

RESOLUTION NO.: 08-025

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES APPROVING
PLANNED DEVELOPMENT 08-004
(MARTIN RESORTS)
APN: 009-093-039

WHEREAS, Planned Development 08-004 has been filed by Pults & Associates on behalf of Martin Resorts, to construct a new 8,929 square foot two-story spa/office building; and

WHEREAS, the project is located at 600 12th Street; and

WHEREAS, the General Plan land use designation of the site is Community Commercial Mixed Use Overlay (MU), and the Zoning is C1-PD (General Commercial, Office Professional Overlay); and

WHEREAS, the proposed parcel map is Categorically Exempt from environmental review per Section 15332 (Class 32) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, at its June 10, 2008 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 08-004 and related applications; and

WHEREAS, 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 proposed Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is consistent with the City's Economic Strategy, by providing investment into the downtown as well as providing spa and office facilities in the downtown.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City. Rather, the PD for the Project implements the City's goals as expressed in its General Plan and its Economic Strategy.
 - B. The Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
 - C. The Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area.

- D. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 08-004, subject to the following conditions:

PLANNING 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:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Title Sheet
C	Existing Site Plan
D	Site Plan
E	Path of Travel
F	Existing Floor Plan
G	First Floor Plan
H	Second Floor Plan
I	Roof Plan
J	Existing Exterior Elevations
K	Exterior Elevations
L	Color and Materials Board (on file in the Community Development Dept.)

2. This Development Plan for PD 08-004, allows for development and operation of the 8,829 square foot spa and office building.
3. Prior to the issuance of a demolition permit for the existing building, the necessary steps shall be taken to determine if the building has historical or architectural significance. Depending on the outcome of the evaluation, the request for demolition may need to be approved by the City Council.
4. This project approval shall expire on June 10, 2010 unless a time extension request is filed with the Community Development Department prior to expiration.
5. In conjunction with the submittal of the building plans, exterior light cut-sheets shall be provided for Staff review, to insure adequate shielding and compliance with zoning code requirements.
6. Prior to the issuance of a building permit, the applicant shall pay parking in-lieu fees for 7 spaces at a rate established by Council Resolution. In-lieu fees are calculated and paid at the time of Building Permit issuance.

7. The applicant shall submit a sign program that shall be reviewed by the DRC. The applicant shall obtain required building permits for the signs prior to installation.
8. All roof mounted equipment shall be fully screened.
9. Prior to occupancy, the applicant shall complete street improvements on 12th Street in accordance with an approved schematic plan for decorative street lights and tree wells on 12th Street at the direction of the City Engineer. This work will also include the construction of an ADA compliant cross-walk across 12th Street as feasible at the direction of the City Engineer. New ramps shall be placed on both sides of the street.
10. If the project accesses sewer from 12th Street, the sewer main in 12th Street shall be extended to the west boundary of the project in accordance with plans approved by the City Engineer.
11. Prior to occupancy, the existing overhead utility lines south of and parallel to 12th Street shall be relocated underground (some poles may have to remain in place to maintain service other existing buildings).

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

12. Provide fire sprinkler systems for structures 5,000 square feet or greater.
13. Prior to the start of construction, documentation shall be submitted to Emergency Services showing that required fire flows can be provided to meet all project demands.
14. No building shall be occupied until all public improvements are completed and accepted by the City for maintenance.

PASSED AND ADOPTED THIS 10th day of June, 2008 by the following Roll Call Vote:

AYES: Holstine, Treatch, Steinbeck, Flynn, Peterson, Hodgkin, Johnson

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

EXHIBIT A OF RESOLUTION 08-025

**CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS
FOR PLANNED DEVELOPMENTS / CONDITIONAL USE PERMITS**

PROJECT #: PD 08-004

APPROVING BODY: PLANNING COMMISSION

DATE OF APPROVAL: JUNE 10, 2008

APPLICANT: MARTIN RESORTS SPA BUILDING

LOCATION: 600 12TH STREET

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:

- 1. This project approval shall expire on June 10, 2010 (See Planned Development Approval Resolution) unless a time extension request is filed with the Community Development Department 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. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
- 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. This project is subject to the California Environmental Quality Act (CEQA) which requires the applicant submit a \$25.00 filing fee for the Notice of Determination payable to "County of San Luis Obispo". The fee should be submitted to the Community Development Department within 24 hours of project approval which is then forwarded to the San Luis Obispo County Clerk. Please note that the project may be subject to court challenge unless the required fee is paid.
- 6. 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.
- 7. 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.
- 8. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- 9. All trash enclosures shall be constructed of decorative masonry block compatible with the main buildings. Gates shall be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.
- 10. 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.
- 11. 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.
- 12. 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.

- 13. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 14. 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.
- 15. The following areas shall be placed in the Landscape and Lighting District:

The developer shall install all improvements and landscape areas. City acceptance on behalf of the Landscape and Lighting District shall be subject to the approval of the Public Works Street Department (237-3864).

- 16. All parking lot landscape planters shall have a minimum outside dimension of six feet and shall be separated from parking and driving areas by a six inch high solid concrete curb.
- 17. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

- 18. 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.

B. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 1. 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.

- 2. 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:
- 3. The applicant shall meet with the City's Crime Prevention Officer prior to the issuance of building permits for recommendations on security measures to be incorporated into the design of the structures to be constructed. The applicant is encouraged to contact the Police Department at (805) 237-6464 prior to plan check submittal.

C. THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OCCUPANCY:

- 1. Occupancy of the facility shall not commence until such time as all Uniform Building Code and Uniform Fire Code regulations have been complied with. Prior to occupancy, plans shall be submitted to the Paso Robles Fire Department and the Building Division to show compliance. The building shall be inspected by the appropriate department prior to occupancy.
- 2. All public or private manufactured slopes located adjacent to public right-of-ways on property in excess of six (6) feet in vertical height and of 2.5:1 or greater slope shall be irrigated and landscaped for erosion control and to soften their appearance as follows: one 15-gallon tree per each 250 square feet of slope area, one 1-gallon or larger size shrub per each 100 square feet of slope area, and appropriate ground cover. Trees and shrubs shall be staggered in clusters to soften and vary the slope plane. Slope planting shall include a permanent irrigation system be installed by the developer prior to occupancy. In lieu of the above planting ratio, the applicant may submit a slope planting plan by a licensed landscape architect or contractor providing adequate landscaping, erosion control and slope retention measures; the slope planting plan is subject to approval by the Development Review Committee. Hydroseeding may be considered on lots of 20,000 square feet or greater.

PUBLIC WORKS DEPARTMENT - The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

APPLICANT: Martin Resorts, Inc. PREPARED BY: JF

REPRESENTATIVE: Pults & Assoc. CHECKED BY: _____

PROJECT: PD 08-004 TO PLANNING: _____

All conditions marked are applicable to the above referenced project for the phase indicated.

D. PRIOR TO ANY PLAN CHECK:

1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

E. 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. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
3. 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 removal.
4. A complete grading and drainage plan prepared by a registered civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site detention/ retention if adequate disposal facilities are not available, as determined by the City Engineer.

- 5. A Preliminary Soils and/or Geology Report shall be prepared by a registered engineer for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site.

F. PRIOR TO ANY SITE WORK:

- 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 representative of each public utility, together with the improvement plans. The composite utility plan shall also be signed by the Water, Fire, Wastewater, and Street Division heads.
- 3. Any grading anticipated during the rainy season (October 15 to April 15) will require the approval of a Construction Zone Drainage and Erosion Control Plan to prevent damage to adjacent property. Appropriateness of areas shall be subject to City Engineer approval.
- 4. Any construction within an existing street shall require a Traffic Control Plan. The plan shall include any necessary detours, flagging, signing, or road closures requested. Said plan shall be prepared and signed by a registered civil or traffic engineer.
- 5. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require a signature of approval by the Department of Public Works, Street Superintendent and the Community Development Department.
- 6. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

<u>12th Street</u>	(See City Engineer Site Specific Condition)	
Street Name	City Standard	Standard Drawing No.
- 7. 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.

G. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
- 2. The applicants civil and soils engineer shall submit a certification that the rough grading work has been completed in substantial conformance to the approved plans and permit.
- 3. When retaining walls are shown on the grading plan, said walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.
- 4. All property corners shall be staked for construction control, and shall be promptly replaced if destroyed.
- 5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks per Fire Department recommendation.
- 6. 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 and open space landscaping;
 - c. Wall maintenance in conjunction with landscaping;
 - d. Graffiti abatement;
 - e. Maintenance of open space areas.
- 7. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) - in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V - the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State of California.
- 8. Prior to the issuance of a Building Permit for a building within Flood Insurance Rate Map (FIRM) in zones A1-A30, AE, AO, AH, A, V1-V30, VE and V, the developer

shall provide a Flood Proofing Certificate in accordance with the National Insurance Program. This form must be completed by a land surveyor, engineer or architect licensed in the State California.

H. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services and any outstanding annexation fees.
- 2. No buildings shall be occupied until all public improvements are completed and approved by the City Engineer, and accepted by the City Council.
- 3. All final property corners and street monuments shall be installed before acceptance of the public improvements.
- 4. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected against erosion by hydroseeding or landscaping.
- 5. The applicant shall install all street names, traffic signs and traffic striping as directed by the City Engineer.
- 6. If the adjoining existing City street is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall remove the entire roadway and replace it with a minimum full half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 7. If the development includes a phased street construction along the project boundary for future completion by the adjacent property owner, the applicant shall provide a minimum half-width street plus a 12' wide travel lane and 4' wide graded shoulder adequate for two-way traffic. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 8. When the project fronts on an existing street, the applicant shall pave-out from the proposed curb to the edge of pavement if the existing pavement section is adequate, and shall feather the new paving out to the centerline for a smooth transition. If the existing pavement is inadequate, the roadway shall be replaced to centerline and the remaining pavement shall be overlaid. (A finding of "rough proportionality" has been made in the resolution for this condition).
- 9. Any utility trenching in existing streets shall be overlaid to restore a smooth riding

surface as required by the City Engineer. Boring and jacking rather than trenching may be required on newly constructed or heavily traveled City streets.

- 10. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV and telephone) underground (as shown on the composite utility plan). 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. All underground construction shall be completed and approved by the public utility companies, and the subgrade shall be scarified and compacted, before paving the streets.

- 11. Prior to paving any street the water and sewer systems shall successfully pass a pressure test. The sewer system shall also be tested by a means of a mandrel and video inspection with a copy of the video tape provided to the City. No paving shall occur until the City has reviewed and viewed the sewer video tape and has determined that the sewerline is acceptable. Any repair costs to the pipeline including trench paving restoration shall be at the developer's expense.

- 12. A blackline clear Mylar (0.4 MIL) copy and a blueline print of as-built improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. A reduced copy (i.e. 1" = 100') of the composite utility plan shall be provided to update the City's Atlas Map.

- 13. 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.

PASO ROBLES FIRE DEPARTMENT - The applicant shall contact the Fire Department, (805) 237-3973, for compliance with the following conditions:

I. GENERAL CONDITIONS

- 1. Fire hydrants shall be installed at intervals as required by the Fire Chief and City Engineer. The maximum spacing for single family residential shall be 500 feet. The maximum spacing for multi-family and commercial/ residential shall be 300 feet. On-site hydrants shall be placed as required by the Fire Chief.
- 2. Building permits shall not be issued until the water system, including hydrants, has been tested and accepted and a based access road installed sufficient to support the City's fire apparatus (HS-20 truck loading). The access road shall be kept clear to a minimum of 24 feet at all times and shall be extended to each lot and shall be maintained to provide all weather driving conditions.
- 3. No buildings shall be occupied until all improvements are completed and accepted by the City for maintenance.
- 4. If the development includes phased street construction, temporary turn-arounds shall be provided for streets that exceed 150 feet in length. The temporary turn around shall meet City requirements as set forth in the Public Works Department Standards and Specifications.
- 5. All open space areas to be dedicated to the City shall be inspected by the Fire Department prior to acceptance. A report shall be submitted recommending action needed for debris, brush and weed removal and tree trimming. The developer shall clean out all debris, dead limbs and trash from areas to be recorded as open space prior to acceptance into a Benefit Maintenance District.
- 6. Any open space included in a private development shall be subject to the approval of a vegetation management plan approved by the Fire Chief.
- 7. Each tract or phase shall provide two sources of water and two points of access unless otherwise determined by the Fire Chief and Public Works Director.
- 8. Provisions shall be made to update the Fire Department Run Book.

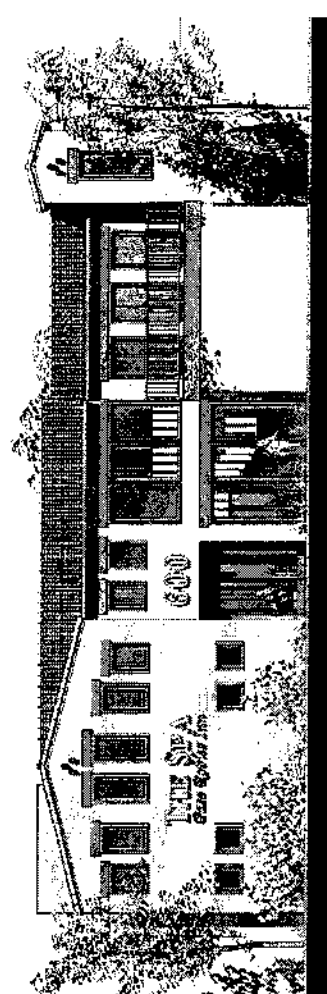


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REMODEL
SPA
AT
PASO ROBLES
INN
PASO ROBLES
CALIFORNIA

DATE: 08/25/08
BY: JAMES R. HARRIS
PROJECT NO.: 08-004



SPA AT PASO ROBLES INN PASO ROBLES, CALIFORNIA

DIRECTORY

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VICINITY MAP



PROJECT DESCRIPTION

A 2-BUILDING, 215,000-SQ-FOOT BLDG. TO BE BUILT IN THE EXISTING 6000 S. 1000 E. TRACT, 1.55 ACRES. THIS PROJECT IS A REMODEL OF THE EXISTING 6000 S. 1000 E. TRACT, 1.55 ACRES. THE PROJECT IS A REMODEL OF THE EXISTING 6000 S. 1000 E. TRACT, 1.55 ACRES. THE PROJECT IS A REMODEL OF THE EXISTING 6000 S. 1000 E. TRACT, 1.55 ACRES.

PROJECT SUMMARY

LEASAL	LOT 541 - APPROX. HOTEL TRACT
20' WIDE	C-1 PD
APN	001-082-024
SITE	4.924 SF - 0.22 ACRES
BUILDING	FIRST FLOOR SPA CIRCULATION TOTAL
	3884 SF 311 SF 332 SF 4527 SF
	SECOND FLOOR ADMIN. TOTAL
	4159 SF 426 SF 4585 SF
	TOTAL BUILDING SF 9112 SF
PARKING	TOTAL REQUIRED ADMIN (1 SPACE/100 SF) SP (1.5 SPACES/4527 SF) TOTAL
	104 SPACES 82 SPACES 20 SPACES
	TOTAL PROVIDED STANDARD ACCESSIBLE MULTIPURPOSE TOTAL
	5 SPACES 1 SPACES 1 SPACES 14 SPACES 20 SPACES
MAINTENANCE	1327 G
SEWER/WATER USE PROJECTIONS	SEWER: 1.1 GALLONS/DAY WATER: 1.1 GALLONS/DAY

SHEET INDEX

V11	TITLE SHEET	TOTAL	10 SHEETS
C01	EXISTING SITE PLAN		
C10	2" = 1" PLAN		
C11	2" = 1" PLAN		
C12	PORT OF TRAVEL		
ARCHITECTURAL			
A10	GENERAL NOTES		
A11	FIRST FLOOR PLAN		
A12	SECOND FLOOR PLAN		
A13	PORT OF TRAVEL		
A14	EXISTING ELEVATIONS		
A15	ELEVATIONS		



DATE: 08/25/08
PROJECT: 08-004

PROJECT NO.: 08-004

TITLE SHEET

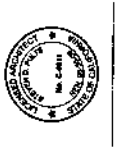
Exhibit B
Title Sheet
PD 08-004
600 12th Street
(Martin Resorts)

3140 Wilshire Blvd., Suite 100
 Los Angeles, California 90010
 Tel: 310.551.1111
 Fax: 310.551.1112
 www.pullitt.com

**REMODEL
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 AT
 PASO ROBLES
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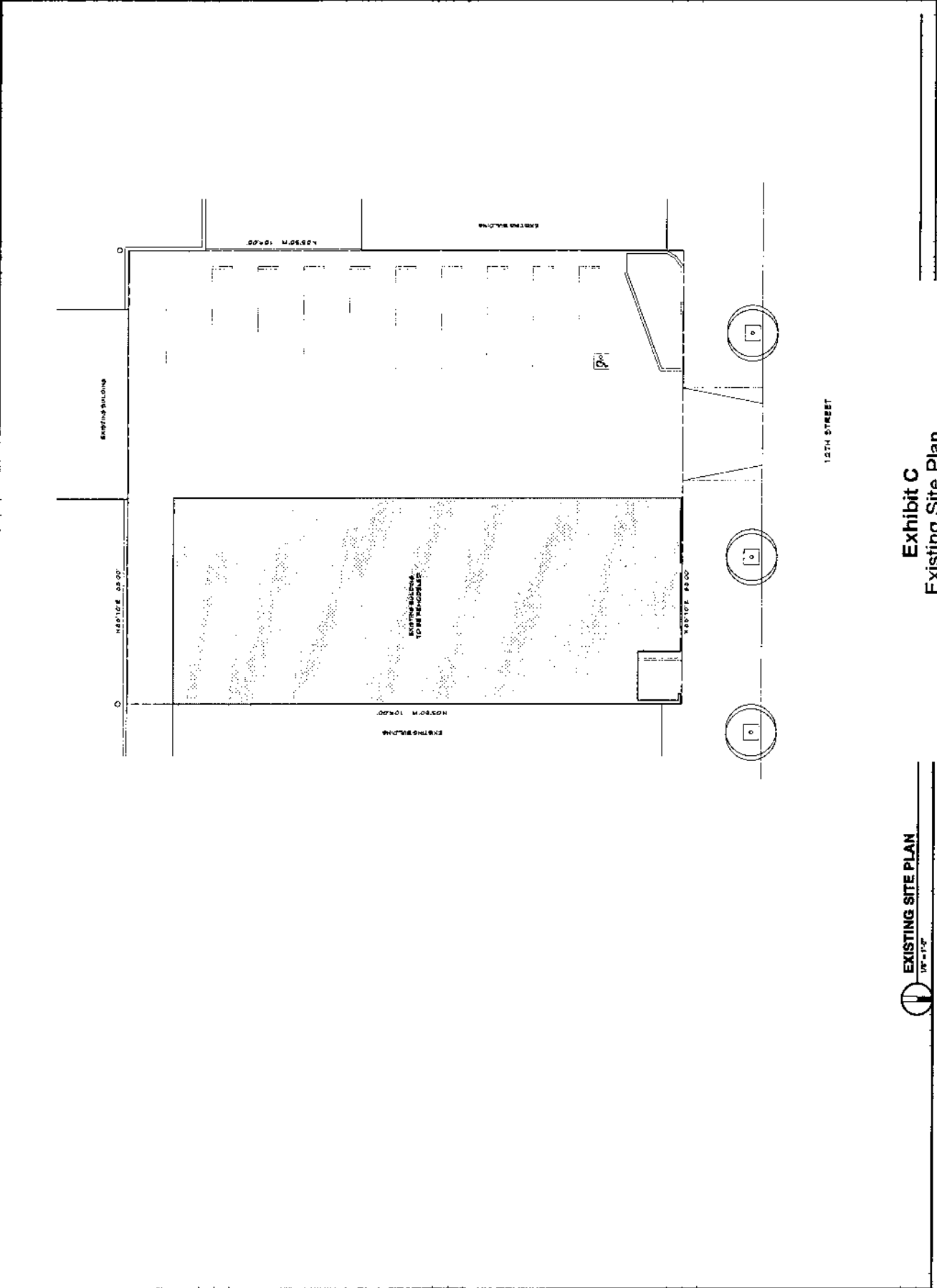
MARTIN RESORTS
 P. O. BOX 13040
 SAN JUAN CAPISTRANO
 CA 92676
 (909) 541-7599

**EXISTING
 SITE PLAN**



DATE: 20 FEB 06
 DRAWN BY: [Signature]
 SCALE: [Blank]

C1.0



EXISTING SITE PLAN
 1/8" = 1'-0"

Exhibit C
 Existing Site Plan
 PD 08-004
 600 12th Street
 (Martin Resorts)

Architect: *Steven D. Pults, AIA & Associates, LLP*
 1200 Grand Street, Suite 100
 Los Angeles, California 90017
 Tel: 213.475.1212
 Fax: 213.475.1211
 Web: www.pults.com

REMODEL SPA AT PASO ROBLES INN
 600 12TH STREET
 PASO ROBLES, CA 94601

MARTIN RESORTS
 P. O. BOX 10080
 SAN LUIS OBISPO
 CA 94606
 (805) 547-7500

PREP FLOOR PLAN
 JWP/CHW/MS



DATE: 10 FEB 05
 DRAWN: [Signature]
 CHECKED: [Signature]
 SCALE: C1.1

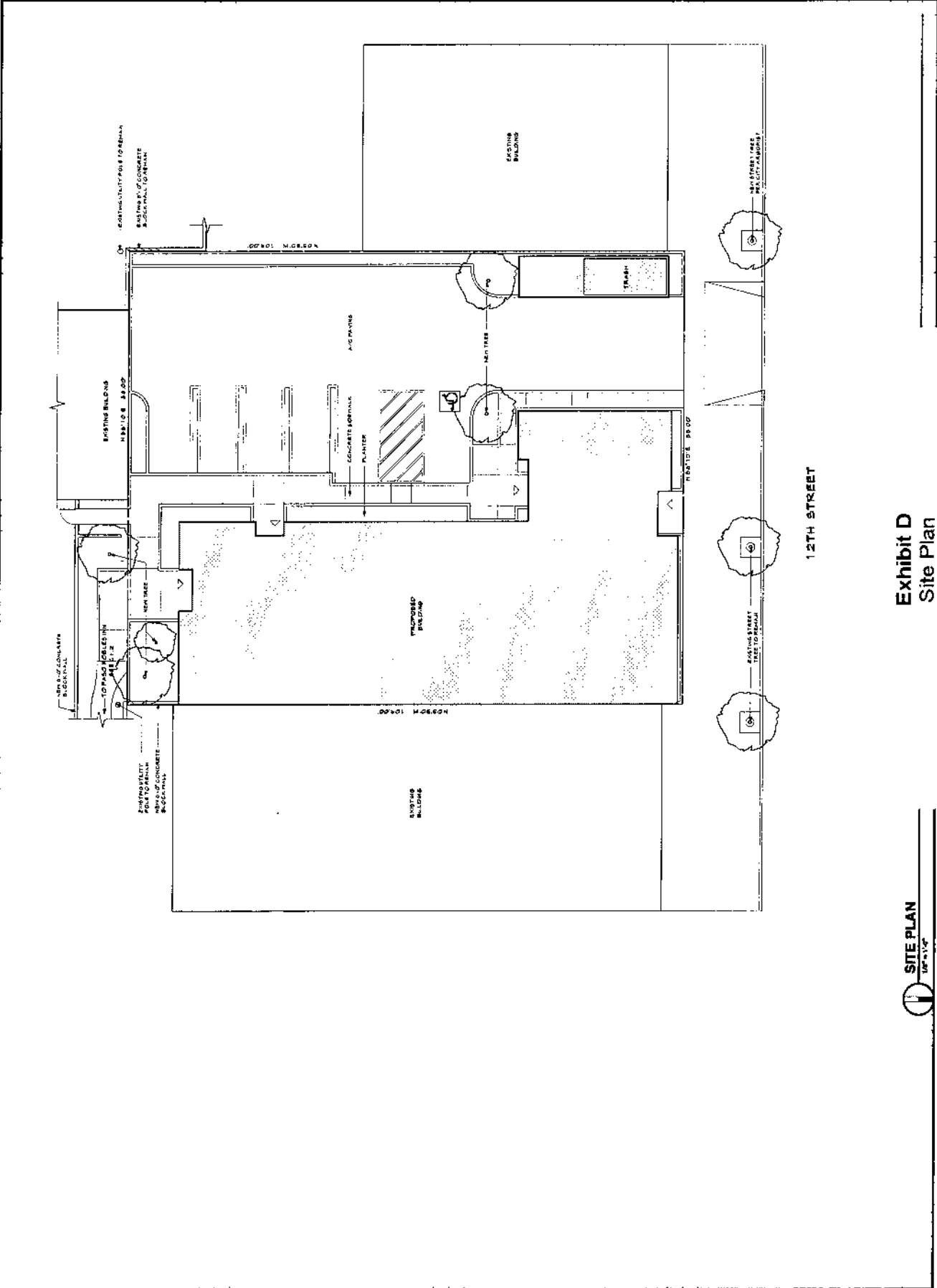


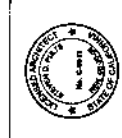
Exhibit D
Site Plan
PD 08-004
600 12th Street
(Martin Resorts)

AS BUILT DRAWING, APPROVED 5/20/2014
 2700 Grand Street, Suite 100
 San Francisco, California 94133
 415.774.6577 Fax
 415.774.6577 Cell

REMODEL
 SPA
 IN
 PASO ROBLES
 INN
 600 12TH STREET
 PASO ROBLES
 CA 94644

MARTIN REPORTS
 P. O. BOX 120660
 SAN LEUIS OBISPO
 CA 94646
 (805) 342-7340

PATH OF TRAVEL TO
 PASO ROBLES INN



DATE: 20 FEB 09
 DESIGNER:
 DRAWN: BVAZ

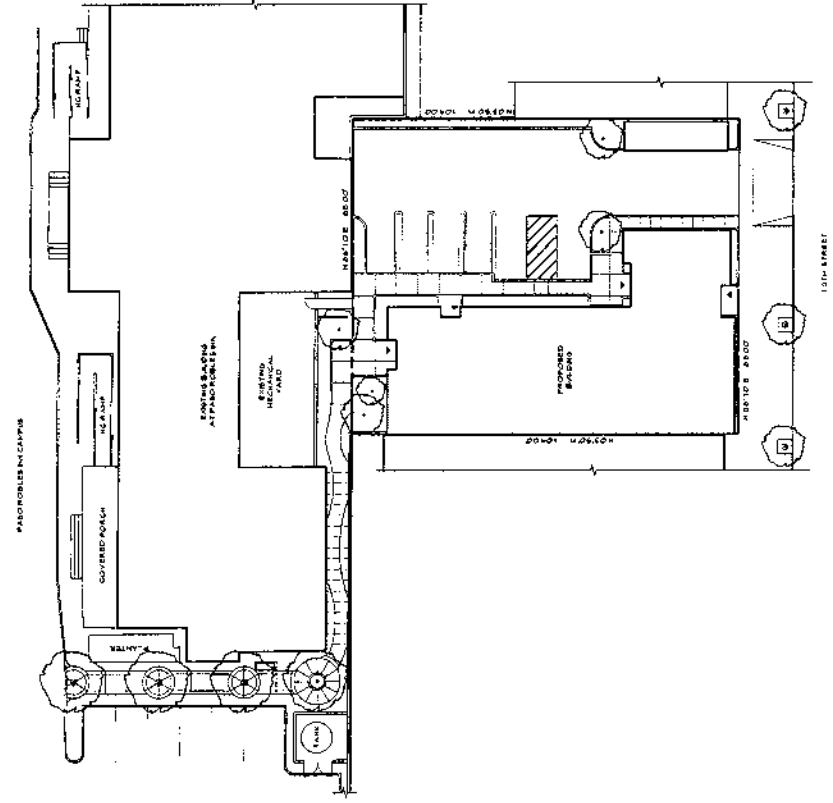


Exhibit E
 Path of Travel
 PD 08-004
 600 12th Street
 (Martin Reports)

PULITS
 Steven D. Pulits, AIA & Associates, LLP

415 South Street, Suite 100
 San Francisco, California 94107
 415.774.1111
 415.774.1117 fax

THIS DOCUMENT IS UNCLASSIFIED
 DATE 08/11/2011 BY 60322/UC/BAW/STP/STP

**REMODEL
 SPA
 AT
 PASO ROBLES
 INN**

400 12TH STREET
 PASO ROBLES
 CA 94609

MARTIN RESORTS

P. O. BOX 15060
 SAN LUIS OBISPO
 CA 94609
 (805) 542-7598

**EXISTING
 FLOOR PLAN**



DATE: 20 FEB 09
 DRAWN: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET: A1.0

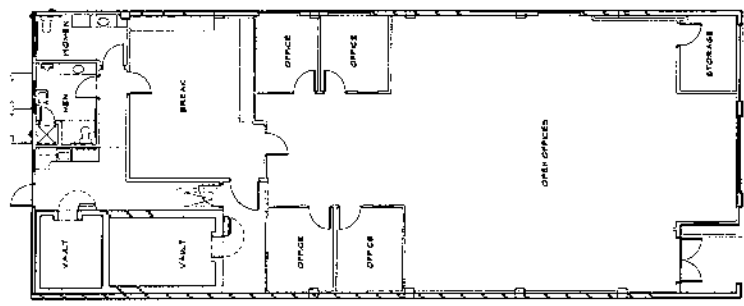


Exhibit F
Existing Floor Plan
PD 08-004
600 12th Street
(Martin Resorts)

EXISTING FLOOR PLAN
 1/8" = 1'-0"

PULTS
 Steven D. Pults, AIA & Associates, LLP
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, California 90024
 Tel: 310.207.1234
 Fax: 310.207.1235
 www.pults.com

REMODEL
SPA
AT
PASO ROBLES
INN
 10010 WILSHIRE
 PASADENA
 CA 91104

MARTIN RESORTS
 P. O. BOX 12080
 SAN LUIS OBISPO
 CA 93266
 (805) 545-7300

ARCHITECT
 25 FEB 04
 0742

PROJECT
 FIRST FLOOR PLAN



DATE
 25 FEB 04
BY
 0742

PROJECT
 A1.1

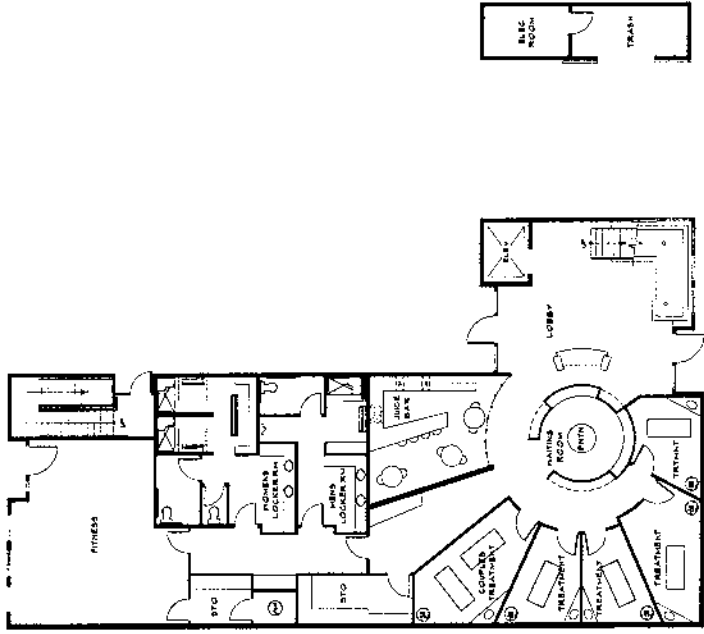


Exhibit G
First Floor Plan
PD 08-004
600 12th Street
(Martin Resorts)

FIRST FLOOR PLAN
 1/8" = 1'-0"

REMOVAL
SPA
AT
PASO ROBLES
INN

MARTIN RESORTS
 P. O. BOX 19000
 SAN LUIS OBISPO
 CA 95060
 (805) 845-7590

14133N STREET
PASO ROBLES
CA 94644

SECOND FLOOR
PLAN



DATE: 28 FEB 09
REVISED:
PROJECT: 0749

Sheet: **A1.2**

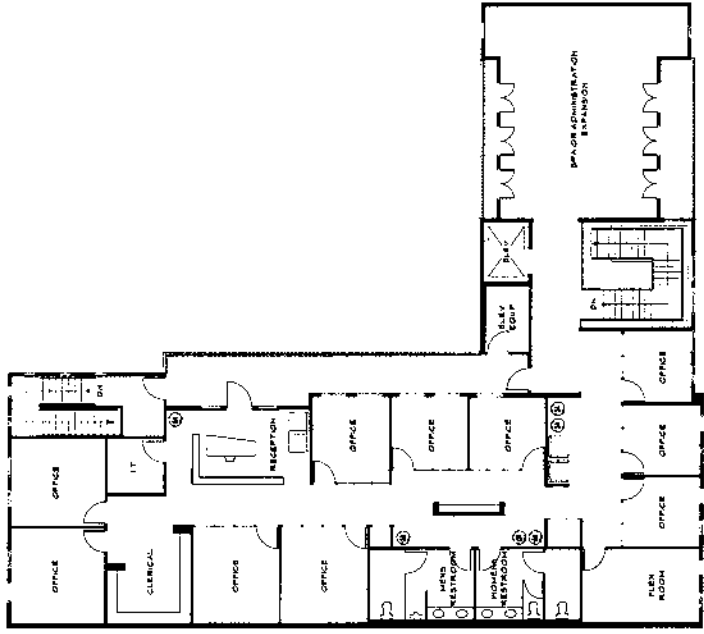


Exhibit H
Second Floor Plan
PD 08-004
600 12th Street
(Martin Resorts)

SECOND FLOOR PLAN
 1/4" = 1'-0"

PUTS
 Steven D. Puts, AIA & Associates, LLP

Architecture, Planning & Construction
 1501 Wilshire Blvd., Suite 1000
 Los Angeles, California 90017
 (310) 551-1000
 www.stevendputs.com

REMODEL
**SPA
 AT
 PABO ROBLES
 INN**
 600 12TH STREET
 PALM BEACH
 FL 33480

DATE: 04/11/06

MARTIN RESORTS

P. O. BOX 12060
 SAN JUAN CAPRI
 CA 92048
 (866) 545-7560

PROJECT NAME:
ROOF PLAN

DATE: 04/11/06



PROJECT NO.: 0312

SCALE: A1.3

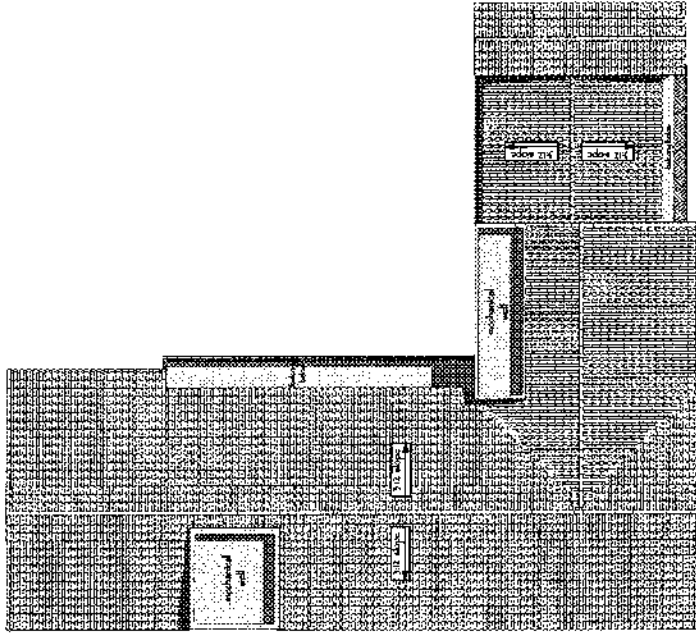


Exhibit I
Roof Plan
 PD 08-004
 600 12th Street
 (Martin Resorts)

ROOF PLAN
 1/8" = 1'-0"



ARCHITECTS / PLANNING CONSULTANTS
 1500 Broadway, Suite 100
 San Diego, California 92101
 619.591.9271 FAX
 619.591.9271 TEL

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2/20/07

REMODEL
 SPA
 AT
 PASO ROBLES
 INN

600 12TH STREET
 PASO ROBLES
 CA 95668

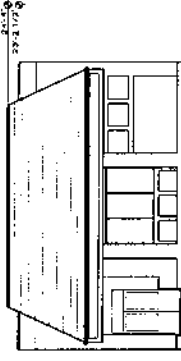
MARTIN RESORTS
 P. O. BOX 12060
 SAN LEUIS OBISPO
 CA 95050
 (805) 546-7598

DATE SUBMITTED
 EXISTING
 EXTERIOR ELEVATIONS

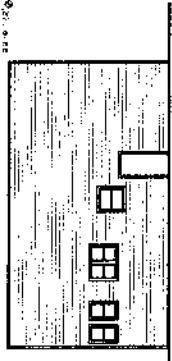


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 Title: [illegible]

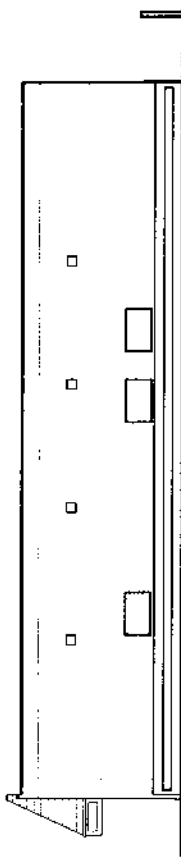
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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXISTING EXTERIOR ELEVATIONS
 1/8" = 1'-0"

Exhibit J
 Existing Exterior Elevations
 PD 08-004
 600 12th Street
 (Martin Resorts)

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 San Francisco, CA 94108
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RENDERING
 SPA
 AT
 PARO ROBLES
 INN

PROJECT
 600 12th Street
 San Francisco
 CA 94108

CLIENT
 MARTIN RESORTS

P.O. BOX 1000
 SAN FRANCISCO
 CA 94108
 (415) 442-1950

DATE
 07/12



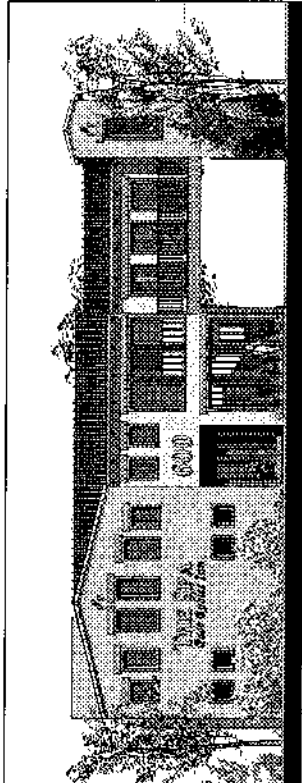
DATE
 APRIL 08

PROJECT
 600 12th Street

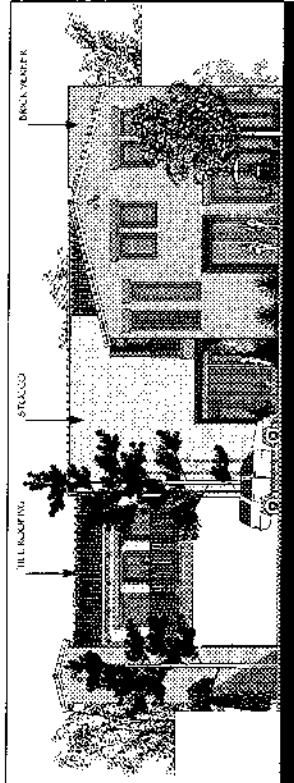
SCALE
 1/8" = 1'-0"

NO. 0742

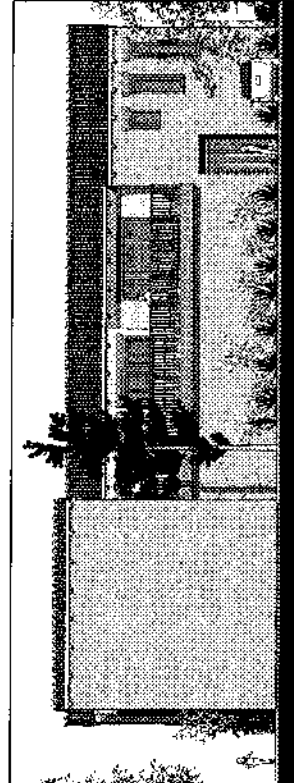
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FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

Exhibit K
 Exterior Elevations
 PD 08-004
 600 12th Street
 (Martin Resorts)