONZE PAINT</li> <li>5 INSET METAL PANELS, DARK BRONZE</li> <li>6 ADJACENT BUILDING</li> <li>7 ALUMINUM CLAD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8 CONCRETE BASE</li> <li>9 TRUSS STRUCTURE</li> <li>10 STEEL ENTRY AWNING</li> </ul> | <ul style="list-style-type: none"> <li>11 WALL SCIENCE</li> <li>12 DECORATIVE STEEL SIDE GATE</li> <li>13 ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14 SOLID DOORS, DARK BRONZE</li> <li>15 HOTEL SIGNAGE</li> <li>16 DECORATIVE STEEL CHAIR RAIL, DARK BRONZE PAINT</li> <li>17 ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18 DECORATIVE PLAQUE</li> <li>19 ELEVATOR OVERRIDE</li> <li>20 MECHANICAL EQUIPMENT</li> </ul> |
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**SOUTH ELEVATION**  
SCALE 3/32" = 1'-0"

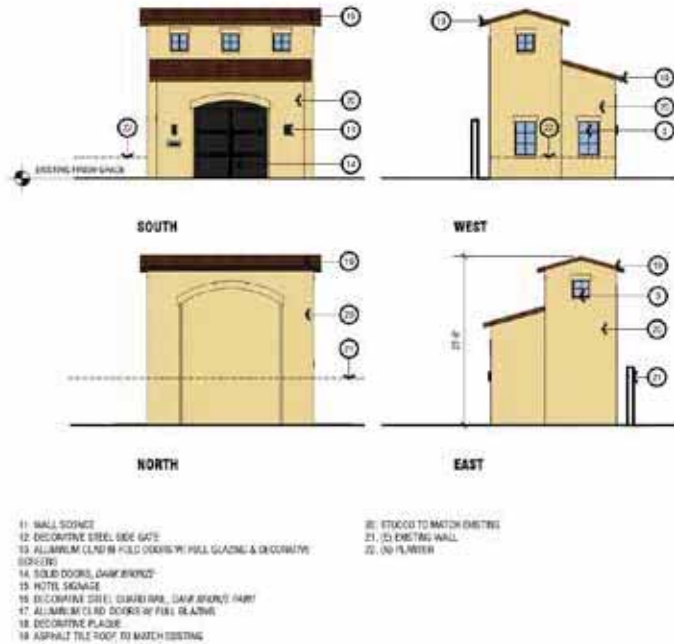
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**WEST ELEVATION**  
SCALE 3/32" = 1'-4"



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| <ul style="list-style-type: none"> <li>11 WALL SIGNAGE</li> <li>12 DECORATIVE STEEL SIDE GATE</li> <li>13 ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14 SOLID DOORS, DARK BRONZE</li> <li>15 HOTEL SIGNAGE</li> <li>16 DECORATIVE STEEL CHIMNEY (FINL. DARK BRONZE FINISH)</li> <li>17 ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18 DECORATIVE PLAQUE</li> <li>19 ASPHALT TILE ROOF, TO MATCH EXISTING</li> </ul> | <ul style="list-style-type: none"> <li>20 STUCCO TO MATCH EXISTING</li> <li>21 EXISTING WALL</li> <li>22 (N) PLASTER</li> </ul> |
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**WATER TOWER FLOOR PLAN & ELEVATIONS (TO BE PERMITTED SEPARATELY)**  
SCALE 3/32" = 1'-0"

## Attachment 3 Parking Analysis



### ARCHITECTURAL SITE PLAN LEGEND

- (E) EXISTING BUILDING ON PROPERTY
- (N) SCOPE OF WORK
- (E) PROPERTY LINE

### SITE PLAN KEY

1. EXISTING HOTEL LOBBY, BAR & RESTAURANT
2. EXISTING GUEST ROOM BUILDING
3. EXISTING GUEST ROOM BUILDING
4. EXISTING GUEST ROOM BUILDING
5. EXISTING GUEST ROOM BUILDING
6. EXISTING GUEST ROOM BUILDING
7. EXISTING GUEST ROOM BUILDING
8. EXISTING BALLROOM
9. EXISTING TRASH ENCLOSURE AREA
10. PROPOSED HOTEL EXPANSION
11. PROPOSED WATER TOWER

### PARKING INFORMATION

(E) GUEST ROOMS	(1 SPACE/ROOM)=	98 SPACES
(N) GUEST ROOMS	(1 SPACE/ROOM)=	23 SPACES
(E) RESTAURANT	(1772SF/400SF x 3)=	1.3 SPACES
(E) BAR	(1200SF/400SF x 3)=	.9 SPACES
(E) BALLROOM	(5400SF/400SF x 3)=	4 SPACES
(N) WINE BAR	(580SF/400SF x 3)=	4 SPACES
TOTAL PARKING REQUIRED=		129 SPACES
TOTAL PARKING PROVIDED=		144 SPACES

**Attachment 4  
Site Plan**



**Attachment 5  
City Engineer's Memo**

**MEMORANDUM**

**TO:** Susan DeCarli  
**FROM:** John Falkenstien  
**SUBJECT:** PD 16-006, Paso Robles Inn Expansion  
600 12<sup>th</sup> Street  
**DATE:** January 13, 2017

**Street Improvements**

The project fronts on 12<sup>th</sup> Street. Existing curb, gutter, and sidewalk modifications will be necessary prior to occupancy. There is an existing driveway approach that must be removed and utility connections will require sidewalk repairs.

There are existing tree wells without street trees along the property frontage.

**Grading, Drainage and Storm Water Quality**

To comply with the City's Stormwater Ordinance, a Stormwater Control Plan is required offering a site assessment of constraints and opportunities and corresponding storm water management strategies.

**Sewer and Water**

There are 8-inch sewer and water mains in 12<sup>th</sup> Streets available to serve the project. There are existing private sewer lines on the property that serve adjacent properties that must be relocated along with the overlying easements.

It appears from the drawings submitted that the double check valve assembly on the fire line will be housed within the new building and out of view. This plan should be verified.

A 36-inch storm drain was recently constructed in 12<sup>th</sup> Street with the new improvement project.

**Conditions**

1. A Stormwater Control Plan needs to be submitted with the grading plan for the project.
2. Details for screening the double check valve assembly on the fire line need to be provided.
3. Curb, gutter, tree wells and sidewalk on 12<sup>th</sup> Street must be reconstructed as determined by the City Engineer to remove the existing driveway approach, repair all utility trenches and to repair any construction damage.
4. Two street trees with decorative grates (City Std. C-4) shall be placed in the reconstructed tree wells on 12<sup>th</sup> Street. Street tree species shall be approved by the Community Service Department and installed per City Std L-3.



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5. A decorative street light, owned and maintained by PG&E, shall be placed adjacent to the west side of the existing cross-walk in front of the new building on 12<sup>th</sup> Street. Street light standard to be approved by City Engineer.
6. New private easements must be recorded to cover private sewer relocations.

DRAFT RESOLUTION 17-xxx

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING PLANNED DEVELOPMENT (PD 16-006)  
APPLICANT PASO ROBLES INN/MARTIN RESORTS  
600 12<sup>TH</sup> STREET, APN: 009-093-039**

WHEREAS, Paso Robles Inn/Martin Resorts submitted a Planned Development (PD 16-006) application to construct a 23-room, 4-story, 17,946 sf hotel on a vacant infill parcel that is approximately 0.22-acres in area, located at 600 12th Street, APN 009-093-039; and

WHEREAS, the property is zoned in the Uptown/Town Center Specific Plan as Town Center-1 (TC-1), and is designated in the General Plan as Downtown Commercial with a Historic Preservation Overlay (DC-HP). Hotels are a permitted land use in the TC-1 zone, and are consistent with the DC-HP General Plan designation; and

WHEREAS, the front façade is proposed to be three stories (40.9 feet in height), with a fourth story proposed towards the rear half of the building, up to 50 feet in height. Therefore, the building height complies with the 50-foot/4-story height limit of the TC-1 Zone. The building roof includes a couple mechanical appurtenances that would extend above the roofline, up to 52 feet in height. In accordance with the Zoning Code, Section 21.20.130, the height may extend above the height limit for mechanical appurtenances; and

WHEREAS, the project would require 23 parking spaces for guest rooms and approximately five employee parking spaces. The required parking spaces for the new hotel building are proposed to be provided on the Paso Robles Inn site and accessed through a walkway at the rear of the new hotel building; and

WHEREAS, the project complies with the applicable setback requirements of the Uptown/Town Center Specific Plan, and provides five-foot wide walkways on both sides of the building. The building has a “L” shaped footprint, which provides an interior courtyard for guests. Guest room balconies are proposed to overlook both the courtyard and the front street. A guest wine bar and lounge area is proposed on the roof deck of the building. A walkway “paseo” is proposed at the rear of the site to provide a pedestrian connection to the main Paso Robles Inn resort campus and parking areas. A brick pedestrian archway is proposed at the property lines to provide a formal entry point between the existing development and the new proposed hotel; and

WHEREAS, the building incorporates primarily brick exterior finish materials along the front elevation, with stucco to be used on interior courtyard and partially on the side wall elevations. Balconies are proposed to be aluminum clad with dark bronze finishes. The front elevation also includes a steel entry awning and decorative steel side gates; and

WHEREAS, the proposed architectural building form reflects the historic downtown design theme, with a storefront building frontage, including divided pane windows (with arched upper windows), that are conducive to the pedestrian-oriented scale of downtown Paso Robles, and consistent with the Uptown/Town Center Specific Plan; and

WHEREAS, the project also includes a request to approve a small building towards the rear of the site, next to the existing ballroom. This building would house a hot mineral water tank, and is designed to be

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consistent with the surrounding architectural theme of the main Paso Robles Inn buildings. This “out” building would be below the height limits and consistent with all other applicable development standards; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorically Exempt (Class 32, Infill), from environmental review, and no environmental analysis is required. Consistency criteria include: (1) the project is consistent with all applicable development regulations; (2) the project site is within the City limits; (3) the project site is less than five acres; (4) the site does not have habitat value; and (5) the project would not result in significant environmental effects related to traffic, noise, air quality or water quality; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 16-006, subject to the following conditions of approval:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan, since the project would provide for expanded hotel development that supports infill development in the downtown, and additional tourist-oriented development.
2. The project is consistent with and supports the intent of the Town Center-1 (TC-1) zone in the Uptown/Town Center Specific Plan since it would help preserve and augment Downtown's unique historical value while enhancing its economic vitality.
3. The project is a “permitted” use in the Town Center-1 (TC-1) Zone in the Uptown/Town Center Specific Plan (UTCSP), and complies with all applicable development standards in the UTCSP and Zoning Ordinance.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the city as a whole since it is designed consistent with the historic, pedestrian-scale development pattern of the downtown area, and incorporates an historic themed architectural form and would utilize compatible building materials such as brick, stucco, ornamental metalwork, and divided pane windows and balconies.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and is an infill development project that would not impact environmental resources, and is therefore exempt from environmental review (Class 32), under the California Environmental Quality Act.
7. The proposed development plan is compatible with existing surrounding development and historic buildings, as noted in #4 above.

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8. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses in the vicinity.

Section 3. Conditions. The Planning Commission of the City of El Paso de Robles does hereby approved Planned Development 16-006, subject to the following Conditions of Approval.

1. This project shall comply with the Project Specific Conditions of Approval attached hereto as Exhibit A, and the checked Standard Conditions of Approval, attached hereto as Exhibit B, and incorporated herein by reference.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of January, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chairman, Bob Rollins

ATTEST:

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Warren Frace, Planning Commission Secretary

Exhibits:

- A. Project Specific Conditions of Approval
- B. Standard Conditions
- C. Architectural Appearance Renderings
- D. Site Plan
- E. Elevations
- F. Color and Materials
- G. Landscape Plan
- H. Floor Plans
- I. Preliminary Grading Plan

# Exhibit A

PROJECT 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.

Planning Division Conditions:

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:

EXHIBITS	DESCRIPTION
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- |  |  |
|--|--|
|  | B. Standard Conditions                 |
|  | C. Architectural Appearance Renderings |
|  | D. Site Plan                           |
|  | E. Elevations                          |
|  | F. Color and Materials                 |
|  | G. Landscape Plan                      |
|  | H. Floor Plans                         |
|  | I. Preliminary Grading Plan            |

3. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 16-006 shall expire on January 24, 2019. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
5. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
9. The applicant shall submit a parking agreement to provide permanent use of 28 parking spaces on the Paso Robles Inn property (APN 009-093-071) for use by the new hotel expansion, and permanent pedestrian access between the two properties owned by Paso Robles Inn in a form to be

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approved by the City Attorney prior to occupancy of the new hotel expansion located at 600 12<sup>th</sup> Street (APN 009-093-039).

10. Self-generating water softener equipment shall be prohibited.

### **Engineering Division Conditions:**

11. A Stormwater Control Plan needs to be submitted with the grading plan for the project.
12. Details for screening the double check valve assembly on the fire line need to be provided, and shall be located on the project site so that it is screened from view.
13. Curb, gutter, tree wells and sidewalk on 12th Street must be reconstructed as determined by the City Engineer to remove the existing driveway approach, repair all utility trenches and to repair any construction damage.
14. Two street trees with decorative grates (City Std. C-4) shall be placed in the reconstructed tree wells on 12th Street. Street tree species shall be approved by the Community Service Department and installed per City Std L-3.
15. A decorative street light, owned and maintained by PG&E, shall be placed adjacent to the west side of the existing cross-walk in front of the new building on 12th Street. Street light standard to be approved by City Engineer.
16. New private easements must be recorded to cover private sewer relocations.

EXHIBIT B OF RESOLUTION

CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> Planned Development – _____	<input type="checkbox"/> Conditional Use Permit _____
<input type="checkbox"/> Tentative Parcel Map – _____	<input type="checkbox"/> Tentative Tract Map _____
Approval Body: _____	Date of Approval: _____
Applicant: Noreen Martin _____	Location: 600 12 <sup>th</sup> Street _____
APN: 009-093-039 _____	Project: Hotel site development plan _____

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.

\*\*\*\*\*  
**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.
  - Truck access road shall be at least twenty (26) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. Minimum set-back 15’, maximum 30’.
  - Dead-End: Project shall provide secondary access of approved fire access road(s).
  
2.  Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted

## Agenda Item 3

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 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.
- 4.  Class 1 standpipe system(s) shall be provided with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30 feet. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' feet will compel additional standpipe system(s) in each stairwell.
  - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 5.  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.
- 6.  Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
- 7.  Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
- 8.  Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 9.  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.



**Exhibit C**  
**Architectural Renderings**













**Exhibit D-1  
Site Plan**

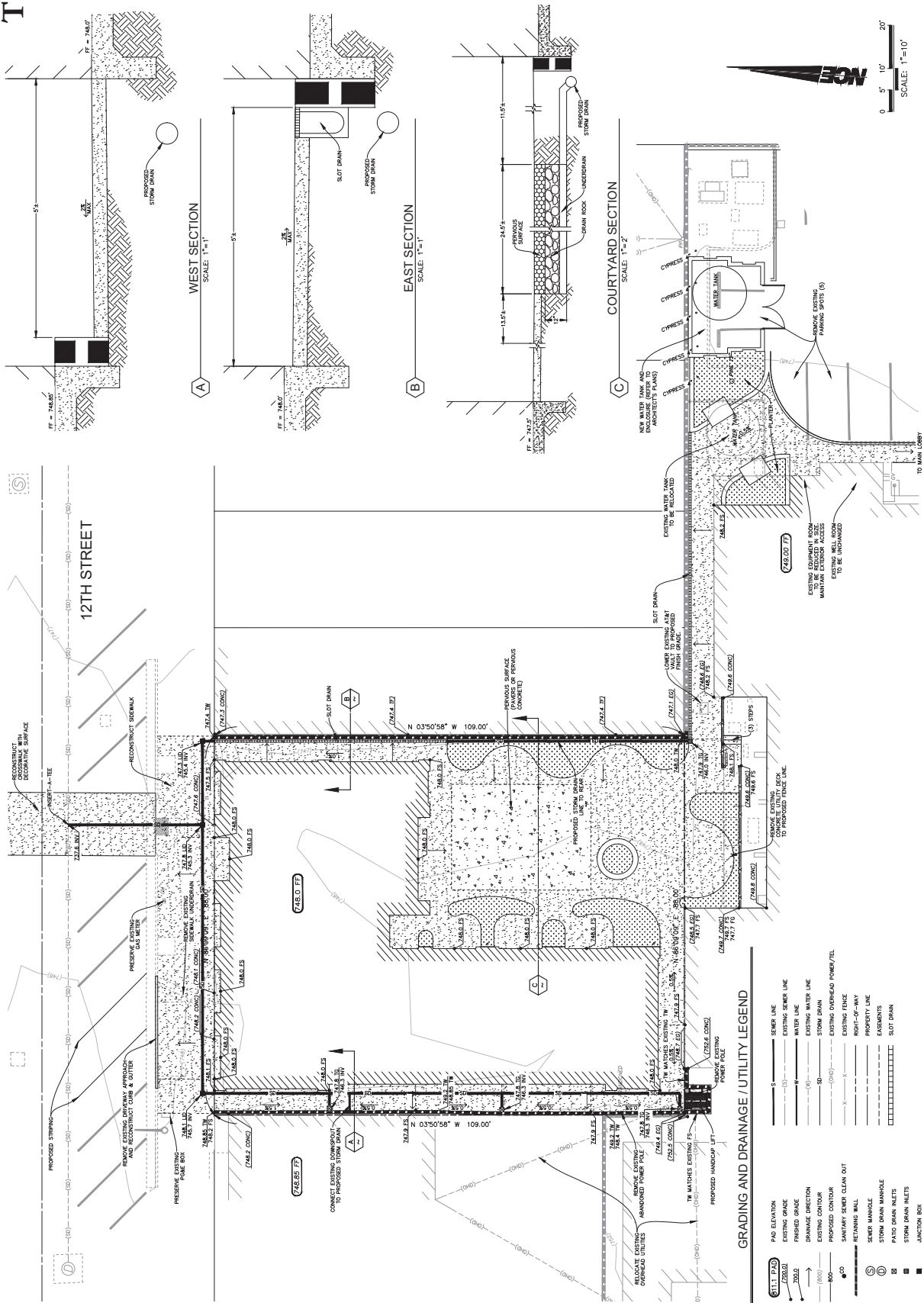


TEN OVER  
STUDIO, INC

805.541.010  
539 Marsh Street  
San Luis Obispo, CA  
info@tenoverstudio.com  
tenoverstudio.com

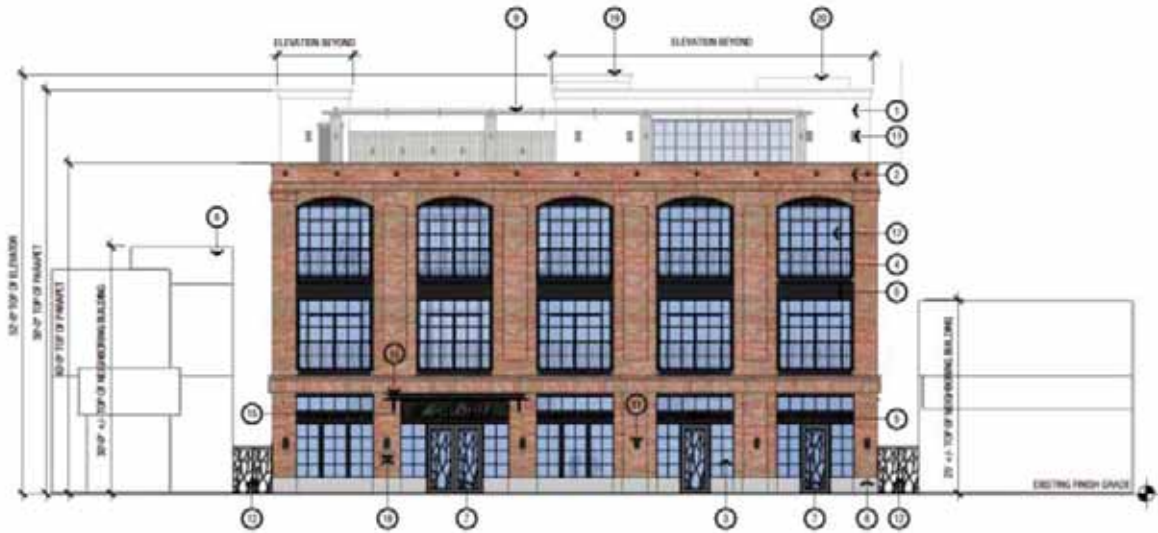
SET NOT FOR  
CONSTRUCTION

**NCE**  
NORTH COAST  
ENGINEERS ARCHITECTS





# Exhibit E Elevations

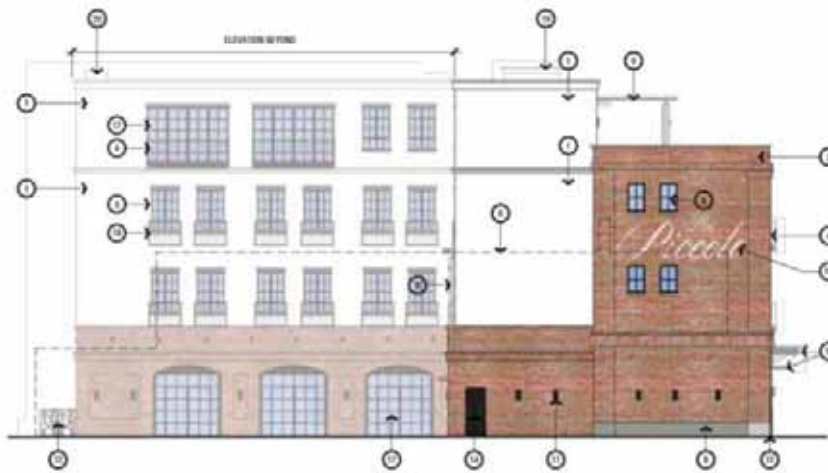


**KEYNOTES**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. STUCCO</li> <li>2. BRICK</li> <li>3. ALUMINUM CLAD WINDOWS, DARK BRONZE</li> <li>4. JULIETTE BALCONY, DARK BRONZE FINISH</li> <li>5. IRON METAL FRAMES, DARK BRONZE</li> <li>6. ADJACENT BUILDING</li> <li>7. ALUMINUM CLAD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8. CONCRETE BASE</li> <li>9. TRELIS STRUCTURE</li> <li>10. STEEL ENTRY AWNING</li> </ul> | <ul style="list-style-type: none"> <li>11. WALL SCIENCE</li> <li>12. DECORATIVE STEEL SIDE GATE</li> <li>13. ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14. SOLID DOORS, DARK BRONZE</li> <li>15. HOTEL SIGNAGE</li> <li>16. DECORATIVE STEEL CURVED RAIL, DARK BRONZE FINISH</li> <li>17. ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18. DECORATIVE PLACER</li> <li>19. ELEVATOR OVERRUN</li> <li>20. MECHANICAL EQUIPMENT</li> </ul> |
|--|---|

**NORTH ELEVATION (12TH STREET)**

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



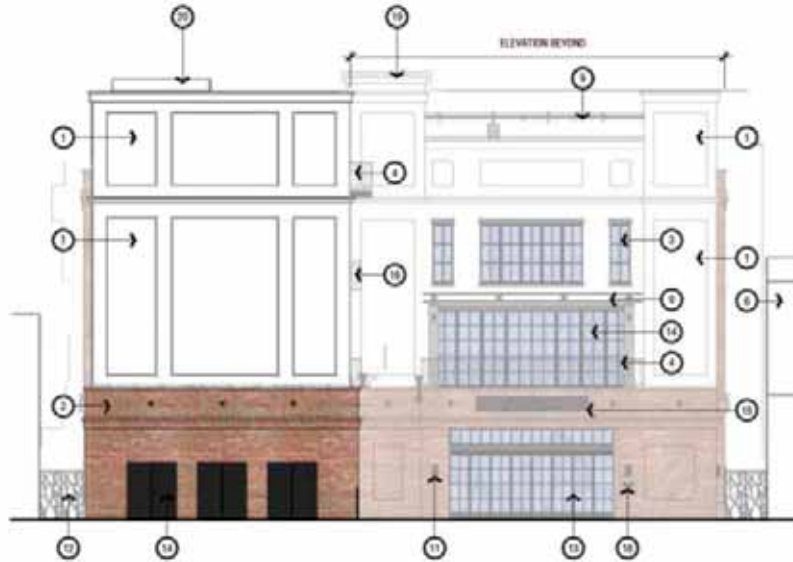
**KEYNOTES**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. STUCCO</li> <li>2. BRICK</li> <li>3. ALUMINUM CLAD WINDOWS, DARK BRONZE</li> <li>4. JULIETTE BALCONY, DARK BRONZE FINISH</li> <li>5. IRON METAL FRAMES, DARK BRONZE</li> <li>6. ADJACENT BUILDING</li> <li>7. ALUMINUM CLAD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8. CONCRETE BASE</li> <li>9. TRELIS STRUCTURE</li> <li>10. STEEL ENTRY AWNING</li> </ul> | <ul style="list-style-type: none"> <li>11. WALL SCIENCE</li> <li>12. DECORATIVE STEEL SIDE GATE</li> <li>13. ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14. SOLID DOORS, DARK BRONZE</li> <li>15. HOTEL SIGNAGE</li> <li>16. DECORATIVE STEEL CURVED RAIL, DARK BRONZE FINISH</li> <li>17. ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18. DECORATIVE PLACER</li> <li>19. ELEVATOR OVERRUN</li> <li>20. MECHANICAL EQUIPMENT</li> </ul> |
|--|---|

**EAST ELEVATION**

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

# Agenda Item 3



### KEYNOTES

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. STUCCO</li> <li>2. BRICK</li> <li>3. ALUMINUM CLAD WINDOWS, DARK BRONZE</li> <li>4. JULIETTE BALCONY, DARK BRONZE FIN</li> <li>5. RISER METAL PANELS, DARK BRONZE</li> <li>6. ADJACENT BUILDING</li> <li>7. ALUMINUM CLAD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8. CONCRETE BASE</li> <li>9. TRELIS STRUCTURE</li> <li>10. STEEL ENTRY AWNING</li> </ul> | <ul style="list-style-type: none"> <li>11. WALL SCORING</li> <li>12. DECORATIVE STEEL SIDE GATE</li> <li>13. ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14. SOLID DOORS, DARK BRONZE</li> <li>15. HOTEL SIGNAGE</li> <li>16. DECORATIVE STEEL GUARD RAIL, DARK BRONZE FINISH</li> <li>17. ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18. DECORATIVE PLAQUE</li> <li>19. ELEVATOR OVERHUNG</li> <li>20. MECHANICAL EQUIPMENT</li> </ul> |
|--|---|

### SOUTH ELEVATION

SCALE 3/32" = 1'-0"



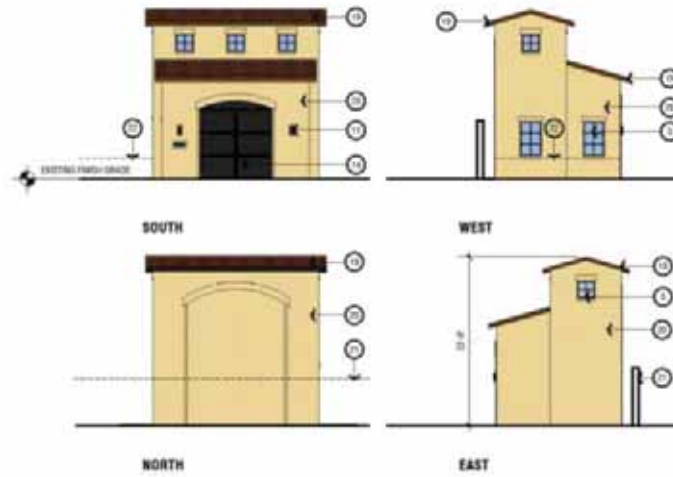
### KEYNOTES

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. STUCCO</li> <li>2. BRICK</li> <li>3. ALUMINUM CLAD WINDOWS, DARK BRONZE</li> <li>4. JULIETTE BALCONY, DARK BRONZE FIN</li> <li>5. RISER METAL PANELS, DARK BRONZE</li> <li>6. ADJACENT BUILDING</li> <li>7. ALUMINUM CLAD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>8. CONCRETE BASE</li> <li>9. TRELIS STRUCTURE</li> <li>10. STEEL ENTRY AWNING</li> </ul> | <ul style="list-style-type: none"> <li>11. WALL SCORING</li> <li>12. DECORATIVE STEEL SIDE GATE</li> <li>13. ALUMINUM CLAD BI-FOLD DOORS W/ FULL GLAZING &amp; DECORATIVE SCREENS</li> <li>14. SOLID DOORS, DARK BRONZE</li> <li>15. HOTEL SIGNAGE</li> <li>16. DECORATIVE STEEL GUARD RAIL, DARK BRONZE FINISH</li> <li>17. ALUMINUM CLAD DOORS W/ FULL GLAZING</li> <li>18. DECORATIVE PLAQUE</li> <li>19. ELEVATOR OVERHUNG</li> <li>20. MECHANICAL EQUIPMENT</li> </ul> |
|--|---|

### WEST ELEVATION

SCALE 3/32" = 1'-0"

# Agenda Item 3



- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>11. WALL SCOFF</li> <li>12. DECORATIVE STEEL SIDE GATE</li> <li>13. ALUMINUM CLAD 10-PIED DOORS w/ TIE L GLAZING &amp; DECORATIVE SCREENS</li> <li>14. SOLID DOORS, DARK BRONZE</li> <li>15. HOTEL DRIVALS</li> <li>16. DECORATIVE STEEL GUARD RAIL, DARK BRONZE FINISH</li> <li>17. ALUMINUM CLAD TOWERS w/ TIE L GLAZING</li> <li>18. DECORATIVE PLaque</li> <li>19. ASPHALT TILE ROOF, TO MATCH EXISTING</li> </ul> | <ul style="list-style-type: none"> <li>20. STUCCO TO MATCH EXISTING</li> <li>21. EX. EXISTING WALL</li> <li>22. (N) PLASTER</li> </ul> |
|---|--|

**WATER TOWER FLOOR PLAN & ELEVATIONS (TO BE PERMITTED SEPARATELY)**  
 SCALE: 3/32" = 1' 0"

## Exhibit F Colors and Materials



FEISS  
WALL SCONCE  
OLT16010RB-LED  
WIDTH: 6.0"  
HEIGHT: 14.5"  
WEIGHT: 7.4 lbs  
MATERIAL: Stone/Stone  
BACKPLATE WIDTH: 5.75"  
BACKPLATE HEIGHT: 7.875"  
VOLTAGE: 20v  
UPC: 014817065744



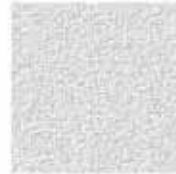
ALUMINUM CLAD DOORS & WINDOWS:  
ANDERSON 6 SERIES DARK BRONZE



PRINTED STEEL BALCONIES 7 ARCHITECTURAL METALS:  
SW 0951 BLACK MAGIC



H.C. MUDDOX  
SACRAMENTAN  
FULL & VENEER BRICK



BASE FIRESTONE LIMESTONE FINISH  
FS-102 WHITE

# Exhibit G Landscape Plan



Magnolia Grandiflora - Southern Magnolia



Liquidambar styraciflua - Sweetgum



Rubus strigosus - Red Leaf Japanese Strawberry



Calla lily - White



Calla lily - White



Anemone - Yellow



Coleus 'Pearly Plaque' - Purple



Hibiscus 'Sunshine' - Yellow



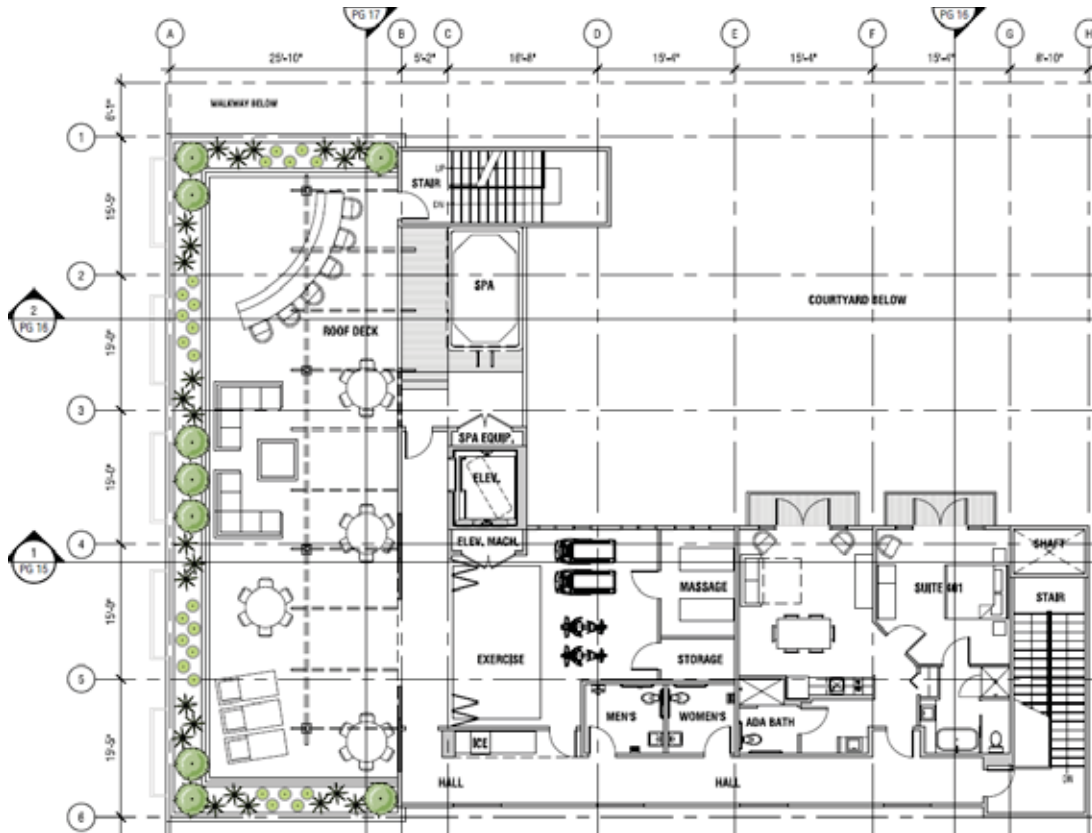
Carex 'Feather Reed' - Grass

### CONCEPT PLANT SCHEDULE

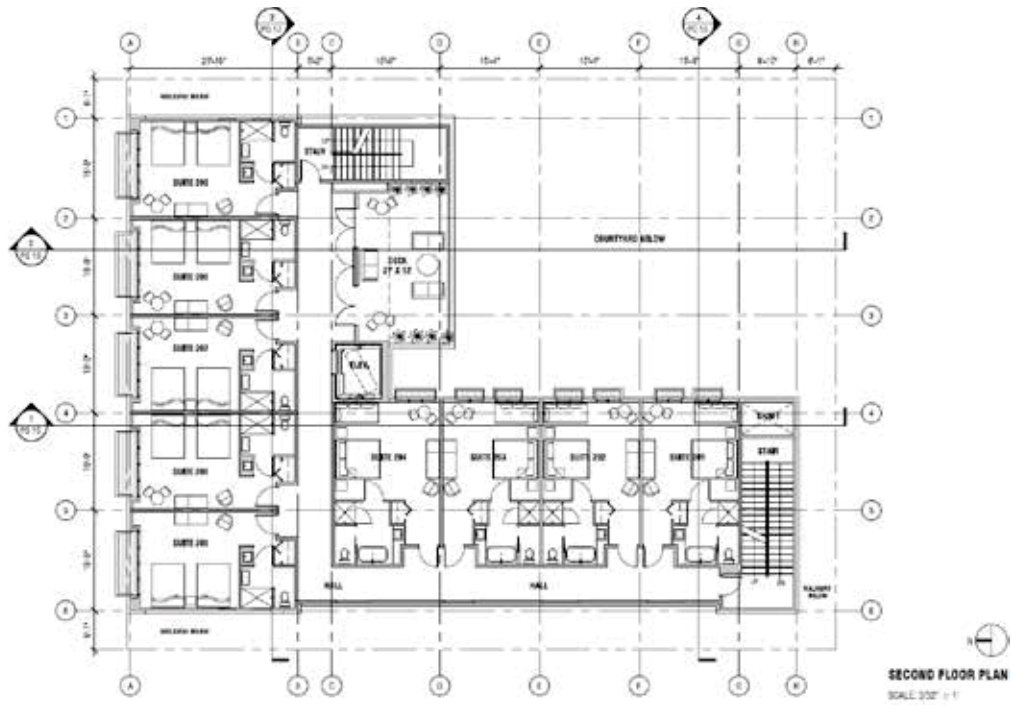
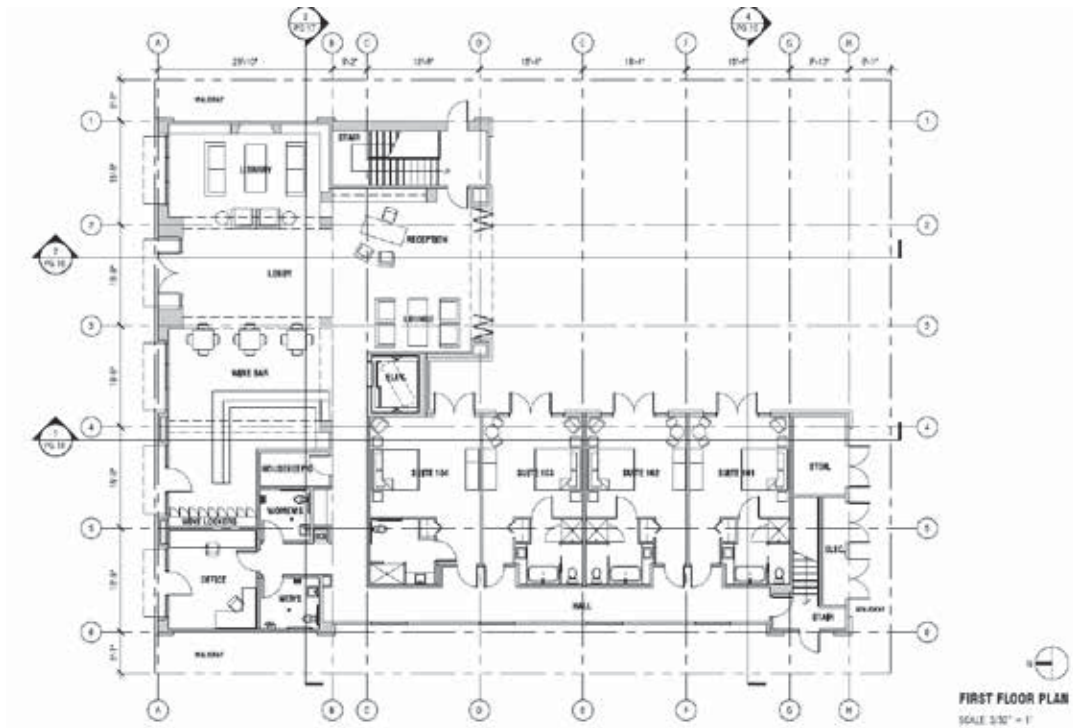
	<b>SMALL TREE</b> Magnolia grandiflora - Southern Magnolia Size 10' - 40' tall x 10" - 24" wide WCCS FF - 4 - 5	3
	<b>SMALL TREE</b> Magnolia grandiflora - Southern Magnolia Size 10' - 40' tall x 10" - 24" wide WCCS FF - 4 - 5	1
	<b>SMALL TREE</b> Liquidambar styraciflua - Sweetgum Size 10' - 40' tall x 15" - 24" wide WCCS FF - 4 - 5	3
	<b>SHRUB</b> Rubus strigosus - Red Leaf Japanese Strawberry Size 3' - 4' tall and wide WCCS FF - 1 - 3	12
	<b>SHRUB</b> Calla lily - White Size 3' - 4' tall x 4" - 6" wide WCCS FF - 1 - 3	12
	<b>SHRUB</b> Calla lily - White Size 3' - 4' tall and wide WCCS FF - 1 - 3	12
	<b>SHRUB</b> Anemone - Yellow Size 3' - 4' tall and wide WCCS FF - 1 - 3	12
	<b>SHRUB</b> Coleus 'Pearly Plaque' - Purple Size 10' - 15' tall and wide WCCS FF - 4 - 5	3
	<b>SHRUB</b> Hibiscus 'Sunshine' - Yellow Size 7' - 8' tall and wide WCCS FF - 1 - 3	12
	<b>SHRUB</b> Hibiscus 'Sunshine' - Yellow Size 10' - 15' tall x 6" - 8" wide (see notes) WCCS FF - 4 - 5	1
	<b>GRASS</b> Carex 'Feather Reed' - Grass Size 10' tall and wide WCCS FF - 1 - 3	3

### PLANT SCHEDULE AND IMAGES

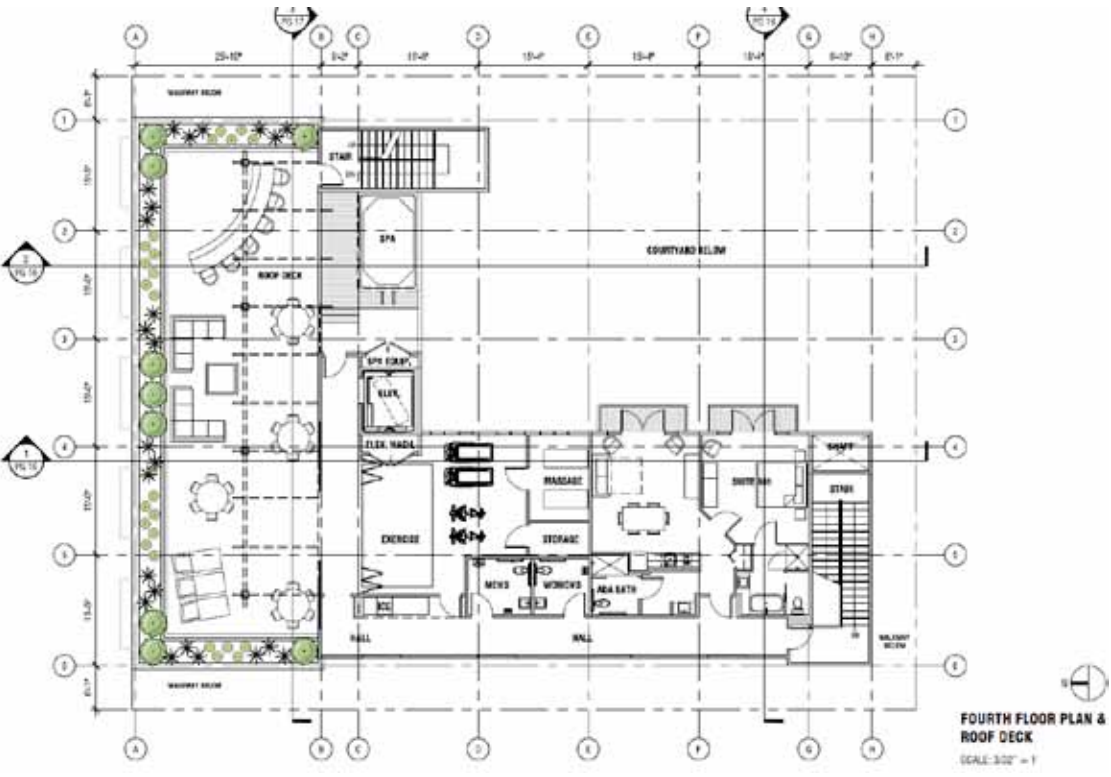
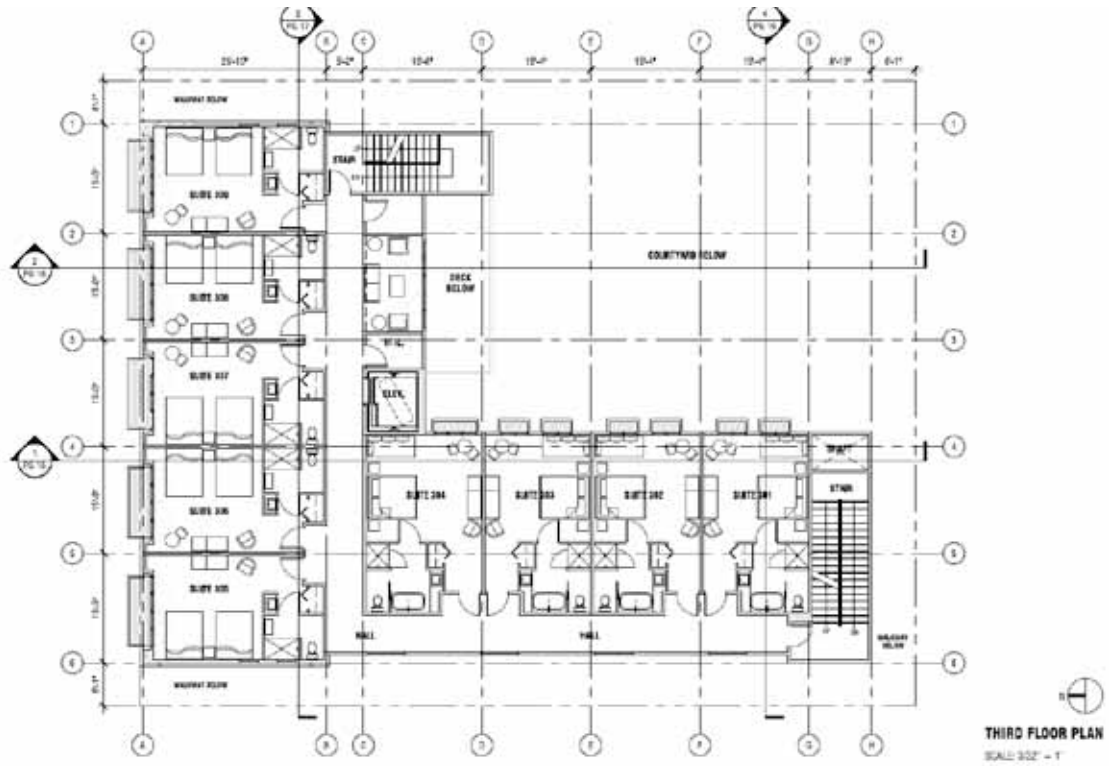
# Agenda Item 3



# Exhibit H Floor Plans

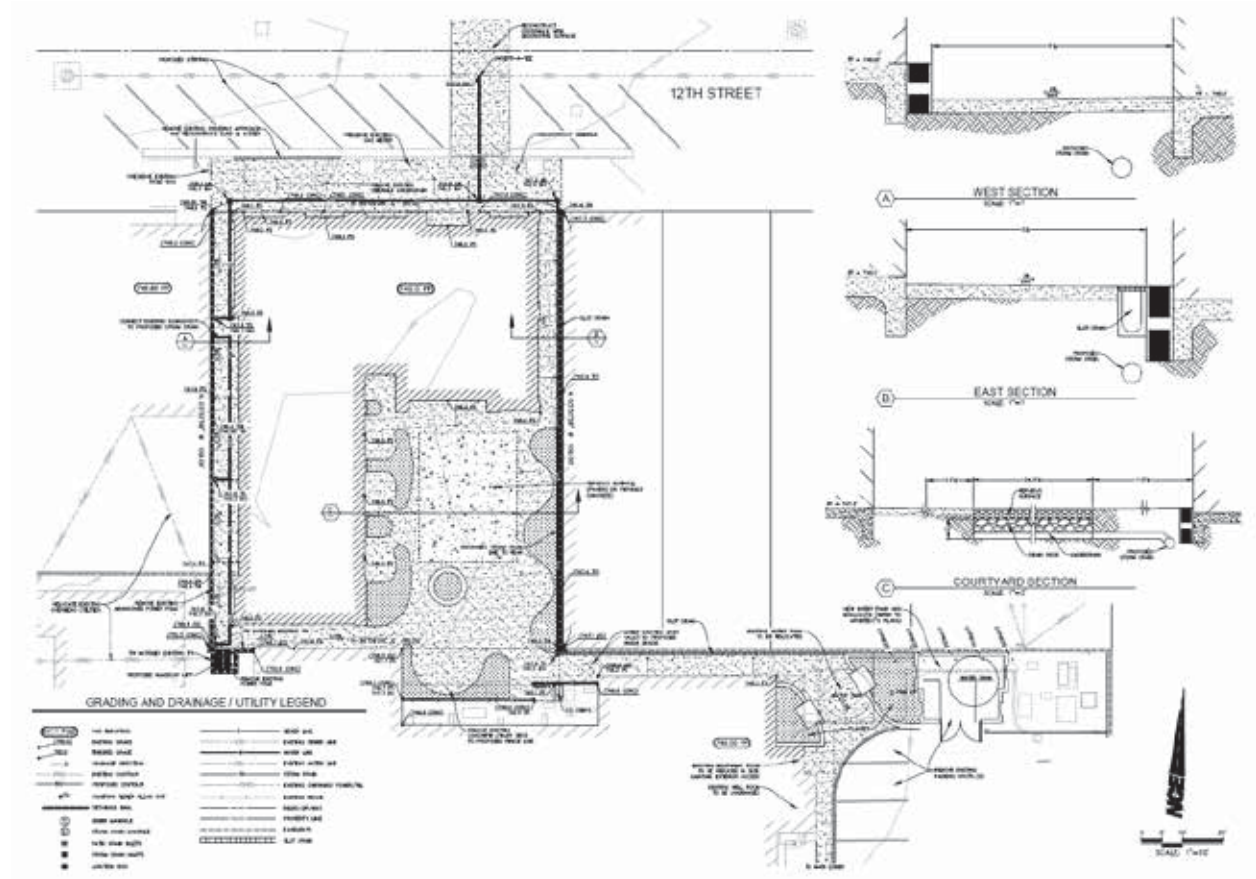


# Agenda Item 3





### Exhibit I Preliminary Grading Plan



**AFFIDAVIT  
OF MAIL NOTICES  
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the “Paso Robles Inn Hotel Expansion “ (PD 16-006) request on this 13h day of January, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Susan DeCarli  
Susan DeCarli