



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: **Bellissimo Restaurant and Apartments Planned Development (PD 17-002)**

Application for a mixed use development plan for a new 4,120± square foot restaurant, with 1,270± square foot of office on the second floor, and 3,500± square feet of outdoor dining area. The project also includes the construction of a 4-unit apartment complex on the vacant parcel located at the southeast corner of Spring Street and 4th Street (APN 009-291-007).

Applicant – Kasey Walker

Date: September 12, 2017

Facts

1. An application has been submitted by Garth Kornreich, Architect, on behalf of Kasey Walker, for a new mixed use development plan consisting of a 4,120 square foot restaurant, with 1,270 square foot of office on the second floor, and 3,500 square feet of outdoor dining area. The project also includes the construction of a 4-unit apartment complex on the vacant parcel located at the southeast corner of Spring Street and 4th Street. See Attachment 1, Location Map.
2. The property is zoned in the Uptown/Town Center Specific Plan as Town Center-2 (TC-2), and is designated in the General Plan as Downtown Commercial. Restaurants, as well as multi-family residential are permitted land uses in the TC-2 zone.
3. The restaurant building is proposed to have portions of the building up to 2-stories (36 feet), which complies with the 50-foot/4-story height limit of the TC-2 Zone. The 1-story apartment building complies with the 26-foot height limit.
4. The project would require 23 parking spaces for the restaurant, which includes the outdoor dining area, and 4 parking spaces for the four, 1-bedroom apartment units, for a total of 27 parking spaces. The site plan has been designed to provide 29 parking spaces.
5. 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 that includes the wine garden and outdoor pizza bar. A separate outdoor deck along with a bocce ball court is also planned. See Attachment 2, Site Plan.
6. The buildings utilizes a “Spanish Revival” architectural style consistent with the Uptown / Town Center Specific Plan with incorporates primarily stucco exterior finish materials, with stone accents and mission clay tile roof. An arched entry way is the prominent architectural feature oriented to the corner of 4th and Spring Streets. A sign program will be submitted under a separate application in the future. See Attachment 3, Architectural Elevations.
7. The proposed commercial building form is a “Flex-Block” type commercial consistent with the Uptown / Town Center Specific Plan with reflects the historic downtown design theme, with a storefront building frontage, including divided pane windows (with arched upper windows), that

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are conducive to the pedestrian-oriented scale of downtown Paso Robles. The apartments building form is a “Row-House” type with front entry stoops facing the primary street.

8. The two duplex building are designed to complement the Bellissimo building with similar architecture and materials.
9. The Development Review Committee (DRC) reviewed this project on July 17, 2017. The DRC supported the project, and recommended approval to the Planning Commission.
10. 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 4), approving Planned Development (PD 17-002).
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 17-002, based on specific findings for denial to be made by the Planning Commission.

Analysis and Conclusions

Project Summary

The proposed Bellissimo restaurant is an upper scale restaurant proposed at the south end of town, at the entrance to the City. The restaurant fits within the downtown historic design context and provides a compatible pedestrian-oriented scale development. As such, the project is consistent with the Uptown/Town Center Specific Plan and surrounding development. The project supports the City’s Economic Strategy by providing infill development, restaurants for locals and tourists, expanding existing local business, and by providing local employment opportunities. The mixed-use, residential component is also encouraged in the Uptown/Town Center Specific Plan.

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, upper scale restaurant 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.

3. Option 3

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

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Fiscal Impact

Expansion of restaurants, within the Downtown, are consistent with the City's economic strategy and support the tourism industry. The project will also provide employment and rental housing opportunities for local citizens. The project is anticipated to have a slight positive fiscal impact on the City.

Recommendation

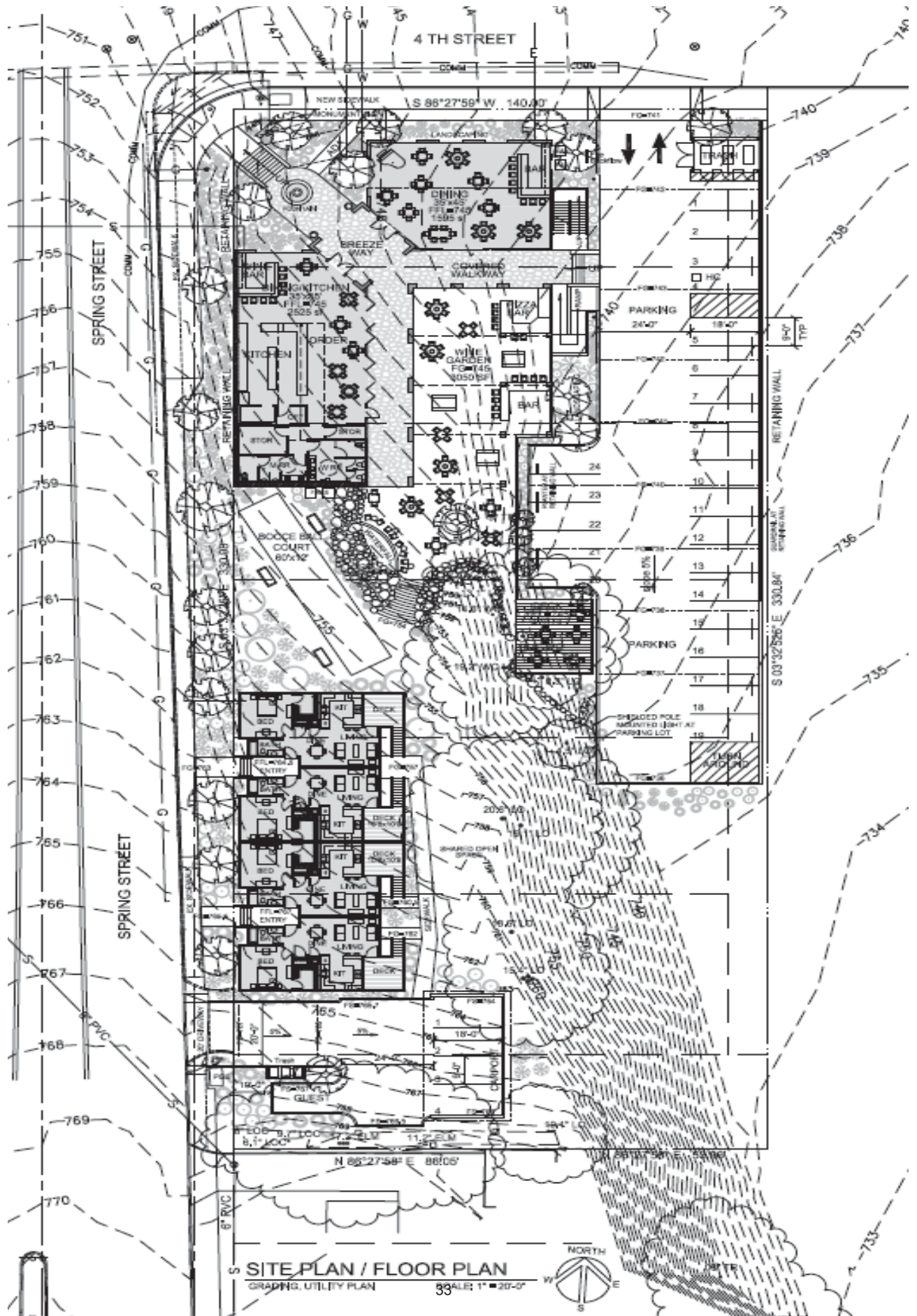
Approve Draft Resolution A, approving Planned Development (PD 17-002).

Attachments

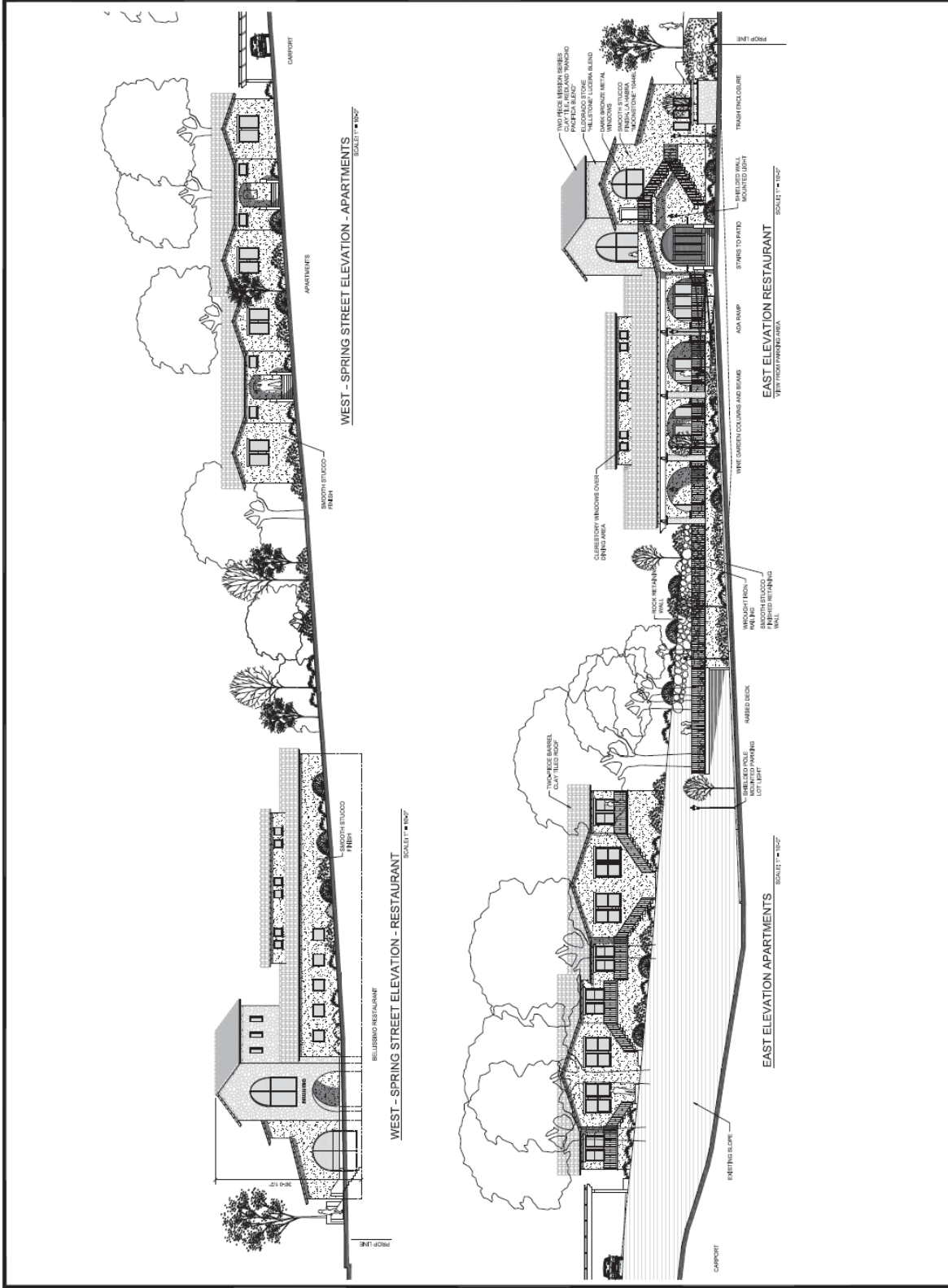
1. Location Map
2. Site Plan
3. Building Elevations and Renderings
4. Draft Resolution A, to approve PD 17-002
5. Public Hearing Notices



ATTACHMENT - 2



ATTACHMENT - 3



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CLIENT
 KASPER WALGREN AND KAREN HANSEN
 8300 CHESSBORO ROAD
 HIDDEN HILLS, CA 91301

PROJECT
BELLISSIMO RESTAURANT
 4TH AND SPRING STREETS, PASO ROBLES, CA 93446

SHEET
ELEVATIONS

DATE: 10/20/2015
 DRAWN: KASPER WALGREN
 CHECKED: KAREN HANSEN
 PREPARED BY: KASPER WALGREN
 PROJECT NO.: 15-001
 SHEET NO.: 015
 SCALE: 1" = 10'-0"
 DATE PLOTTED: 10/20/2015
 PLOTTER: HP DesignJet T1100

RESOLUTION 17-xxx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT (PD 17-002)
APPLICANT BELLISSIMO RESTAURANT/DUPLEXES – KASEY WALKER
SOUTHEAST CORNER OF 4TH STREET AND SPRING STREET, APN: 009-291-007**

WHEREAS, Garth Kornreich, Architect, on behalf of Kasey Walker, has submitted a Planned Development (PD 17-002) application to construct a new 4,120± square foot restaurant, with 1,270± square foot of office on the second floor, 3,500± square feet of outdoor dining area, and the construction of a 4-unit apartment complex on the vacant parcel located at the southeast corner of Spring Street and 4th Street, APN 009-291-007; and

WHEREAS, the property is zoned in the Uptown/Town Center Specific Plan as Town Center-2 (TC-2), and is designated in the General Plan as CC (Community Commercial). Restaurants along with duplexes are a permitted land use in the TC-2 zone, and are consistent with the General Plan designation; and

WHEREAS, the restaurant building is proposed to have portions of the building up to 2-stories (36 feet), which complies with the 50-foot/4-story height limit of the TC-2 Zone. The 1-story apartment building complies with the 26-foot height limit; and

WHEREAS, the project would require 23 parking spaces for the restaurant, which includes the outdoor dining area, and 4 parking spaces for the four, 1-bedroom apartment units, for a total of 27 parking spaces. The site plan has been designed to provide 29 parking spaces; and

WHEREAS, 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 that includes the wine garden and outdoor pizza bar. A separate outdoor deck along with a bocce ball court is also planned; and

WHEREAS, the buildings utilizes a “Spanish Revival” architectural style consistent with the Uptown / Town Center Specific Plan with incorporates primarily stucco exterior finish materials, with stone accents and mission clay tile roof. An arched entry way is the prominent architectural feature oriented to the corner of 4th and Spring Streets. ; and

WHEREAS, the proposed commercial building form is a “Flex-Block” type commercial consistent with the Uptown / Town Center Specific Plan with 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. The apartments building form is a “Row-House” type with front entry stoops facing the primary street; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, this project is Categorical 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

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 17-002, 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 rock, 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.
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.

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Section 3. Conditions. The Planning Commission of the City of El Paso de Robles does hereby approved Planned Development 17-002, 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 12th day of September, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman, John Donaldson

ATTEST:

Warren Frace, Planning Commission Secretary

Exhibits:

- A Project Conditions of Approval

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:

1. 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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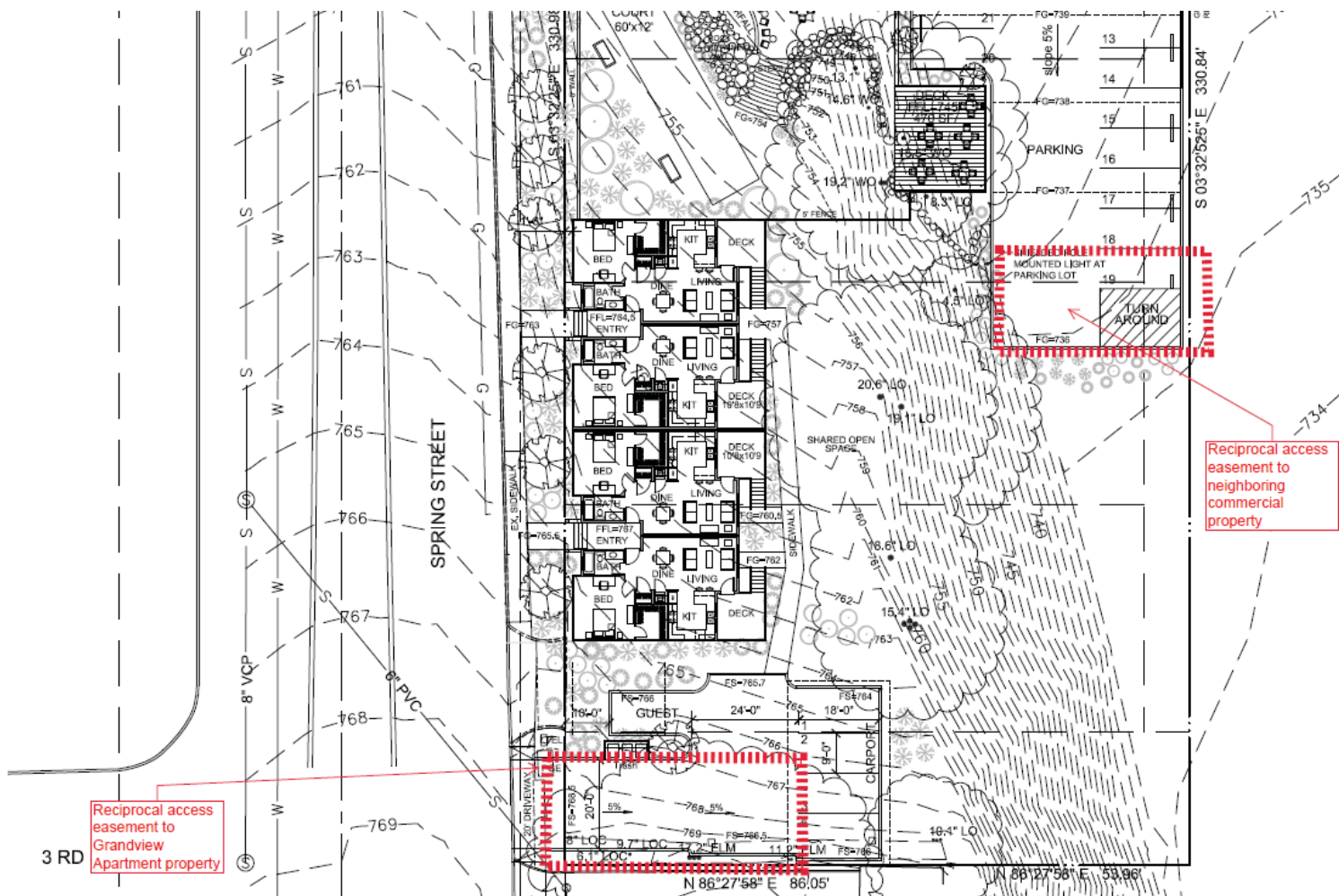
- | | |
|--|-----------------------------------|
| | B. Standard Conditions |
| | C. Site Plan / Floor Plan |
| | D. Elevations - 1 |
| | E. Elevations - 2 |
| | F. Preliminary Grading Plan 1 - 2 |
| | G. Color and Materials |
| | H. Tree Protection Plan |

2. The project shall be designed and constructed to be in substantial conformance with the site plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
3. 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 17-002 shall expire on September 12, 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.
4. Oak tree protection measures outlined in the Tree Protection Plan (Attachment I) shall be complied with. Prior to the issuance of a Grading Permit, the project Arborist shall provide acknowledgment of proposed grading and building foundation to insure proper oak protection measures have been provided.
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).

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Engineering Division Conditions:

9. Reciprocal parking and access easement shall be provided to the neighboring lots as shown in Diagram 1 below.



10. A Stormwater Control Plan needs to be submitted with the grading plan for the project.
11. 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.
12. Curb, gutter, sidewalk, decorative tree wells, trees, and decorative streetlights on 4th and Spring Streets must be constructed as determined by the City Engineer prior to building final.
13. Street trees with decorative grates (City Std. C-4) shall be placed in the constructed tree wells on 4th and Spring Streets. Street tree species shall be approved by the Community Service Department and installed per City Std L-3.
14. Decorative street lights, owned and maintained by PG&E, shall be placed along 4th and Spring Streets at an interval approved by the City Engineer. Street light standard to be approved by City Engineer.

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15. Sewer and Water connection location shall be approved by the City Engineer.
16. The driveway location for the apartments shall be installed as close to the southern property line as feasible and acceptable to the City Engineer. The applicant shall investigate combining the drive approach with the neighbors to align the driveways with the intersection of 3rd and Spring Street. Turning movements will need to be determined by the City Engineer at the time of issuance of the encroachment permit.

EXHIBIT B 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: Sept. 12, 2017

Applicant: Bellissimo Restaurant and Duplex Location: 36th & Vine

APN: 009-291-007

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 September 12, 2019 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 _____)

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- 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 _____)

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- 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 17-001 Res. _____

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 _____)

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

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

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

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

Street Name	City Standard	Standard Drawing No.
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- 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.
- 6. If the existing pavement and structural section of the City street adjacent to the

(Adopted by Planning Commission Resolution _____)

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frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

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

(Adopted by Planning Commission Resolution _____)

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

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

G. GENERAL CONDITIONS

- 1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - A based access road sufficient to support the department’s fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.

- 2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.

- 3. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.

- 4. If required by the Fire Chief, provide on the address side of the building if applicable:
 - Fire alarm annunciator panel in weatherproof case.
 - Knox box key entry box or system.
 - Fire department connection to fire sprinkler system.

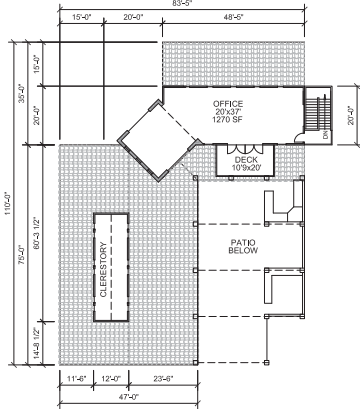
(Adopted by Planning Commission Resolution _____)

Agenda Item 2

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 - C



2ND FLOOR PLAN
SCALE: 1" = 20'-0"

BELLISSIMO RESTAURANT AND APARTMENTS

CORNER 4TH AND SPRING STREETS, PASO ROBLES, CA

STATISTICS:

- OWNERS:** KASEY WALKER, KAREN MARSDEN, 6300 CHESEBRO ROAD, AGOURA, CA 91301
- APN:** 009-291-007
- LEGAL DESCRIPTION:** PORTIONS OF BLOCK 118 CITY PR
- SITE AREA:** 1,064 ACRES
- BUILDING AREA:** RESTAURANT AND DINING: 4120 SF, WINE GARDEN: 3050 SF, DECK: 470 SF, 2ND FLR OFFICE: 1270 SF, 2ND FLR DECK: 214 SF, FOUR 1-BEDROOM, 772 SF APARTMENTS
- SETBACKS:** FRONT = 0'-0", REAR: BELLISSIMO = 56'-0", APARTMENTS = 55'-0", SIDE: BELLISSIMO AT 4TH ST = 10'-0", APARTMENTS SIDE: = 50'-0"
- BLDG. HIGHT:** FLEX BLOCK ALLOWED: 4 STORIES AND 50'-0" TALL, PROPOSED: 36'-0"
- ZONE:** TC-2: TOWN CENTER 2
- PARKING CALCULATIONS:** RESTAURANT AND DINING: 4120 SF/400 = 10.30 SPACES, WINE GARDEN: 3050 SF/400 = 7.63 SPACES, DECK: 470 SF/400 = 1.18 SPACES, 2ND FLR OFFICE: 1270 SF/400 = 3.17 SPACES, 2ND FLR DECK: 214 SF/400 = 0.56 SPACES, FOUR 1-BEDROOM, 772 SF APARTMENTS = 4 REQ'D SPACES, TOTAL = 26.84 REQUIRED, 26.0 SPACES PROPOSED

PROJECT DESCRIPTION:

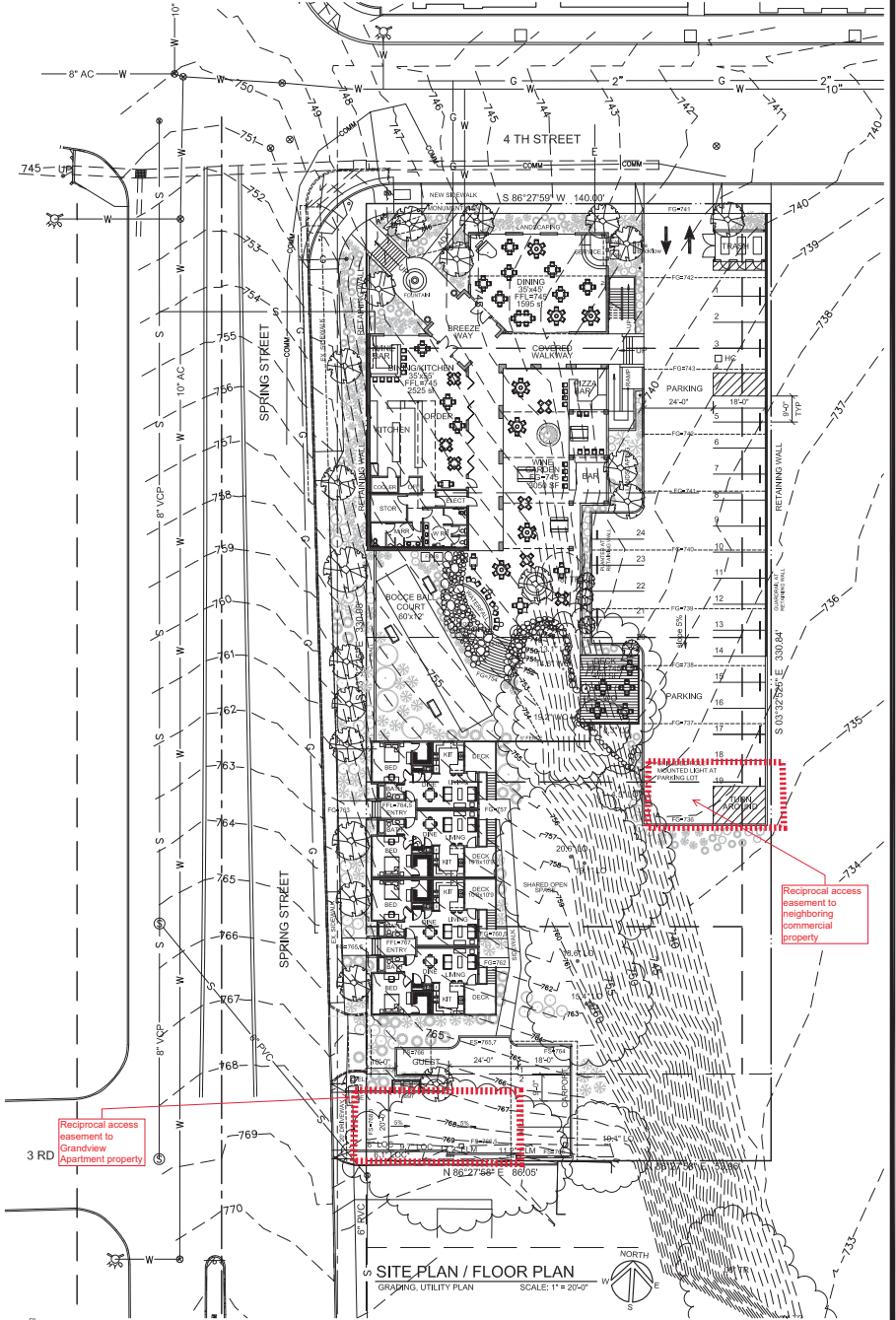
PROPOSED NEW 4120 SF RESTAURANT WITH A 3050 SF OUTDOOR DINING PATIO AND 470 SF DECK. WILL HAVE A 1270 SF SECOND FLOOR OFFICE SPACE AND 214 SF DECK. THERE WILL BE A SEPARATE FOUR-UNIT 1-BEDROOM APARTMENT COMPLEX ON THE UPPER PART OF THE SITE. IT WILL HAVE A SPANISH REVIVAL ARCHITECTURAL STYLE.



VICINITY MAP: N.T.S.

SHEET INDEX:

- A1 TITLE SHEET / OVERALL SITE PLAN
- A2 ELEVATIONS, SECTIONS
- A3 ELEVATIONS, SECTIONS
- C-1.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-1.2 PRELIMINARY GRADING AND DRAINAGE PLAN



SITE PLAN / FLOOR PLAN
GRADING, UTILITY PLAN
SCALE: 1" = 20'-0"

KORNREICH ARCHITECTS
COMMERCIAL RESIDENTIAL
2005 Ribault Avenue, Suite 201, Paso Robles, CA 92372
TEL: 805.438.1000 FAX: 805.438.1001

REGISTERED ARCHITECT
KASEY WALKER
No. 44985
STATE OF CALIFORNIA

CLIENT
KASEY WALKER AND KAREN MARSDEN
6300 CHESEBRO ROAD
HIDDEN HILLS, CA 91301

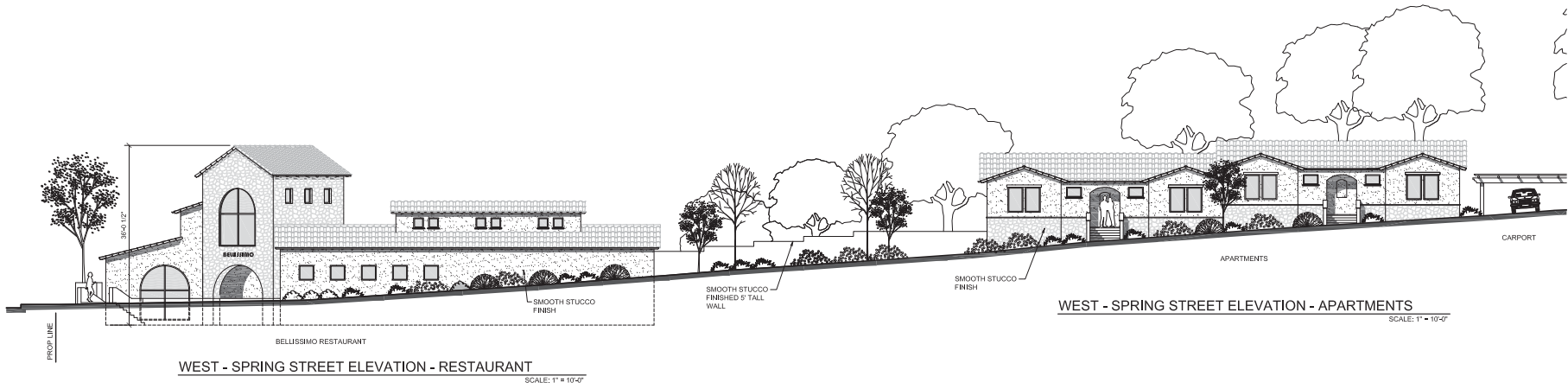
PROJECT
BELLISSIMO RESTAURANT
4TH AND SPRING STREETS, PASO ROBLES, CA 93446

SHEET
SITE AND FLOOR PLANS

DATE	REMARKS
7-16-17	PLANNING APPL. HV
PRELIMINARY DRAWINGS THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.	
DRAWN GOK	
SCALE 1" = 20'-0"	
JOB NO. 1613	

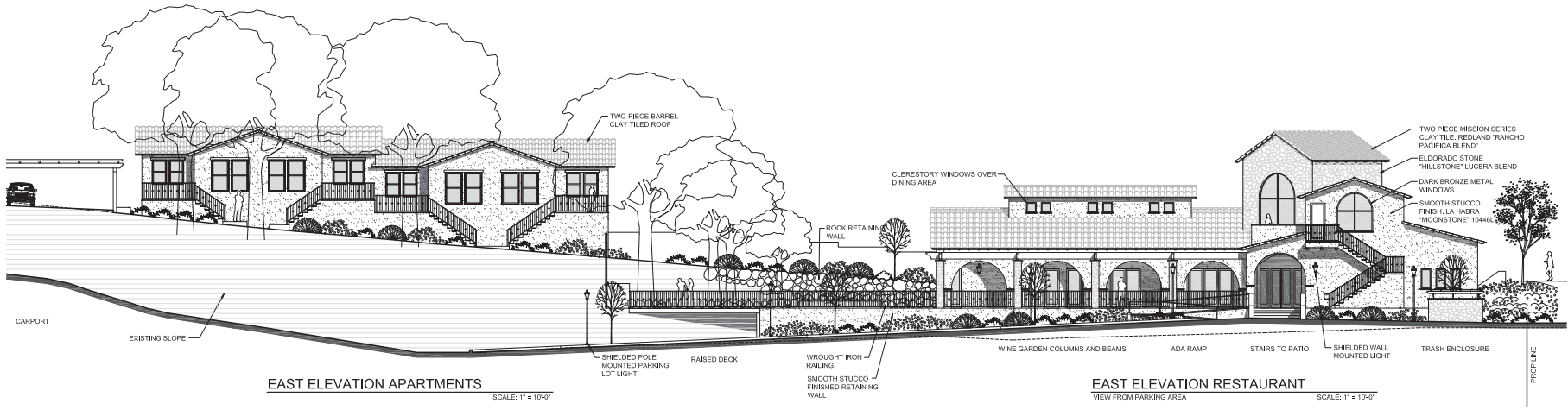
SHEET
A1
OF SHEETS

ATTACHMENT - D



WEST - SPRING STREET ELEVATION - RESTAURANT
SCALE: 1" = 10'-0"

WEST - SPRING STREET ELEVATION - APARTMENTS
SCALE: 1" = 10'-0"



EAST ELEVATION APARTMENTS
SCALE: 1" = 10'-0"

EAST ELEVATION RESTAURANT
VIEW FROM PARKING AREA
SCALE: 1" = 10'-0"



CLIENT
KASEY WALKER AND KAREN MARSDEN
6300 CHESBRO ROAD
HIDDEN HILLS, CA 91301

PROJECT
BELLUSSIMO RESTAURANT
4TH AND SPRING STREETS, PASO ROBLES, CA 93446

SHEET
ELEVATIONS

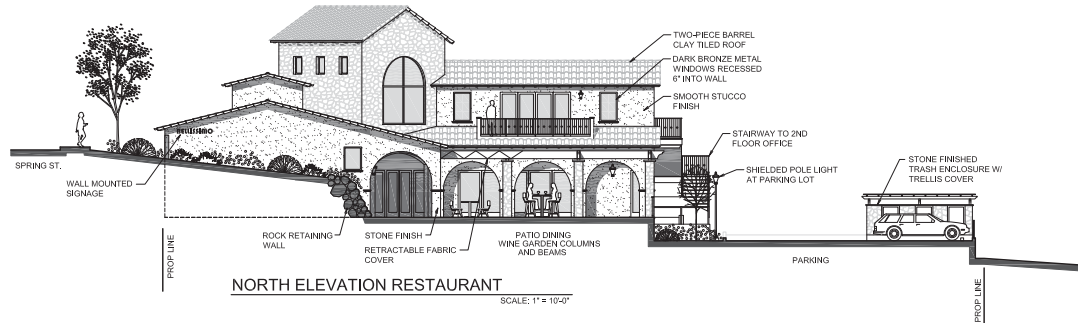
DATE	REMARKS
7-16-17	PLANNING APPL. REV.
PRELIMINARY DRAWINGS THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE DRAWINGS WILL BE MADE TO THE REVISED SET.	
DRAWN GOK	
SCALE 1" = 10'-0"	
JOB NO. 1613	

SHEET
A2
OF SHEETS

ATTACHMENT - E



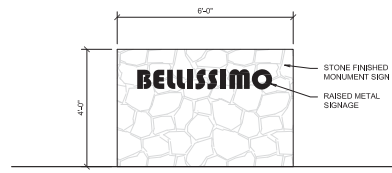
NORTH - 4th STREET ELEVATION RESTAURANT
SCALE: 1" = 10'-4"



NORTH ELEVATION RESTAURANT
SCALE: 1" = 10'-4"



SECTION AT RESTAURANT
SCALE: 1" = 10'-4"



MONUMENT SIGN
SCALE: 1/2" = 1'-0"



CLIENT
KASEY WALKER AND KAREN MARSDEN
6300 CHESSBRO ROAD
HIDDEN HILLS, CA 91301

PROJECT
BELLISSIMO RESTAURANT
4TH AND SPRING STREETS, PASO ROBLES, CA 93446

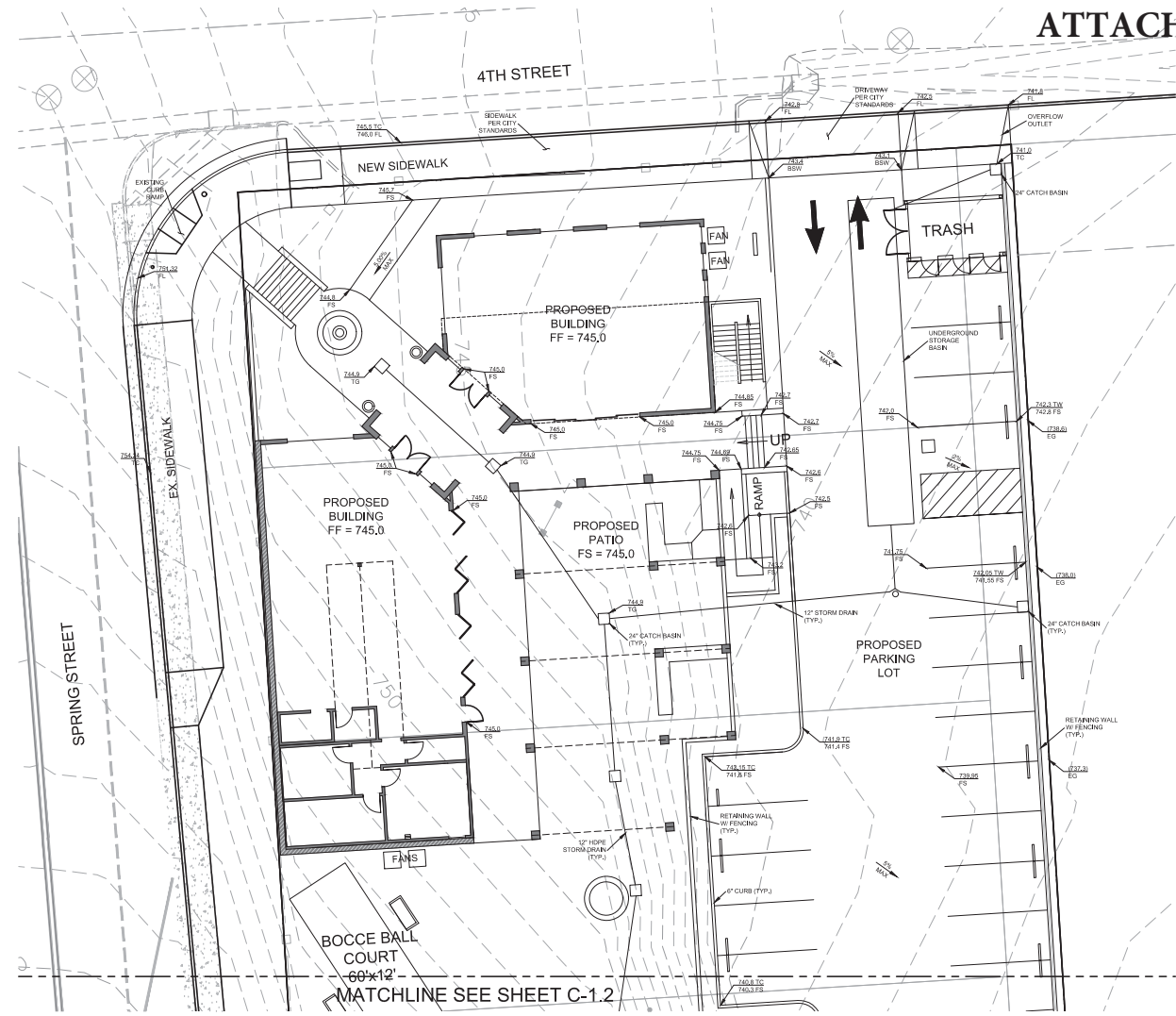
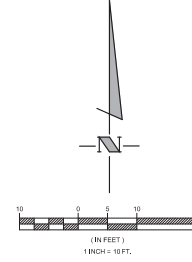
SHEET
ELEVATIONS

DATE	REMARKS
7-16-17	PLANNING APPL. REV.
PRELIMINARY DRAWINGS THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE DRAWINGS WILL BE ACCESSED BY THE ARCHITECT.	
DRAWN GOK	
SCALE 1" = 10'-4"	
JOB NO. 1613	

SHEET
A3
OF SHEETS

ATTACHMENT - F1

ABOVE GRADE ENGINEERING
 1304 Wood Street
 San Jose, CA 95101
 phone: (408) 540-9115
 fax: (408) 540-9116
 www.abovegrade.com



PLOT DATE: Jun 13, 2017 - 2:56pm
 Drawing name: N:\2017\17096-Bellissimo\Engineering\Condos\Sheet\DWG\C1-1.dwg
 PLOT BY: AG501

1614 BELLISSIMO
PRELIMINARY GRADING & DRAINAGE PLAN

NO.	REVISION	DATE

DESIGNED: SJS
 DRAWN: EG
 JOB NUMBER: 17099
 SHEET:
C-1.1
 DATE: JUNE 12, 2017

EXHIBIT - G



RECEIVED
MAR 20 2017
City of Paso Robles
Community Development Dept

Exhibit - H

Dave's Tree Service
 625 Jameson Court
 Arroyo Grande, CA 93420
 (805) 481-1038

May 21, 2017

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JUN 14 2017

City of Paso Robles
 Community Development Dept

Tree Protection Plan
 Bellissimo Restaurant
 Fourth and Spring, Paso Robles

The plan used was: Site/floor Plan, Sheet A1 dated 2-9-17. Plans were updated with current tree diameters and locations on February 22. Kornreich Architects provided the plan.

The site was visited on February 16, 22 and April 28.

Number	Species	Dbh	Condition	Status	Notes
1	<u>Ailanthus altissima</u>	8"	7.5	Remove	Non-native. Invasive.
2	<u>Quercus agrifolia</u>	13.1"	8	Save	Included bark.
3	<u>Quercus lobata</u>	14.6"	5	Save	Oak pit scale visible on lower branches. Included bark.
4	<u>Quercus lobata</u>	15.5"	4.5	Save	Oak pit scale visible on lower branches.
5	<u>Quercus lobata</u>	19.2"	5	Save	No low branches were available to examine.
6	<u>Quercus agrifolia</u>	8.3"	6	Save	Included bark.
7	<u>Quercus agrifolia</u>	4.5"	7.5	Save	
8	<u>Quercus agrifolia</u>	20.6"	6.5	Save	
9	<u>Quercus agrifolia</u>	19.1"	6	Save	Included bark.
10	<u>Quercus agrifolia</u>	18.6"	4.5	Save	Fresh Western Sycamore Borer activity. Included bark.
11	<u>Quercus agrifolia</u>	15.4"	6	Save	
12	Robinia	8"	5	Remove	Non-native. Two 4" pruning cuts on lower trunk for driveway clearance.
13	Robinia	6.1"	5.5	Remove	Non-native.
14	Robinia	9.7"	.5	Remove	Non-native. Only one small live branch.

Agenda Item 2

Number	Species	Dbh	Condition	Status	Notes
15	Ulmus	17.2"	2.5	Remove	Non-native. Cavity at base on south side extends in 10". Included bark at base. Majority of 17.2" trunk is dead.
16	Ulmus	11.2"	1.5	Remove	Non-native. Eight-inch root to south is decayed. Seventy-five percent of the canopy is dead.
17	<u>Quercus agrifolia</u>	10.1"	6	Save	Included bark at base.

1. Trees are numbered as they appear on the plan, north to south. Trees located along the southern property line are numbered west to east. Trees are not tagged in the field.

2. Tree corresponds to Ailanthus altissima. LO corresponds to Live Oak, Quercus agrifolia. WO corresponds to White Oak, Quercus lobata. LOC corresponds to Locust, Robinia spp. Elm corresponds to Ulmus spp.

3. Dbh or diameter at breast height is measured at 4.5' (54") above grade. Fifty-four inches was measured on the lowest exposed side of the trunk.

4. Trees have been given a condition rating between zero and ten. Zero is dead, ten is excellent. One through 3.5 corresponds with a poor condition, four through 6.5 is fair, seven through nine is good, and above 9.5 is excellent. Structure, presence of wounds, decay, canopy density, dead branches, dead branch tips, leaf size, leaf color and shoot growth were all used in rating the condition.

5. Status is listed as save or remove. Trees 1, 12, 13, 14, 15, and 16 are recommended for removal and replacement.

Tree 1 is an invasive tree that will sucker and spread from the roots. Trees 14 – 16 are in poor condition. The Locust and Elm removals are all within 4' or less of adjacent driveway to the south.

6. Notes

Oak Pit scale – Common on Quercus lobata

Included bark - Bark imbedded between two adjoining stems or between a branch and a trunk, preventing or reducing the intermingling of branch and trunk collars indicating a weak union.

Western Sycamore Borer - Their presence often indicates a tree that is under stress.

Tree Protection Measures

The critical root zone shall be used as the tree protection zone. Critical root zone is the area around the tree that contains a sufficient amount of roots to support the stability and health of the tree.

Coast Live Oaks are fairly tolerant of Construction impacts. Therefore for the purpose of this report: the critical root zone will be the area within the dripline or 12 inches out from

Agenda Item 2

the base of the trunk for every inch of trunk diameter at fifty-four inches above grade, whichever is greater.

The only tree which requires a tree protection zone greater than the dripline is tree 10. The tree protection zone should extend 18.6' from the trunk on the west side. This is approximately six inches beyond the existing dripline.

All oaks shall be fenced prior to any site disturbance. It shall remain undisturbed until construction is complete. It is to be installed at the outer canopy.

Fences shall be 4' –5' in height, chain-link or orange plastic, supported by steel T-posts sunk into the soil on 8' centers. No grading, trenching, storage of materials, deposition of debris or site disturbance shall occur within this tree protection zone.

The Arborist should be called to inspect the fencing prior to commencement of construction activities.

Construction activities shall be kept outside the dripline with the exception of the deck shown between parking spaces 19 and 20. Structural roots (3" – 4" in diameter and larger) encountered while excavating for deck footings should be avoided.

Pruning on the oaks shall be kept to a minimum. Pruning shall be supervised by an ISA Certified Arborist (International Society of Arboriculture). ISA Pruning standards shall be followed.

Underground utility lines shall be located outside the dripline.

Drainage off any impermeable surfaces such as the driveway and roofs shall be directed away from the oaks.

Should minimal grading be required within the dripline or roots over 2" in diameter be unavoidable the following guidelines shall be followed:

Encroachment (grade changes – cuts, fills, or trenching) within the dripline shall be kept to a minimum. Coast Live Oaks can tolerate some disturbance within the dripline. According to Dr. Richard Harris in his book *Arboriculture, Integrated Management of Landscape Trees, Shrubs and Vines*, 1992 a healthy decurrent tree on a uniform site should be able to tolerate a change in grade halfway between the trunk and the edge of the dripline.

Encroachment shall be limited to one side of the oak and should not come any closer to the trunk than 1/2 the radius of the dripline or 10' which ever is greater.

The Arborist should monitor trenching/grading within the dripline. The Arborist shall be onsite to monitor any trenching within 15' of the trunk.

Agenda Item 2

Cuts within the dripline shall be hand trenched. This trench shall be dug to the depth of the cut along the inner edge (closest to the trunk) to explore for roots. Special care shall be taken to avoid damaging roots of 1.5" – 2" or greater in diameter.

Roots 1.5" - 2" in diameter and over should be left intact unless approved for removal by the Arborist. Roots removed over 1/2" in diameter shall be cut. A hand pruner can be used for the smaller roots; a saw should be used for larger roots.

Any cut roots over 1.5"-2" should be protected by wrapping with old carpeting or burlap and kept moist while exposed to the elements. The excavation should be backfilled as soon as possible with the native soil removed from the trench.

Landscaping within the dripline shall be kept to a minimum. Plant material used shall be drought tolerant. No planting shall occur within 10' of the trunk. Plants should be used as accents rather than ground covers (which would be covered by leaf litter). Selected plants shall not have a mature height that will grow into and compete with the canopy.

Plant material should survive with no supplemental irrigation once established, after 2-3 years. Plant material should be planted in the fall to avoid the summer heat during their first year. This will reduce the irrigation needed for establishment. It is possible to have rain in the fall; a planting date of September/October will add water under the oaks during a period of natural rainfall.

Drip irrigation shall be used. Trenching for irrigation lines shall be kept out of the dripline. Manual valves should be used. This should prevent over watering. The irrigation schedule shall not exceed once a week the first year, twice a month the second year and no more than once a month (if needed) the third year. Plants should be watered as necessary for the first six to eight weeks after planting.

Following these guidelines during and after construction will result in minimal impacts (less than significant) to the oaks on this site.

Dave Ragan

ISA Certified Arborist WE-0345A

Agenda Item 2

Tree #	Radius of the drip to the west	Radius of the drip to the east
2	16'	15'
3	18'	16'
4		28'
5	27'	21.5'
6		10.5'
7		7.5'
8	25'	
9		31.5'
10	18.25'	
11	22'	
17	15.5'	

West – toward Spring Street

East – toward hwy 101

Measurements were not taken on trees recommended for removal.

Radius of the dripline was only measured where necessary to compared the extent of the dripline to the CRZ (Critical Root Zone – 12” for every inch of trunk diameter at 54” above grade).

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SEP 06 2017

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

AD #3256279
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; SEPTEMBER 1, 2017 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)

DATE: SEPTEMBER 1, 2017
AD COST: \$179.08

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, September 12, 2017 at 6:30 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:

An application has been submitted by Garth Kornreich, Architect, on behalf of Kasey Walker, for Planned Development (PD 17-001), a request to construct a 4,120 square foot restaurant, with 1,270 square foot of office on the second floor, and 3,500 square feet of outdoor dining area. The project also includes the construction of a 4-unit apartment complex on the vacant parcel located at the southeast corner of Spring Street and 4th Street (APN 009-291-007).

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, 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 Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

This application is Categorically Exempt from environmental review per Section 15332(Infill Development Projects) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

If you challenge the project 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
September 1, 2017

3256279



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 Planned Development 17-002, on this 31st day of August, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck