



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Planned Development (PD 17-004) for a new 20-room, 2-story hotel
Hotel Cheval – Phase II, APNs: 009-106-010, -013, -014
Applicant – C.J. Horstman, MW Architects

Date: March 27, 2018

Facts

1. Hotel Cheval 2, LLC, has proposed a new hotel expansion (20 luxury guest rooms) at 1020 Pine Street, located across the street from their existing hotel downtown at the corner of Pine and 10th Streets. 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 (DC). Hotels are a permitted land use in the TC-1 zone, and are consistent with the DC General Plan designation.
3. The hotel is proposed to be 2-stories (43 feet in height), and would be under the maximum height (50 feet) permitted in the TC-1 zone. The elevations are in keeping with the design motif of the existing hotel across the street, and incorporates use of the same and/or similar colors and materials. The elevations are well-articulated on all sides (Pine, 10th and Railroad Streets).

Front Elevation

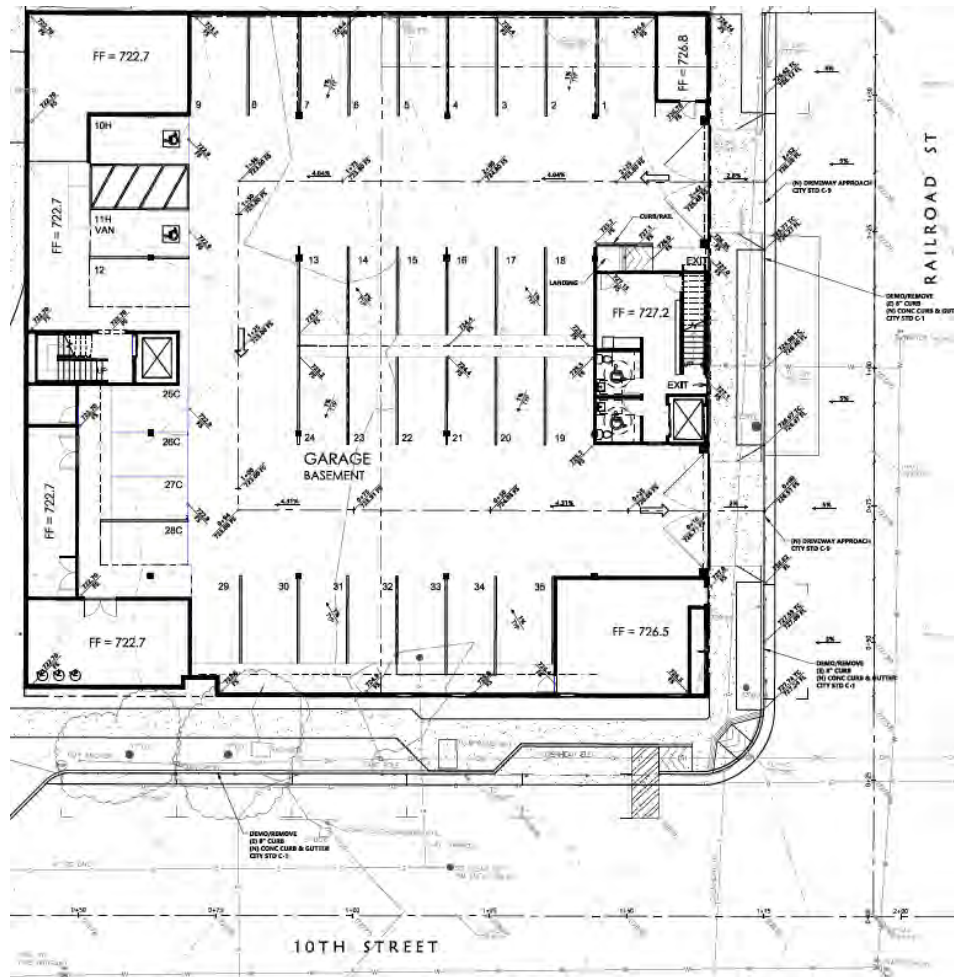


4. Parking for the hotel, including 34 guest and employee parking spaces (1 space per room, plus extra spaces), are provided in an underground parking garage beneath the hotel. The parking garage is accessed (ingress and egress) by two driveway entrances on Railroad Street. The entrance gates are proposed to swing inward so that they do not conflict with cars or people walking by.

Rear and Side Elevation/Parking Garage Entries



Parking Garage Layout



Agenda Item 4

- The site plan includes an open area in the center of the development with outdoor seating and gathering spaces, and an upper pool and spa facilities for guests. No public restaurants or bar uses are proposed with the project.



Floor Plans (1st and 2nd Floors)



Agenda Item 4

6. As an infill development project that does not have any sensitive environmental resources on the site and that is consistent with all applicable plans and regulations, and is on a site that is less than five acres that is surrounded by urban development, it is exempt from environmental review under the California Environmental Quality Act (CEQA).

Options

1. Staff recommends the Planning Commission approve this hotel project as presented, since it is in keeping with the downtown and would support infill development.
2. The Commission may approve the project, subject to minor modifications suggested by the Commission for the project.
3. The Commission may request further analysis (as determined by the Commission), and continue consideration of this project to a future Planning Commission meeting.
4. The Planning Commission may deny this project, subject to specific findings for denial made by the Planning Commission.

Analysis and Conclusions

The applicant would like to expand their current hotel operations by 20 rooms by developing the property across the street to the east. An existing building was removed from the site, and an additional existing building on the property will also need to be demolished to make way for this project. The proposed hotel is in keeping with the existing hotel, and is designed to fit into the downtown atmosphere. The building is designed using similar, complementary materials with stone and heavy timber, hearkening the rustic, elegant French horse stable design theme of the existing Hotel Cheval.

Guest pedestrian access is proposed on Pine Street through an entrance foyer. As noted above, parking is provided underground and is accessed from the rear on Railroad Street. Amenities include open gathering spaces, individual guest balconies, pool and spa. The front and side elevations are recessed into the site, and flanked with landscaping to provide added guest privacy and attractiveness.

The property is encumbered with a recorded parking agreement that requires 14 parking spaces be available for use of guests and employees of the (soon to open) On-the-Alley restaurant (located on the alley between 12th and 13th Streets). This was required because the new restaurant displaced parking spaces. This has been compensated for (in accordance to current parking standards), on the proposed project site since the same owner (Mr. Gilson) owns both properties. (The parking agreement was recorded a few years ago, prior to the proposed hotel project.) In light of on-going parking needs in the downtown, and parking needed for the proposed project, the Hotel Cheval expansion includes 34 parking spaces. These spaces are anticipated to be available to hotel guests and employees from both the existing and the new hotel. The parking spaces required under the parking agreement are proposed to be relocated to newly created on-street parking spaces closer in vicinity to the new restaurant. These spaces (north of 13th and Pine Street, exact location to be determined) would be open to the general public. This project includes a condition of approval to modify the parking agreement to reflect the change in parking arrangements allowing the underground parking spaces to be used solely for hotel purposes, and for it to be re-recorded.

The applicant proposes to mitigate on-site storm water impacts by directing water runoff from impervious surfaces to stormwater bioswales surrounding the hotel site. The City Engineer has confirmed with the applicants' civil engineer that the bioswales are sufficient to accommodate the stormwater runoff that will result from this project. Staff has been made aware by the project owner over the last few years that stormwater flows from 11th Street during rain events, and accumulates on Pine Street in front of the existing Hotel Cheval. The new hotel may experience historic stormwater flow and accumulation on Pine

Agenda Item 4

Street as well. The applicant has the opportunity to remedy this existing localized flooding with this project, and has chosen not to.

There are three existing oak trees located on the 10th Street in the public right-of-way adjacent to the project. Per an arborist report prepared for this project, these trees have been evaluated for health and recommended oak tree protection measures are proposed to be incorporated into the project to protect the trees during construction. In accordance with City policy, existing overhead utility lines on 10th Street are conditioned to be undergrounded with this project.

1. Option 1

Approval of the proposed Hotel Cheval expansion would add to the City's hotel offerings for luxury, high end lodging. It would also generate additional transient occupancy tax (TOT) base to the City's General Plan.

2. Option 2

There may be refinements to the project that the Planning Commission may want to see addressed and/or additional analysis provided on topics to be identified, prior to approval.

Fiscal Impact

As noted above, this hotel project would generate additional transient occupancy tax (TOT) base to the City's General Plan.

Recommendation

Staff recommends the Planning Commission approve this project and adopt Resolution A, provided in Attachment XXX

Attachments

1. Location Map
2. Resolution A, approving PD 17-004
3. Arborist Report
4. Notices

Attachment 1
Location Map



Attachment 2

Draft Resolution A

RESOLUTION PC 18-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT (PD 17-004) FOR A 20-ROOM, 2-STORY, 45,000 SF HOTEL

APPLICANT HOTEL CHEVAL 2, LLC HOTEL CHEVAL EXPANSION 1020 PINE STREET, APN: 009-106-010, -013, -014

WHEREAS, on behalf of Hotel Cheval 2, LLC, C.J. Horstman of MW Architects has submitted a Planned Development (PD 17-004) application to construct a 20-room, 2-story, 45,000 sf hotel on on property between Pine, Railroad and 10th Streets, located at 1020 Pine Street; 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 (DC). Hotels are a permitted land use in the TC-1 zone, and are consistent with the DC General Plan designation; and

WHEREAS, the hotel is proposed to be 2-stories (43 feet in height), and would be under the maximum height (50 feet) permitted in the TC-1 zone. The elevations are in keeping with the design motif of the existing hotel across the street, and incorporates use of the same and/or similar colors and materials. The elevations are well-articulated on all sides (Pine, 10th and Railroad Streets); and

WHEREAS, parking for the hotel, including 34 guest and employee parking spaces (1 space per room, plus 14 extra spaces beyond zoning requirements), are provided in an underground parking garage beneath the hotel. The parking garage is accessed (ingress and egress) by two driveway entrances on Railroad Street. The entrance gates are proposed to swing inward so that they do not conflict with cars or people walking by; and

WHEREAS, the site plan includes an open area in the center of the development with outdoor seating and gathering spaces, and an upper pool and spa facilities for guests. No public restaurants or bar uses are proposed with the project; 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 17-004, 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:

Agenda Item 4

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 elegant, rustic themed architectural form and would utilize compatible building materials such as stone, timber, glazing and other ornamental features, 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 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. Approval. The Planning Commission of the City of El Paso de Robles does hereby approved Planned Development 17-004, subject to the following Conditions and Exhibits .

1. Exhibit A - Project Specific Conditions of Approval
2. Exhibit B - Standard Conditions of Approval
3. Exhibit C - Architectural Appearance Renderings
4. Exhibit D - Site Plan
5. Exhibit E - Elevations
6. Exhibit F - Color and Materials
7. Exhibit G - Landscape Plan
8. Exhibit H - Floor Plans

Agenda Item 4

PASSED AND ADOPTED THIS 27th day of March, 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson, Doug Barth

ATTEST:

Warren Frace, Planning Commission Secretary

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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- | | |
|--|--|
| | <ul style="list-style-type: none">B. Standard ConditionsC. Architectural Appearance RenderingsD. Site PlanE. ElevationsF. Color and MaterialsG. Landscape PlanH. Floor Plans |
|--|--|
2. 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.
 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 17-004 shall expire on March 27, 2020. 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. 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.
 5. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
 6. 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.
 7. 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).
 8. If the applicant installs 14 new on-street parking spaces within the Downtown area, in a location and design standard approved by the City Engineer, to meet the parking requirement of the 6/24/15 offsite parking agreement for 817 12th Street that applies to the Hotel Cheval 2 site, then the 14 extra parking spaces shown on the site plan can be reduced or reconfigured at the applicant's discretion. Said parking spaces shall be installed per City Engineer requirements, prior to issuance of a

Agenda Item 4

Certificate of Occupancy for this project (PD 17-004). The applicant shall be responsible for amending the 6/24/15 offsite parking agreement .

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

Engineering Division Conditions:

1. All overhead utilities on 10th street shall be undergrounded.
2. This project is located in the City's Downtown Watershed Plan (Plan), allowing the applicant to meet stormwater retention requirements offsite with participation in one of various projects outlined in the Plan. The applicant has determined that the project stormwater detention requirements can be met offsite, along the project frontage. The applicant is required to maintain these facilities for the life of the project. The applicant must enroll in the stormwater control measure maintenance program prior to occupancy.
3. The applicant shall submit a final Stormwater Control Plan in compliance with the City's Stormwater Ordinance and Engineering Standards.
4. The applicant is required to reconstruct the curb, gutter and sidewalk along the project frontage to the City Engineer's satisfaction. Improvements include and are not limited to street trees and grates, City decorative lighting, a new bulb out at the corner of 10th and Pine Street, a bike rack and street furniture.
5. The applicant must install bike lanes on 10th street. Should bike lanes not fit on 10th street, Share the road markings and signage may be installed.
6. The applicant must install a new accessible parking space on the 10th street frontage to the City Engineer's satisfaction.
7. The applicant shall install diagonal parking along Pine Street. One space will include a 3 minute passenger loading and unloading zone, with signage and an accessible ramp.

EXHIBIT B

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: March 27, 2018

Applicant: C.J. Horstman Location: 1020 Pine Street

APN: 009-106-010, -013, -014

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 March 27, 2020 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 _____)

Agenda Item 4

- 4. Any site specific condition imposed by the Planning Commission in approving this project 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 _____)

Agenda Item 4

- 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. 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.
- 16. 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.
- 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 18. 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.
- 19. 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.
- 20. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:

(Adopted by Planning Commission Resolution _____)

- 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: grading plan review

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.
- 2. The applicant shall submit a composite utility plan signed as approved by a

(Adopted by Planning Commission Resolution _____)

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 _____)

Agenda Item 4

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.
 - 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 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.

(Adopted by Planning Commission Resolution _____)

Agenda Item 4

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.

(Adopted by Planning Commission Resolution _____)

Exhibit C
Architectural Appearance Renderings



Pine Street View

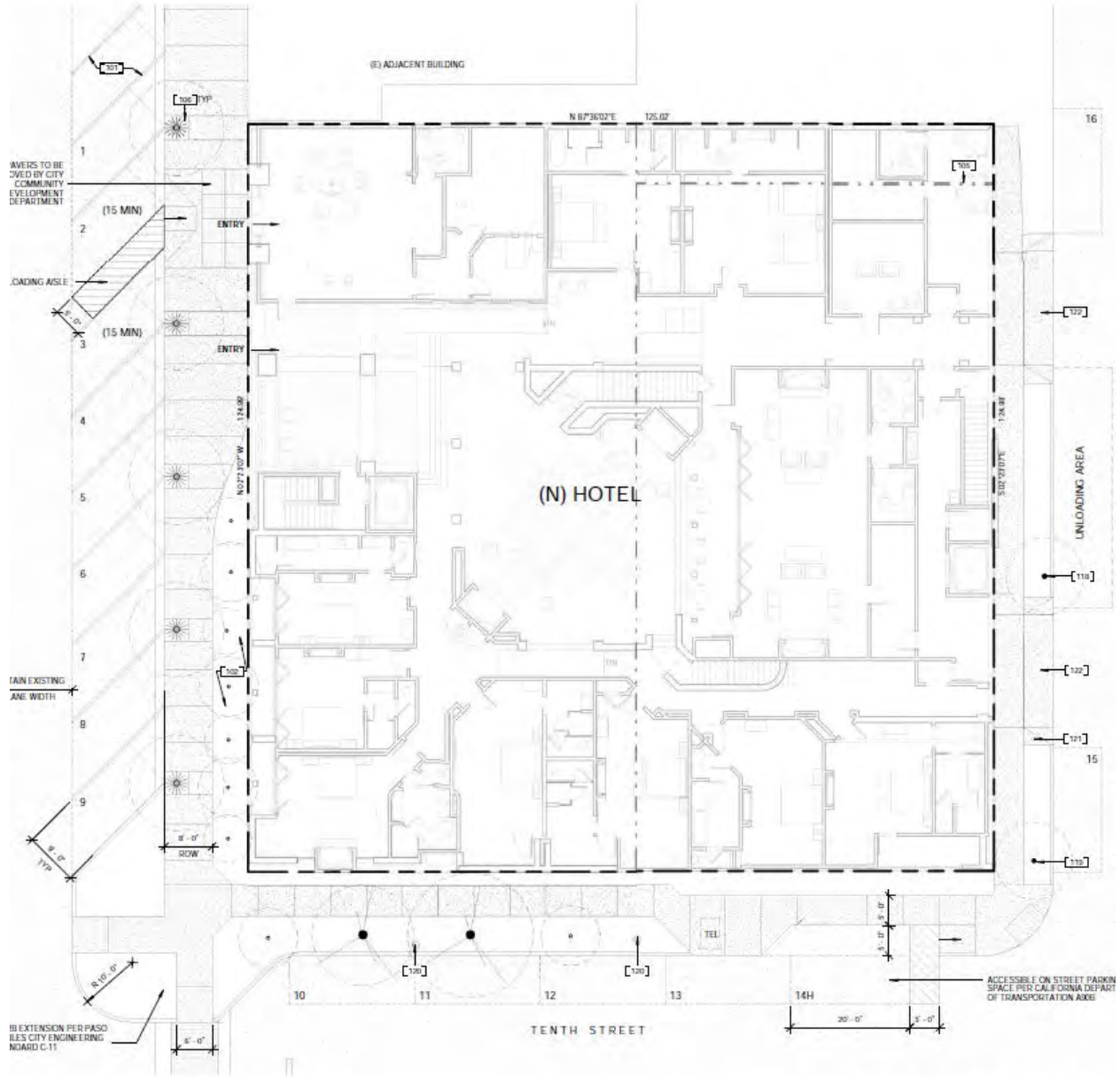


10th and Railroad View



Details

Exhibit D Site Plan



CONCEPTUAL SITE PLAN

Exhibit E Elevations

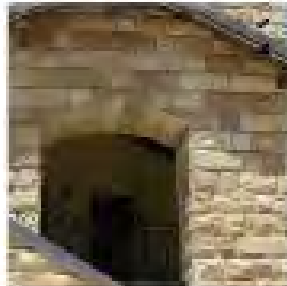


MATERIAL & COLOR



Exhibit F Colors and Materials

MATERIAL & COLOR



-	MATERIAL DESIGNATION
-	COLOR / FINISH DESIGNATION

MATERIAL DESIGNATION

1. SMOOTH PLASTER
2. STONE- MATCH EXISTING HOTEL
3. GLAZING / STOREFRONT
4. TIMBER
5. STANDING SEAM METAL ROOFING
6. ALUMINUM STOREFRONT FRAME
7. LANTERNS - MATCH EXISTING HOTEL

COLOR / FINISH DESIGNATION

- A. COLOR 1 - BISCUIT
- B. COLOR 2- DARK TAUPE
- C. COLOR 3- CHOCOLATE
- D. FACTORY CLEAR COAT
- E. DARK BRONZE
- F. CLEAR/SOLAR TINT

Exhibit G Landscape Plan



CONCEPTUAL PLANTING LIST

SIZE	BOTANICAL NAME/COMMON NAME	WUCOLS IV RATING	SIZE	BOTANICAL NAME/COMMON NAME	WUCOLS IV RATING
TREES (T)			VINES		
24" Box	<i>Legnistrœmia indica</i> Natchez / White Crepe Myrtle	L	5G	<i>Fallopia baldschuanica</i> Lace Vine	L
24" Box	<i>Legnistrœmia indica</i> Calerbia / Dark Purple Crepe Myrtle	L	5G	<i>Rosa banksia</i> Tulse / Yellow Lady Bank's Rose	L
30" Box	<i>Legnistrœmia indica</i> Calerbia / Dark Purple Crepe Myrtle	L	GROUND COVER (GC)		
STREET TREES (ST)- TO CONFORM TO MASTER STREET TREE LIST			1G	<i>Coloreaster demmet</i> Striba Finding / Bearberry Coloreaster	L
24" Box	<i>Magnolia</i> G / Southern Magnolia	M	1G	<i>Hemerocallis</i> Red Velvet / Evergreen Red Daylily	L
24" Box	<i>Pyrus betulaefolia</i> / Birchleaf Pear	L	1G	<i>Rhaphicnaps indica</i> Belleme / Belleme India Hawthorn	L
SHRUBS (SH)			1G	<i>Rosemurus officinalis</i> Huntington Blue / Rosemary	L
5G	<i>Arctostaphylos densiflora</i> Howard McIlroy/Mezzanite	L	1G	<i>Achillea millefolium</i> Paprika/Red Yarrow	L
5G	<i>Dielsia bicolor</i> Rhœnan Iris	M			
5G	<i>Escallonia</i> Yewport Dwarf / Dwarf Escallonia	L			
5G	<i>Mulledbergia ripens</i> Deer Grass	L			
5G	<i>Viburnum tinus</i> Spring Bouquet/Laurusthus	M			



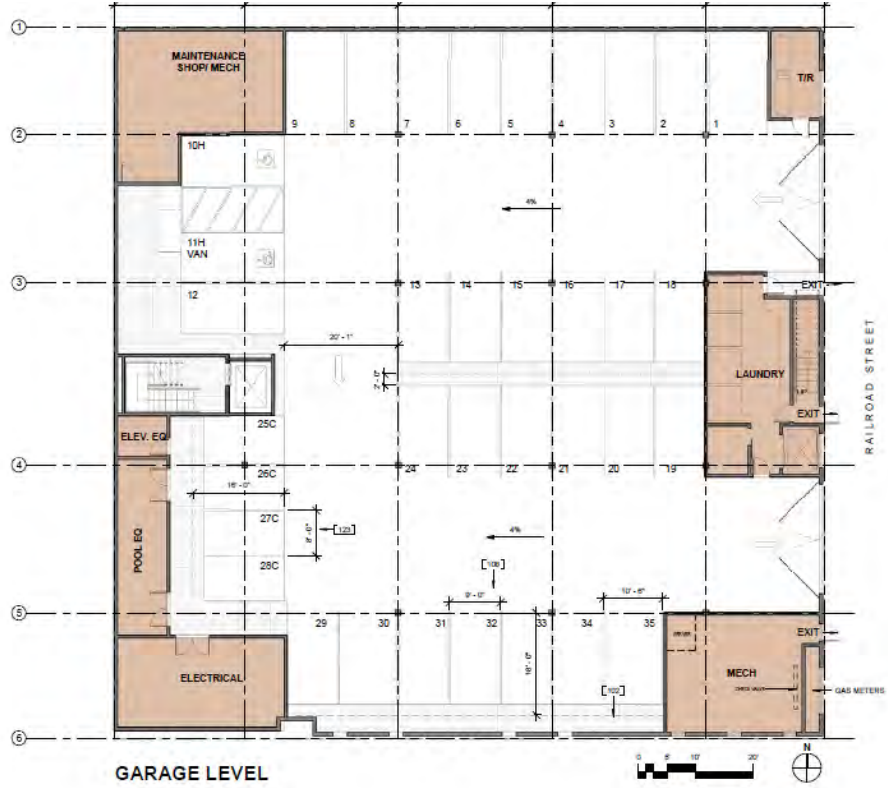
Exhibit H Floor Plans



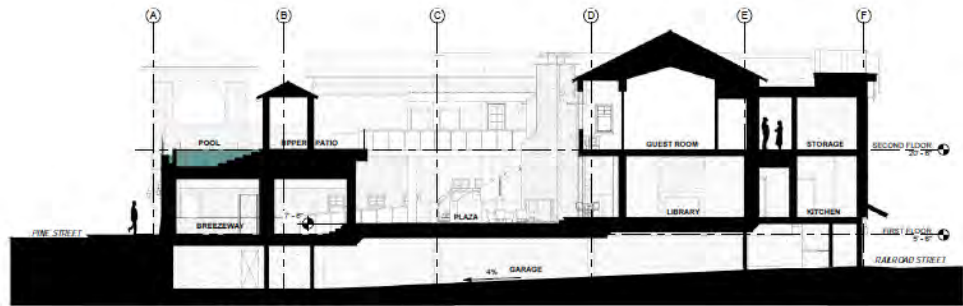
Agenda Item 4

REFERENCE NOTES

- 102 3'-0" VEHICLE OVERHANG TYP.
- 108 TYP PARKING SPACE 9' x 19'



GARAGE LEVEL



SCHEMATIC SECTION

RECEIVED

JAN 22 2018

City of Paso Robles
Community Development Dept.

Oak Tree Protection Plan

Hotel Chaval 10th and Pine Street, Paso Robles

Prepared By

**Chip Tamagni
Certified Arborist #WE 6436-A
Certified Hazard Risk Assessor #1209**

**Steven Alvarez
Certified Arborist #WE 0511-A**

**P.O. Box 1311
Templeton, CA 93465
(805) 434-0131**

A & T ARBORISTS

P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131



As consulting arborists, we have been hired to inform and educate how to protect trees both during the design phase and construction. Different species can adapt to more impacts than others just as young trees can sustain more root disturbance than older trees. All individuals and firms involved in the planning stages should be made completely aware of the limitations regarding setbacks from critical root zones that are recommended to protect the trees. When we are given a plan, it should show **all** possible disturbances within the critical root zone areas. This includes all cuts, fills, over-excavation limits, building clearances, and all utilities. We will suggest changes if we feel the impacts are too great and it is up to the owner or their designee to follow our recommendations. If the plan we receive is not complete with potential impacts, we will fairly assume any additions will fall completely out of the critical root zone areas. It is the burden of the property owner or their designee to inform us of any changes, omissions, or deletions that may impact the critical root zone area of the trees in any way.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the critical root zone of any native tree. We recommend making it mandatory that the grading/trenching operator have all of his/her employees sign that they have read this plan. It is highly recommended that all other contractors sign and acknowledge this tree protection plan as well. In addition, each their respective employees shall be made aware of this tree plan.

The term "critical root zone" is often referred to in this report. The CRZ is an imaginary circle around the trunk of the tree with a radius in feet equal to the tree's diameter in inches. Therefore, a 10 inch diameter tree would have a critical root zone with a 10 foot radius.

This tree evaluation and protection plan is in regard to the development of 10th and Pine Street in Paso Robles. Plans are to construct a new hotel at the north east corner of 10th and Pine Streets in Paso Robles. There are three coast live oaks (*Quercus agrifolia*) located on the property. One tree is located on the east side of the building and the other two are city street trees in the median just outside of the sidewalk. The largest of the three trees is 17 inches in diameter. Normal building practices call for a five foot over-excavation especially for a commercial building. Considering the new hotel will encroach approximately three feet into the crz, the over-excavation will add another five feet for a total of eight feet encroachment. This equates to an 18% critical root zone encroachment. While a young tree will normally survive this encroachment, the following specific mitigation measures shall be followed:

1. The project arborist shall be present for all over-excavation within the crz without exception.
2. All roots over one inch in diameter shall be properly pruned by the project arborist.

Agenda Item 4

3. All canopy pruning shall be approved by the City prior to any trimming. All said trimming shall be completed by a trained arborist. No skill saws!
4. The soil cut face within the crz shall be kept moist by the general contractor until the backfilling is complete.
5. The project arborist will most likely recommend a combination of fertilizer, fungicide, insecticide to lower stress on the tree.

Projects usually require an on-site pre-construction meeting with the city, owner, grading contractor and the arborist. Topics will include fencing, monitoring and requirements for a positive final occupancy letter. It is the owner's responsibility to adequately inform us prior to any meetings where we need to be present.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees whose CRZ edges are greater than 50 feet from site disturbance will generally not be tagged and inventoried. Trees that are inherently protected by other saved trees will also not be tagged. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet.

Determining factors include:

- Previous impacts to tree root zone
- Observation of cavities, conks or other structurally limiting factors
- Pest, fungal, or bacterial disorders
- Past failures
- Current growth habit

The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.

Agenda Item 4

- 5 Relatively healthy tree with little visual structural and or pest defects.
- 6 Healthy tree that probably can be left in its natural state. Future pruning may be required.
- 7-9 The tree has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

The following mitigation measures/methods must be fully understood and followed by anyone working within the drip line of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner or their designee shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sag and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.

Soil Aeration Methods: Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include adding specialized soil conditioners, water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

Chip Mulch: All areas within the CRZ of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within CRZ: All trenching/excavation for foundations within the CRZ of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is taking place. Any landscape architects and contractors involved shall not design any irrigation or other features within any drip line unless previously approved by the project arborist.

Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage

Agenda Item 4

pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist. All soil compaction within drip line areas shall be mitigated as described previously.

Existing Surfaces: The existing ground surface within the CRZ of all native trees shall not be cut, filled, compacted or pared, unless shown on the grading plans and approved by the arborist.

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- pre-construction fence placement
- any utility or drainage trenching within any CRZ
- All grading and trenching near trees requiring monitoring on the spreadsheet

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting of reduction of tops, sides or individual

Agenda Item 4

limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for building clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Landscape: All landscape under the CRZ shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.

Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots.** Roots greater than 2 inches in diameter shall **not** be cut.

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.

Final Inspection Letter: Upon project completion, the City of Paso Robles shall require a final letter from the project arborist. This final inspection shall note any problems with the trees ranging from failure to monitor critical root zone activities, improper pruning such as leaving stubs, and any visual declining tree health.

If **all** the above mitigation measures are followed, we feel there will be no additional long-term significant impacts to the remaining native trees.

With this project, it is extremely important to remember that these trees are owned by the City of Paso Robles. Any root or canopy pruning shall be approved by City personnel. Existing tree law states that any party trimming roots or the canopy shall not only secure permission but that they also own any damage to the tree. In addition, these oaks can become quite large. All of them will require pruning training over the years as the canopy will constantly be encroaching into the building. There is also the possibility of root damage to footings and other infrastructure in the future. We also recommend installing Bio Barrier root guard to help prevent the tree roots from encroaching into the building.

A & T Arborists strongly suggests that the responsible party (owner of their designee) make copies of this report. Any reproduction by A & T Arborists or changes to this original report will require an additional charge.

Agenda Item 4

Please let us know if we can be of any future assistance to you for this project.

Chip Tamagni
Certified Arborist #WE 6436-A
CA State Pest Control Advisor and Applicator
ISA Certified Hazard Risk Assessor #1209
Cal Poly B.S. Forestry and Natural Resources Management

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE COND.	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW	LTSI H-M-L-N	USEFUL LIFE EXP.
1	LO	<i>Q. agrif.</i>	17	5	I	18%	GR	F, RP, M	YES	IV	excel.	street tree	20x20	low	100
2	LO	<i>Q. agrif.</i>	11	5	I	5%	GR	F, RP, M	YES	IV	excel.	street tree	13x13	low	100
3	LO	<i>Q. agrif.</i>	9	5	I	5%	GR	F, RP, M	YES	IV	excel.	street tree	11x11	low	100

182

Agenda Item 4

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
 2 = TREE TYPE: COMMON NAME IE W.O = WHITE OAK
 3= SCIENTIFIC NAME
 4 = TRUNK DIAMETER @ 4'6"
 5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
 6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
 7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
 8= CONSTRUCTION IMPACT TYPE: GRADING, COMPACTION, TRENCHING, FILL

9 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROOTPRUNING,
 10 = ARBORIST MONITORING REQUIRED: YES/NO
 11 = PERSCRIBED PRUNING: CLASS 1-4
 12= AESTHETIC VALUE
 13= FIELD NOTES
 13= NORTH SOUTH/ EAST WEST CANOPY SPREAD
 14= CANOPY SPREAD
 15= LONG TERM SIGNIFICANT IMPACTS: HIGH, MEDIUM, LOW, NONE

16 = USEFUL LIFE EXPECTANCY



ARCHITECTS:
MICHAEL C. PEACHEY
WAYNE B. STEWART
300 S. HALCYON ROAD
ARROYO GRANDE, CA 93405
TEL: 805.584.8254
FAX: 805.584.8258
MWA@MWA.BZ

A NEW BOUTIQUE HOTEL
HOTEL CHEVAL PHASE II
1020 PINE STREET
PASO ROBLES, CA

SCHEMATIC SITE PLAN

REVISIONS

#	DATE	DESCRIPTION

JOB NUMBER: 14488
DATE: 8.5.17
APPL. NO.:
SHEET NUMBER: DP11

REFERENCE NOTES

- 101 24" VEHICLE OVERHANG TYPE
- 102 (E) STREET PARKING
- 104 (N) CROSS WALK TO CONNECT TO EXISTING HOTEL
- 110 (E) PROPERTY LINES TO BE REMOVED AS PART OF A SEPARATE PERMIT
- 116 (E) 17' LIVE OAK TO REMAIN
- 118 (E) MULBERRY TREES TO REMAIN
- 120 (E) UTILITY POLE
- 121 (E) MULBERRY TREE TO BE REMOVED
- 122 (N) CURB CUT REFER TO CIVIL DRAWINGS
- 124 PROPOSED AREAS FOR STORMWATER RETENTION - REFER TO CIVIL
- 125 (N) VERTICALITY TO TR AND BULKHEAD (TO MATCH CITY STANDARDS)
- 126 BACKFLOW PREVENTER

SITE SUMMARY

ADDRESS: 1020 PINE STREET
APN: 039-036-15-011-014
LOCAL ZONING: TD-1 TOWN CENTER COMMERCIAL
OVERLAY ZONING: JPTOWN TOWN CENTER SPECIFIC PLAN
ADJACENT USES:
NORTH: WESTERN JANITOR SUPPLY (IC-1)
SOUTH: 10TH STREET PARKING LOT (IC-1)
EAST: PALMVIEW STREET WAREHOUSE (IC-1)
WEST: PINE STREET / PASO ROBLES PRESS (IC-1)
PROPOSED USE: HOTEL
GROSS LOT AREA: 8.16 ACRES
SETBACKS:
NORTH: 0' SOUTH: 0'
EAST: 7' WEST: 7'
LOT COVERAGE: 15.63% (25,522 SF) / 15.63% (25,522 SF) + 10%

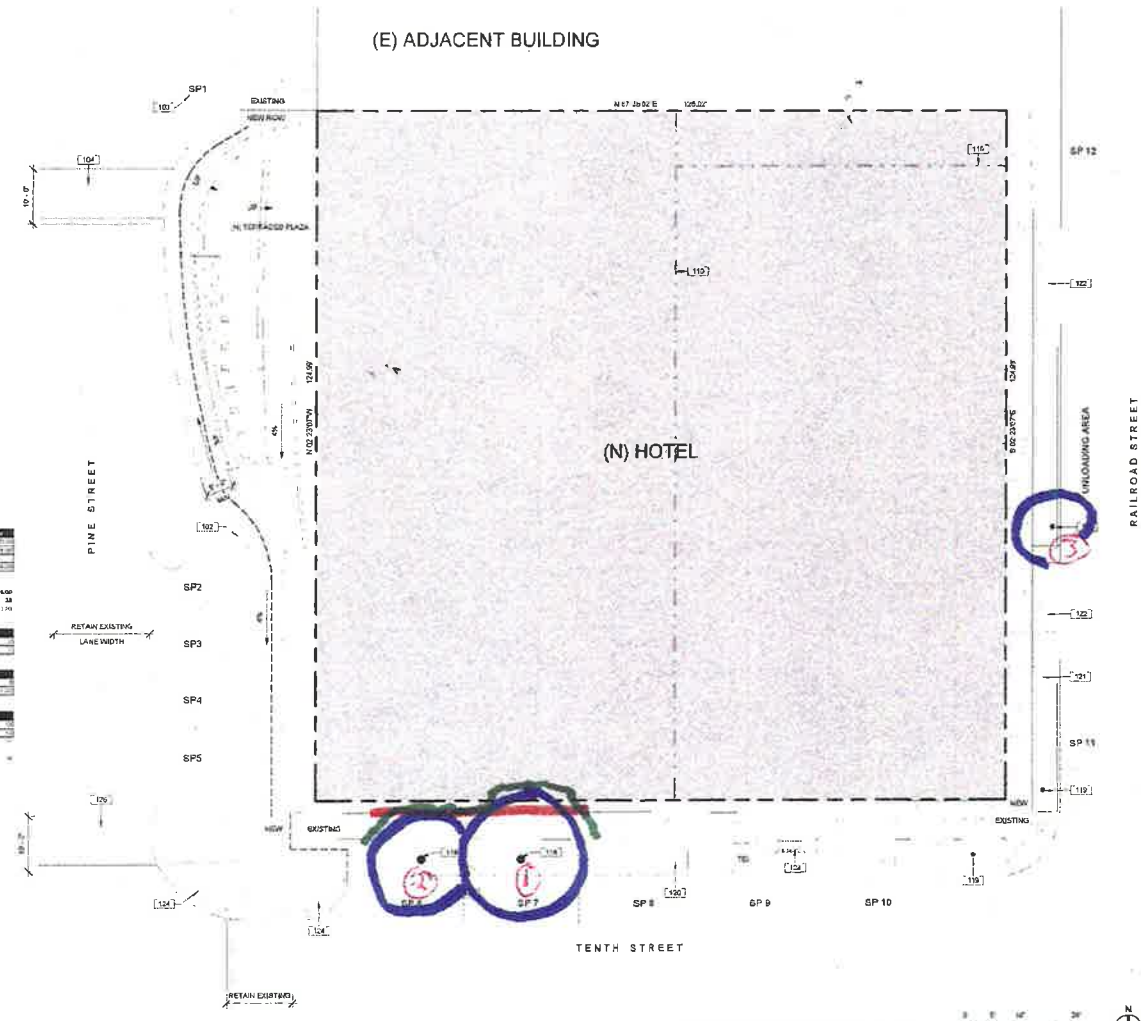
PARKING CALCULATIONS

Category	Vehicle	Area	Capacity
Total Required	Hotel	15,000	300
	Other	1,000	20
Total Required		16,000	320
Available		17,000	340

Category	Vehicle	Area	Capacity
Total Required	Hotel	15,000	300
	Other	1,000	20
Total Required		16,000	320
Available		17,000	340

BUILDING SUMMARY

PROPOSED USE: HOTEL
EXISTING USE: COMMERCIAL MEDICAL OFFICES
CONSTRUCTION TYPE: TYPE IIA - FIRE SPRINKLED
NUMBER OF STORIES: 2 STORIES OVER GARAGE
OCCUPANCY GROUPS: R-1, R-2, M
BUILDING AREA:
GARAGE: 11,500 SQ FT
1ST FLOOR: 13,500 SQ FT
2ND FLOOR: 14,000 SQ FT
TOTAL: 40,000 SQ FT



█ = Tree Canopy
█ = Fencing
█ = Critical Dist Zone X

CONCEPTUAL SITE PLAN



Chip Tommasini WE6436-A



**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Planned Development (PD 17-004) – Hotel Cheval II Expansion (20 guest rooms)

APPLICANT: Hotel Cheval 2, LLC; Representative: CJ Horstman, MW Architects

LOCATION: 1020 Pine Street (corner of Pine and 10th Streets); APN 009-106-014

ENVIRONMENTAL DETERMINATION: This application is Categorically Exempt from environmental review (Class 32), since it is an infill development project and meets the specific applicable criteria per CEQA Guidelines, Section 15332.

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, March 27, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Susan DeCarli
City Planner

Please publish once on, Friday, March 16, 2018.



CITY OF EL PASO DE ROBLES

“The Pass of the Oaks”

March 16, 2018

Dear Property Owner/Tenant:

You are hereby notified, as the owner or tenant of property within 300 feet of the site listed below, that the Planning Commission will hold a public hearing to consider the following application in your neighborhood:

APPLICATION: Planned Development 17-004 (Hotel Cheval Expansion) – A request to develop a 20-room 2-story hotel and ancillary support uses. The project includes 34 parking spaces in an underground parking garage, accessed from Railroad Street.

APPLICANT C.J. Horstman, MW Architects

LOCATION: 1020 Pine Street, APNs: 009-106-010, 009-106-013, 009-106-014

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) from environmental review, Class 32, Infill Development

HEARING: The Planning Commission will hold a public hearing on Tuesday, March 27, 2018, at 6:30 pm in the City Council Chambers, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

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Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Sincerely,

Susan DeCarli, City Planner

March 16, 2018
Date