

RESOLUTION NO. 16-024

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL OF PLANNED DEVELOPMENT 15-005 (WITH HEIGHT
EXCEPTION), CONDITIONAL USE PERMIT 15-020, AND OAK TREE REMOVAL 16-002
2940 UNION ROAD, APN 025-362-004
APPLICANT – PASO HIGHWAY HOTEL PARTNERS, LP
MARRIOTT RESIDENCE INN**

WHEREAS, Planned Development 15-005, Conditional Use Permit 15-020, and Oak Tree Removal 16-002 applications have been filed by Paso Highway Hotel Partners, LP for development of a Marriott Residence Inn hotel with 119 rooms and ancillary site improvements; and

WHEREAS, the City's Zoning Code Section 21.16A.070 requires the Planning Commission in approving a project in the Planned Development Overlay Zone, make the following findings:

- (a) the project will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city;*
- (b) the proposed project maintains and enhances significant natural resources on the site;*
- (c) the proposed project is designed to be sensitive to, and blend in with, the character of the site and surround area, and would not have an adverse effect on the public views from nearby roads and other public vantage points;*
- (d) the proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding development and would not be a disharmonious or disruptive element to the neighborhood;*
- (e) the development would be consistent with the purpose and intent of the City's Zoning Ordinance and would not be contrary to the public health, safety, and welfare; and*
- (f) for projects that are seeking an increase in allowable building heights, the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants; and*

WHEREAS, the City's Zoning Code Section 21.23 regarding Conditional Use Permits, establishes the purpose, findings, and ability to impose "conditions of approval" to grant approval of Conditional Use Permits, as provided below:

Purpose. Each land use district has its principally permitted uses but other uses may or may not be compatible with their environs depending upon the circumstances of the individual case. The use permit allows such other uses to be reviewed and adequately controlled or prohibited to assure that any area will assume or retain the characteristics intended by zoning.

Findings for granting any request. In order to grant any request the findings of the Planning Commission or the Zoning Administrator shall be that the establishment, maintenance or operation of the requested use of building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, and general welfare of the persons residing or working in the

neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.

Conditions. The Planning Commission or Zoning Administrator may impose such conditions on any application as is necessary to secure the purpose of this title and may require guarantees and evidence that such conditions are being or will be complied with.

WHEREAS, the City's Oak Tree Preservation Ordinance (Ordinance No. 835 N.S.) establishes factors to consider for requests to remove healthy oak trees, and compensatory mitigation, should oak trees be approved for removal, which includes the following:

1. *The condition of the oak tree with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;*

The 11-inch oak tree proposed for removal has a marginal condition of health (e.g. It is rated a "4" out of "10", as documented in the project Arborist Report)

2. *The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall be made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees;*

The location of the 11-inch oak tree is located in the central area of the site, which limits reasonable alternatives for site design.

3. *The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural watercourses that provide a habitat for oak trees shall not be disturbed:*

There are no water features, soil conditions or drainage patterns on the site that would be disrupted by the removal of the 11-inch oak tree.

4. *The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;*

The quality of the oak tree proposed for removal is marginal, and does not provide significant scenic value to the general welfare of the City.

5. *Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.*

The other existing oak trees located on the site will be preserved with development of the property. The landscape plan includes planting oak tree replacements on the site.

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on April 12, 2016 on this project to accept public testimony on the Mitigated Negative Declaration and the project; and

WHEREAS, at the conclusion of the April 12, 2016 Planning Commission meeting, the Commission recommended that the City Council adopt the Mitigated Negative Declaration, and approve Planned Development 15-005, Conditional Use Permit 15-020, and Oak Tree Removal 16-002; and

WHEREAS, any oak tree removals requested to accommodate the proposed development site plan shall be approved by the City Council at a future meeting, with oak tree replacements established in compliance with the City's Oak Tree Preservation Ordinance; 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) Pursuant to Zoning Code Section 21.16A.070, in approving a project in the Planned Development Overlay Zone, the Planning Commission finds:
 - a) The project will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city. In particular, because the project is:
 - i) consistent with the General Plan land use designation of Commercial Service (CS) and Zoning of Commercial/Light Industrial-Planned Development (C3-PD).
 - ii) consistent with Gateway Design Standards in that it includes landscaping and frontage improvements, and locates the majority of parking on the side and to the rear of the site. The project also incorporates articulated building facades and rooflines.
 - iii) consistent with the following General Plan Land Use and Conservation Element goals, policies, and action items:
 - (1) POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects. In particular, the project meets this policy because it includes a Mediterranean architectural building design that incorporates use of authentic materials that express excellence in the overall design theme, and is consistent with local architectural themes in Paso Robles and the region.
 - (2) POLICY LU-2D: Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with: Attractive streetscapes, a pedestrian friendly setting, coordinated site design, architecture, and amenities, adequate public and private spaces; and, recognizable and high quality design aesthetic. In particular, the project meets this policy because the project Site Plan and Landscape Plan both incorporate a well-designed streetscape along Union Road to provide an attractive City entrance, utilizing a range of drought-resistant plant materials with differing colors, textures, and blooming seasons. The project incorporates sidewalks, walkways, the bike lane, bike parking facilities to

ensure this project is pedestrian- and bike-friendly. The Site Plan incorporates attractive entry features with the front entrance plaza, rear patio area and site flatwork and landscaping. The project also incorporates high-quality architectural design and materials.

- (3) Action Item 1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications. The project also meets this action item as it will be including bicycling and bikeway enhancements.
 - (4) Action Item 3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop and play, thereby reducing the commute lengths for some City residents. The project would meet this action item by expanding the City's inventory of transient lodging, which supports local employment, and increased tourism.
 - (5) GOAL C-5: Visual Resources. Enhance/upgrade the City's appearance - Action Item 2. Coordinated/Complementary Design Standards: Establish and implement site design, landscaping, architecture, and sign design standards in order to ensure that gateways, corridors, major arterials, and natural areas are identifiable. The project will meet this goal as it incorporates authentic, quality building materials in the Mediterranean architectural design, and will present well-articulated elevations toward the adjacent public right-of-ways and views. The site is well designed with outdoor use areas that take advantage of the solar orientation of the site and natural landscape.
- iv) consistent with the Zoning Code, since the hotel project is a permitted use in the C3-PD Zoning District. The project complies with all applicable development standards, including setbacks, parking, and landscaping. The application includes a request for an exception to exceed the 50-foot height limit and demonstrates that the project would result in a better design and greater public benefit, and that the criteria established in Section 21.16A.010 have been considered.
- a. The project maintains and enhances significant natural resources on the site. The project does this by being compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. Further, the project will be consistent with the City's Oak Tree Ordinance requiring oak tree replacements for the proposed removal. The project also incorporates the large, "heritage" oak tree on the site as a focal point in the project design.
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area, and would not have an adverse effect on the public views from nearby roads and other public vantage points. The quality of architectural design and materials will help establish the threshold of design quality for surrounding vacant and/or under developed properties.
 - c. The proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding development in the vicinity and would not be a disharmonious or disruptive element to the neighborhood.
 - d. The development would be consistent with the purpose and intent of the City's Zoning Ordinance and would not be contrary to the public health, safety, and welfare. In particular, the project is fully consistent with the zoning designation for the site. Further, the project complies with all requirements of the Zoning Code, and it would not be contrary to the public health, safety and welfare. Further, all potentially significant environmental effects will be reduced to a less than significant level with the

incorporation of mitigation into the project. Further, the project will add to public safety and welfare by incorporating traffic calming improvements, an improved site frontage, bicycling and bikeway enhancements, and eliminating the westbound turning movement from Union Road onto SR 46E.

- e. With regard to the requested building height exception, the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants. In particular, the proposed project will have varying building heights in some portions of the roofline (between 55 to 63.5 feet in height). This variation in building height would create interesting design and variation and overall appear to balance the building scale and massing. Finally, granting the exception would not create any adverse visual impacts as articulated in the Mitigated Negative Declaration prepared for the project.
- v. The proposed Planned Development and Conditional Use Permit would contribute to the orderly development of the City as a whole since the project would use existing and improved infrastructure for water, sewer and other utilities
- vi. The proposed Planned Development and Conditional Use Permit for the Marriott Residence Inn project is consistent with, and supports implementation of the Economic Strategy by providing local and regional tourism and employment opportunities within the City of Paso Robles.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby recommend approval of Planned Development 15-005 with height exception, Conditional Use Permit 15-020, and Oak Tree Removal 16-002 to the City Council, subject to the following conditions:

STANDARD CONDITIONS:

- 1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit "A" and incorporated herein by reference.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

Planning Division Conditions:

- 2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBITS	DESCRIPTION
A	Standard Conditions of Approval
B	Site Plan
C	Landscape Plan
D (1-3)	Elevations
E	Color and Materials
F (1-4)	Floor Plans

G (1-3) Preliminary Grading Plan

3. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, floor plans, colors and materials, and preliminary grading plan approved with this resolution.
4. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 15-005, Conditional Use Permit 15-020 and Oak Tree Removal 16-002 shall expire on May 3, 2018. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
5. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
9. Prior to occupancy, all overhead utilities adjacent to the property shall be relocated underground.
10. All stockpiled dirt on the site shall be graded into a single unified land formation that incorporates contour grading techniques with a slope not to exceed 3:1. The stockpile shall be hydro-seeded with native grasses and wildflowers.
11. The use and occupancy of the hotel common rooms shall conform to the floor plans as shown in Exhibit E. Use of common rooms or outdoor areas shall only be used by hotel guests, and not for gatherings with outside guests. Occupancy of the hotel shall comply with density limitation of the Airport Land Use Plan, Zone 4 as follows: The use intensity of this activity shall not exceed an average of 40 persons per gross acre, maximum 120 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside. The building density will be calculated on an average of 1.8 persons per room or group of rooms to be occupied as a suite; plus one person per 60 sq. ft. floor area of any restaurants, coffee shops, bars, or night clubs; plus one person per 10 sq. ft. of floor area of meeting rooms shall be permitted.

Engineering Division Conditions:

12. Prior to occupancy, the applicant shall enter into an agreement to participate and pay their fair share in an area-wide gravity sewer and lift-station project when available.

13. Prior to occupancy, the applicant shall improvement Union Road with curb, gutter, sidewalk and pavement widening, including a northbound bike lane, in accordance with plans approved by the City Engineer.
14. Prior to occupancy, the applicant shall provide plans and obtain an encroachment permit from Caltrans, and shall construct improvements to close the northbound to westbound left turning movement in the Highway 46E – Union Road intersection.
15. Prior to occupancy, the applicant shall enter into an agreement to perpetually maintain the stormwater control and retention area in the public right-of-way on Union Road adjacent to the site.
16. Prior to occupancy, the applicant shall dedicate right-of-way along the westerly and southerly boundaries of the property in accordance with the Caltrans approved Project Study Report for the Highway 46E – Union Road interchange and the Circulation Element of the General Plan. Alternative alignments will be considered that reduce impacts to developable property, if such alignments are approved by the City, Caltrans, and impacted property owners along the Union Road realignment corridor.
- 16.a Self-generating water softener equipment shall be prohibited.

Mitigation Monitoring and Reporting:

Air Quality Conditions:

17. The following items shall be shown on grading and building plans. They are intended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 - c. All dirt stock pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;

- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
 - l. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
18. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements. SLOAPCD notification form and reporting requirements are included in Appendix A. Additional information may be obtained at website url: <http://slocleanair.org/business/asbestos.php>.
 19. Maintain all construction equipment in proper tune according to manufacturer's specifications;
 20. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 21. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-road Regulation;
 22. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.
 23. Electrify equipment when possible;
 24. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,
 25. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Biological Resource Conditions:

26. To the maximum extent possible, site preparation, ground-disturbing, and construction activities should be conducted outside of the migratory bird breeding season. If such activities are required during this period, the applicant should retain a qualified biologist to conduct a nesting bird survey and verify that migratory birds are not occupying the site. If nesting activity is detected the following measures should be implemented:
27.
 - a. The project should be modified or delayed as necessary to avoid direct take of identified nests, eggs, and/or young protected under the MBTA;
 - b. The qualified biologist should determine an appropriate biological buffer zone around active nest sites. Construction activities within the established buffer zone will be prohibited until the young have fledged the nest and achieved independence; and,

28. The qualified biologist should document all active nests and submit a letter report to the City documenting project compliance with the MBTA.
29. Prior to construction, a qualified biologist should conduct a pre-activity survey to identify known or potential dens or sign of San Joaquin kit fox no less than 14 days and no more than 30 days prior to the beginning of the site preparation, ground-disturbing, or construction activities, or any other activity that has the potential to adversely affect the species. If a known or potential den or any other sign of the species is identified or detected within the project area, the biologist will contact USFWS and CDFW immediately. No work will commence or continue until such time that USFWS and CDFW determine that it is appropriate to proceed. Under no circumstances will a known or potential den be disturbed or destroyed without prior authorization from USFWS and CDFW. Within 7 days of survey completion, a report will be submitted to USFWS, CDFW, and the City. The report will include, at a minimum, survey dates, field personnel, field conditions, survey methodology, and survey results.
30. During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes, or trenches in excess of 2 feet in depth should be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches should also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled or covered, they should be thoroughly inspected for entrapped kit fox. If any kit fox is found, work will stop and USFWS and CDFW will be contacted immediately to determine how to proceed.
31. During the site disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of 4 inches or greater stored overnight at the project site should be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If any kit fox is found, work will stop and USFWS and CDFW will be contacted immediately to determine how to proceed.
32. Prior to, during, and after the site disturbance and/or construction phase, use of pesticides or herbicides should be in compliance with all federal, state, and local regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.
33. During the site disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped should be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant should immediately notify USFWS and CDFW by telephone. In addition, formal notification should be provided in writing within 3 working days of the finding of any such animal(s). Notification should include the date, time, location, and circumstances of the incident. Any threatened or endangered species found dead or injured should be turned over immediately to CDFW for care, analysis, or disposition.
34. Prior to final inspection, should any long internal or perimeter fencing be proposed or installed, the City should do the following to provide for kit fox passage:
35. If a wire strand/pole design is used, the lowest strand should be no closer to the ground than 12 inches.

36. If a more solid wire mesh fence is used, 8 × 12-inch openings near the ground should be provided every 100 yards.
37. Upon fence installation, the applicant should notify the City to verify proper installation. Any fencing constructed after issuance of a final permit should follow the above guidelines.
38. Prior to site disturbance, the CRZ of all oak trees with a DBH of 6 inches or greater must be fenced to protect from construction activities. 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 (with t posts 8 feet on center) at the edge of the critical root zone 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 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. Weather proof signs shall be permanently posted on the fences every 50 feet (See Arborist Report for specific language required for signage). All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.
39. All trenching within the critical root zone 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 contractor(s) must take place prior to work start. During the site disturbance and/or construction phase, grading, cutting, or filling within 5 feet of a CRZ of all oak trees with a DBH of 6 inches or greater must be supervised by a certified arborist approved by the City. Such activities beyond 5 feet of a CRZ must be monitored to ensure that activities are in accordance with approved plans. Root pruning outside of the CRZ must be done by hand. Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.
40. Oil, gasoline, chemicals, or other construction materials potentially harmful to oak trees may not be stored in the CRZ of any oak tree with a DBH of 6 inches or greater. No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.
41. Drains shall be installed according to City specification so as to avoid harm by excessive watering to oak trees with a DBH of 6 inches or greater.
42. Landscaping within the CRZ of any oak tree with a DBH of 6 inches or greater is limited to indigenous plant species or non-plant material, such as cobbles or wood chips. All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used.
43. Wires, signs, or other similar items shall not be attached to oak trees with a DBH of 6 inches or greater.

44. For each oak tree removed (DBH of 6 inches or greater), a tree or trees of the same species must be planted with a combined DBH of 25% of the removed tree's DBH within the property's boundary.
45. It is the responsibility of the owner or project manager to provide a copy of the tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. Each contractor must sign and acknowledge this tree protection plan.
46. 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. 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.
47. As the project moves toward completion, the arborist(s) may suggest either fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.
48. Class 4 pruning includes crown reduction pruning shall consist of reduction of tops, sides or individual 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 road/home clearance shall be pruned prior to any grading activities to avoid any branch tearing.
49. An arborist shall be present for selected activities (trees identified in Arborist Report 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. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department: a. pre-construction fence placement inspection; b. all grading and trenching identified on the spreadsheet; c. any other encroachment the arborist feels necessary.
50. Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/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 critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Greenhouse Gas Emissions Condition:

51. Prior to occupancy permit being approved, the project shall complete a CAP consistency report and secure approval of the report from the City Planning Department and SLOAPCD. The consistency report shall provide record of compliance with the mandatory and any substituted measures in the City of Paso Robles CAP Consistency Worksheet.

Drainage & Irrigation Conditions:

52. Prior to project construction the owner will provide (1) a commitment to execute any necessary agreements, and (2) a statement accepting responsibility for operation and maintenance of drainage facilities until that responsibility is formally transferred. Maintenance items required for the bioretention basin:
- a. Clean up. Remove any soil or debris blocking inlets or overflows. Remove any trash that collects in the facilities.
 - b. Vegetation maintenance. Prune or cut back plants for health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary.
 - c. Weed control. Control weeds by manual methods and soil amendment where possible. In response to problem areas or threatening invasions, non-selective natural herbicides may be used.
 - d. Add mulch. Mulch may be added from time to time to maintain a mulch layer thickness of 1 to 2 inches. Maintain the underlying soil surface layer beneath the overflow elevation.
53. Irrigation. Check irrigation, if any, to confirm it is adequate but not excessive.
54. Training for Landscape Maintenance. Landscape Maintenance Personnel will be informed of the following:
- a. Do not add synthetic fertilizer to bioretention facilities.
 - b. Do not apply fertilizer when rain is forecast in the next 48 hours.
 - c. Do not use synthetic pesticides on bioretention facilities.
55. The following maintenance items are required for the Contech CDS®:
- a. Inspect the unit at regular intervals: twice a year at a minimum.
 - b. Open both manhole access covers. One cover will allow for the inspection and cleanout of the separation chamber and isolated sump. The other cover allows for inspection and cleanout of sediment captured and retained outside the screen.
 - c. Sediment shall be cleaned when the level has reached 75% of the capacity.
 - d. Clean during dry weather conditions.
 - e. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system.
 - f. Insert the vacuum hose into the sump.
 - g. The system should be completely drained down.
 - h. The sump should be fully evacuated of sediment.
 - i. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.
 - j. Clean the system immediately in the event of an oil or gasoline spill.
 - k. Secure the lids when cleaning and maintenance are completed.

Noise Conditions:

56. Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities should be limited to the hours of 7:00am and 7:00pm. Noise-generating construction activities should not occur on Sundays or City holidays
57. Construction equipment should be properly maintained and equipped with noise-reduction intake and exhausted mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.

Traffic Conditions:

- 58. The project will be required to pay traffic mitigation fees to offset its impacts to the citywide transportation network.
- 59. The applicant will implement employee transportation demand measures to reduce traffic congestion, such as providing information on regional rideshare programs, bike racks, well as provide shuttle service to the multi-modal transportation center and downtown for residents and guests.
- 60. The applicant will work with CalTrans to prohibit northbound left turns on the northbound approach to State Route 46E/Union Road to improve operations at this intersection by reducing turning conflicts.
- 61. The project will be required to participate in the SLO Car Free program with SLO County APCD

PASSED AND ADOPTED THIS 12th day of April, 2016 by the following Roll Call Vote:

AYES: Commissioners Brennan, Donaldson, Davis and Barth
NOES: Commissioners Agredano and Chairman Rollins
ABSENT: Commissioner Burgett
ABSTAIN:



Bob Rollins, Chairperson

ATTEST:


Warren Frace, Secretary of the Planning Commission

EXHIBIT A OF RESOLUTION
CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> <u>Planned Development</u>	<input checked="" type="checkbox"/> <u>Conditional Use Permit</u>
<input type="checkbox"/> <u>Tentative Parcel Map</u>	<input type="checkbox"/> <u>Tentative Tract Map</u>
<u>Approval Body: Planning Commission</u>	<u>Date of Approval: May 17, 2016</u>
<u>Applicant: Marriott Residence Inn</u>	<u>Location: 2940 Union Road</u>
<u>APN: 025-362-004</u>	

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 May 17, 2018 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 _____)

- ☒ 4. Any site specific condition imposed by the Planning Commission in approving this project **(Conditional Use Permit)** may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.
- ☒ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- ☒ 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- ☒ 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- ☒ 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of **turf**. The irrigation plan shall utilize drip irrigation and limit the use of spray **irrigation**. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- ☐ 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- ☒ 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- ☒ 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.

(Adopted by Planning Commission Resolution _____)

- ☒ 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:

Union Road

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.

(Adopted by Planning Commission Resolution _____)

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 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.

(Adopted by Planning Commission Resolution _____)

- ☐ 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:

<u>Union Road</u>		
Street Name	City Standard	Standard Drawing No.

- ☐ 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 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 by Planning Commission Resolution _____)

adopted Pavement Management Program requires a pavement overlay on Union Road 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.
- ☒ 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.

(Adopted by Planning Commission Resolution _____)

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

G. GENERAL CONDITIONS

1. ☒ Prior to the start of construction:
 - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
 - ☒ Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
 - ☒ Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
 - ☒ A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
 - ☒ Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
2. ☒ Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
3. ☒ Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
4. ☒ If required by the Fire Chief, provide on the address side of the building if applicable:
 - ☒ Fire alarm annunciator panel in weatherproof case.
 - ☒ Knox box key entry box or system.
 - ☒ Fire department connection to fire sprinkler system.
5. ☒ Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. ☒ Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.

(Adopted by Planning Commission Resolution _____)

7. ☒ Prior to the issuance of Certificate of Occupancy:
- ☒ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - ☒ Final inspections shall be completed on all buildings.

(Adopted by Planning Commission Resolution _____)



Exhibit B

1 Site Plan / Context 1"=50'-0"



Residence Inn by Marriott, Paso Robles, California

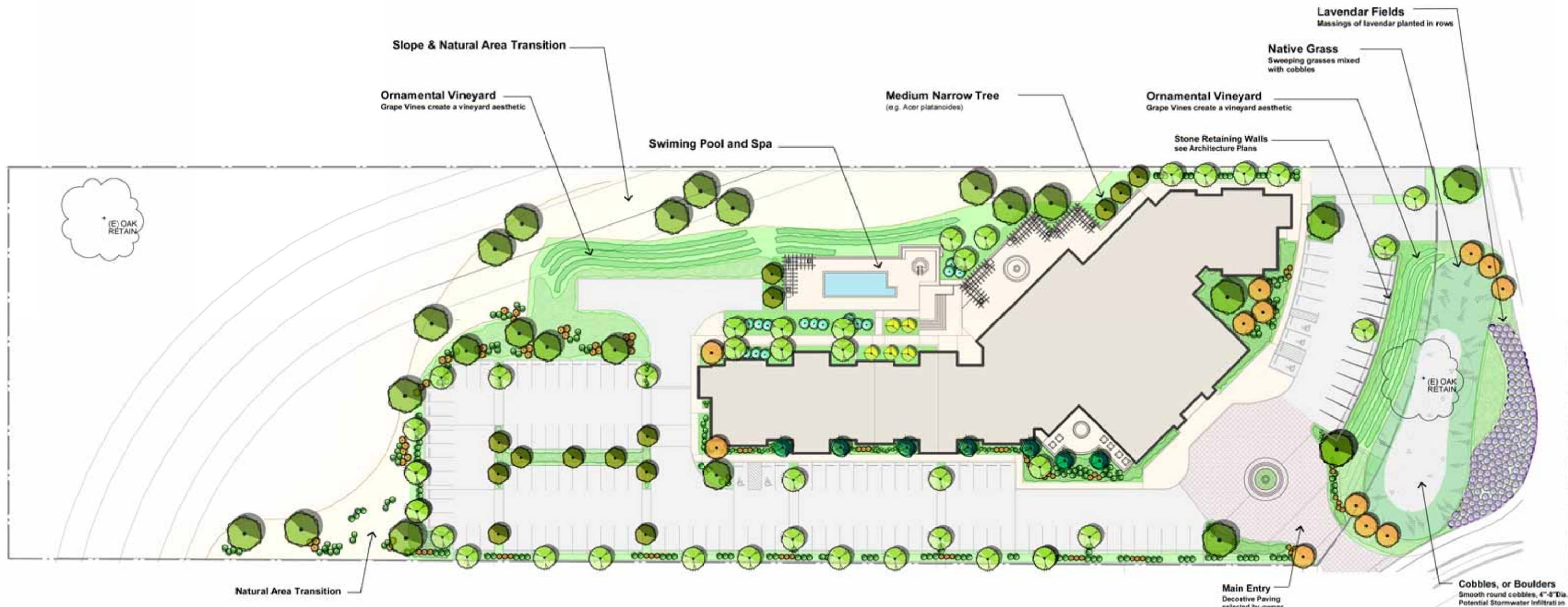
December 28, 2015

2940 Union Road, Paso Robles, California 93446

Preliminary Concept Design: Review Submittal



A100



Preliminary Plant Materials List

Preliminary Total Landscape Area - Approximately 65,357 square feet.
Estimated Total Water Use is 70% of Maximum Applied Water Allowed (Paso Robles Water Efficient Landscape Ordinance).
Estimated Total Water Use is 294,159 gallon/year less than Maximum Applied Water Allowed.

GENERAL WATER CONSERVATION NOTES

Planting and irrigation shall be designed to conserve water. The following factors have been incorporated to aid in the success of the project landscape:

- 1) Irrigation system to be a fully automatic system utilizing low-precipitation spray heads and/or drip irrigation. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones. All valves shall have pressure regulators and filters.
- 2) Plant materials proposed are selected for their compatibility to climatic and site conditions and for drought tolerance.
- 3) All planter beds shall be mulched with a 2" minimum layer of organic mulch throughout.
- 4) Mowed lawn has not been used to reduce irrigation demands.

	Large Trees Platanus racemosa Quercus agrifolia	California Sycamore California Live Oak
	Medium Trees Canopy: Pistache chinensis Olea europaea (fruitless)	Chinese Pistache Fruitless Olive
	Narrow: Acer platanoides Cupressus sempervirens Pyrus calleryana 'Bradford' Fraxinus oxycarpa 'Raywood'	Norway Maple Tree Italian Cypress Ornamental Pear Raywood Ash Tree
	Small Flowering Trees Lagerstroemia indica Chitalpa tashkentensis Chilopsis linearis	Crape Myrtle Chitalpa Desert Willow
	Small Patio Trees Photinia fraseri Raphiolepis indica 'Majestic Beauty' Cotinus coggyria	(no common name) India Hawthorn Smoke Tree

	Screen/Buffer Shrubs 4'-5' Abelia grandiflora Berberis thunbergia Ceanothus 'Blue Jean' Rosmarinus 'Tuscan Blue' Rosemary	Glossy Abelia Barberry California Lilac
---	--	---

	Mediterranean Garden: Building Environments / Pool Area Hemerocallis spp. Lavandula dentata Perovskia atriplicifolia Muhlenbergia rigens Stipa tenuissima	Daylily French Lavender Russian Sage Deer Grass Mexican Feather Grass
---	---	---

	Parking & Frontage Road Shrubs & Groundcovers 2'-4' Berberis 'Cherry Bomb' Buxus japonica Hemerocallis hybrid Muhlenbergia rigens Rosa spp. Rosmarinus officinalis	Barberry Boxwood Day Lily Deer Grass Carpet Rose Creeping Rosemary
---	---	---

	Lavender Fields Lavandula dentata	French Lavender
---	---	-----------------

	Slopes & Natural Area Transition Baccharis Pulilaris 'Twin Peaks' Carpenter California Rhamnus California Stipa tenuissima
---	---

	Native Meadow / Stormwater Basin Muhlenbergia rigens Stipa tenuissima Cobblestone	Deer Grass Mexican Feather Grass
---	---	-------------------------------------

Mulch
Mulch all ground cover and planter areas with 2" minimum layer 'walk-on' bark.
Areas adjacent to building entries may receive decorative gravel mulch for accent.

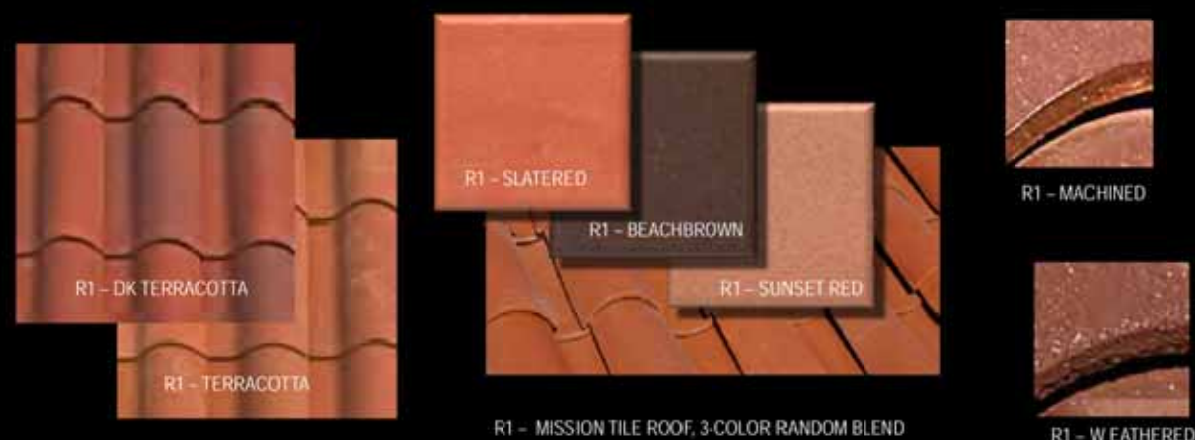


View from Northeast Arrival

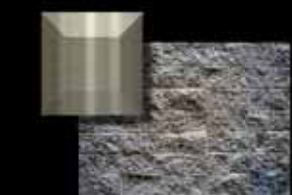


- KEY NOTES**
1. ROOF SCUPPER
 2. CONTROL JOINT
 3. PREFINISHED ALUMINUM WINDOWS, BRONZE
 4. PREFINISHED METAL LOUVERS AT DRYER VENTS
 5. EXTERIOR WALL SCONCE, BRONZE
 6. ALUMINUM DOOR/WINDOW STOREFRONT IN PAINTED STEEL FRAME, BRONZE
 7. INSULATED HOLLOW METAL DOOR AND FRAME
 8. ENTRANCE CANOPY
 9. METAL RAILING
 10. INTERNALLY ILLUMINATED BUILDING SIGNAGE
 11. REMOTELY ILLUMINATED MONUMENT SIGNAGE
 12. WOOD / METAL TRELLIS ON PRECAST CONCRETE COLUMNS
 13. UP-LIT "LANTERN" FEATURE, INDIRECTLY ILLUMINATED CEILING "GLOWS"

- FINISH NOTES**
- | | | |
|---|---|--|
| P1 CEMENT PLASTER: COLOR - FRAZEE MEXICAN TEA, CL2883D | S1 MANUFACTURED STONE TILE: MONTECITO CLIFF STONE MANUFACTURED BY EL DORADO | C1 CONCRETE: COLOR "NATURAL WHITE" |
| P2 CEMENT PLASTER: COLOR - FRAZEE JACK-IN-THE-PULPIT, CL2885A | S2 STONE TILE: "NATURAL LIMESTONE", COLOR "INCA GOLD" / "JURA GREY" | C2 CONCRETE BLOCK: COLOR "NATURAL GREY" |
| P3 CEMENT PLASTER / PRECAST: COLOR - NATURAL | S3 STONE TILE: COLOR "RUSTIC GOLD SLATE" | C3 CONCRETE BLOCK: COLOR "SPLIT-FACE DARK GREY" |
| M1 ALUMINUM FRAMED WINDOWS: COLOR "BRONZE" | W1 WOOD: COLOR-DARK MAHOGANY CLEAR STAIN | R1 MISSION TILE ROOF: 3-COLOR RANDOM BLEND - RUSTIC |
| M2 PREFINISHED METAL: COLOR "MEDIUM BRONZE" | W2 WOOD SITE FURNITURE: COLOR IPE-NATURAL | R2 STANDING SEAM METAL ROOF: COLOR-SEE MATERIAL BOARD (OPT. PATINA COPPER) |
| M3 PREFINISHED METAL: COLOR "SAGE" OR SIMILAR | W3 WOOD ACCENT: COLOR-TBD | |



"GREEN SCREEN" METAL SHADE TRELLISES AT OUTDOOR AMENITY SPACES.



SITE WALLS: SPLIT FACE CMU WITH SMOOTH, GROUND AND/OR POLISHED ACCENTS



CONTEMPORARY TUSCAN DETAILS @ HOTEL CHEVAL



"Warm tones of brown, green, gold, russet and sand are a hallmark of Tuscan style"



CONTEMPORARY TUSCAN DETAILS



LOBBY GALLERIA, WOOD & IRON

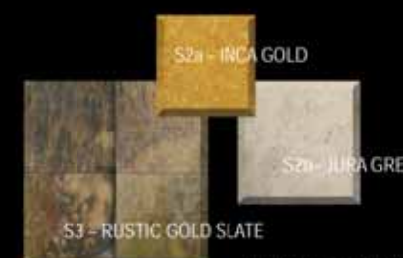


BRONZE ACCENTS AND HARDWARE.



COPPER & COPPER TONE FINISH METALS

Exhibit E



NATURAL STONE TILE @ OUTDOOR AMENITY SPACES.

"Tuscan is an Old World style of design that is inspired by the rolling hills of Tuscany, with its plentiful vineyards, farmhouses & tile roofs. The raw textures and rich colors of nature guide the Tuscan style."

"With its earthy tones and natural elements such as wood, stone and iron", "Tuscan design is strong, simple, romantic and rustic all at the same time."

Paso Robles Residence Inn - Materials



1 Site Plan / Ground Floor Plan / Program

1"=30'-0"

DEVELOPMENT SUMMARY, Residence Inn, Paso Robles

12/28/2018

F/R	F/R to Height	King Studio**		QQ Studio**		QQ 1-BdRm**		K&Q/Q 2-BdRm**		K/Q/Q Az:**		Hospitality		Food& Bev		Lobby		Total Keys	Total Net Area (sf)	Gross Area (sf)	Percent Eff	Parking Provided			Total
		Keys	Area	Keys	Area	Keys	Area	Keys	Area	Public	BOH	Public	BOH	Public	BOH	Surface	Garage					Acc			
0	N/A																								
4	10'6"	24	470	0	536	7	525	2	875	2	800							35	17,905	22,350	80.1%				
3	10'4"	14	470	10	536	7	525	2	875	2	800							35	18,545	23,050	80.5%				
2	10'4"	13	470	8	536	7	525	2	875	2	800							32	17,023	21,550	79.0%				
1	10'0"	6	470	6	536	4	525	0	875	1	800	1500	600	2600	1000	5000	2300	17	21,736	31,050	70.0%	127	0	5	
0	N/A																								
		57	24	25	6	7						1,500	600	2,600	1,000	5,000	2,300	119	75,229	98,000	76.8%	127	0	5	
		47.9%	20.2%	21.0%	5.0%	5.9%												100.0%				96.2%	0.0%	8.8%	

99,500 (GFA including phantom floor on 2nd level)

* All Studio Suites are Gen9 Prototype modified to 2013 CBC
 ** 1 & 2 Bedroom Suites are Gen9 Prototypes modified to 2013 CBC

Motorcycle Spaces Required: 7 / 7 Provided
 Bicycle Spaces Required: 4 / 4 Provided

Total Site Area	Building Coverage		Pavement Coverage		Total								Landscape Coverage (Includes Enhanced Paving) *				Total	Total	F.A.R.				
	Area	%	Area	%									% min	Enhanced Pav	%	Planting				%	% min	% Site	max
233,482	31,050	13.3%	32,500	13.9%	27.2%								34,200	14.6%	135,732	58.1%	72.8%	100.0%	0.42				

* Enhanced Paving area includes some paving in the parking area, (assumption: counts toward req'd Landscape area)



Residence Inn by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

Preliminary Concept Design: Review Submittal

A201



Exhibit F-1



Exhibit F-2



1 Site Plan / Typical Guestroom Floor Plan (3&4)

Exhibit F-3



Exhibit F-4

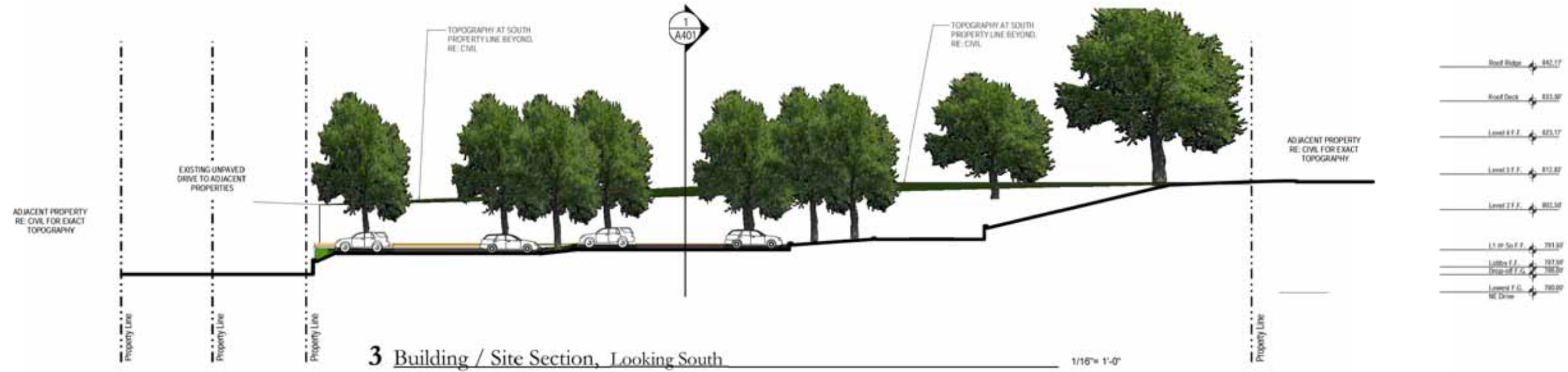


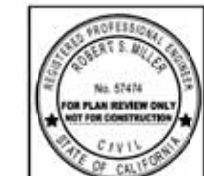


Exhibit G-2



CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 95401
T 805 544-4011 F 805 544-4204
www.wallacegroup.us



SIGNATURE

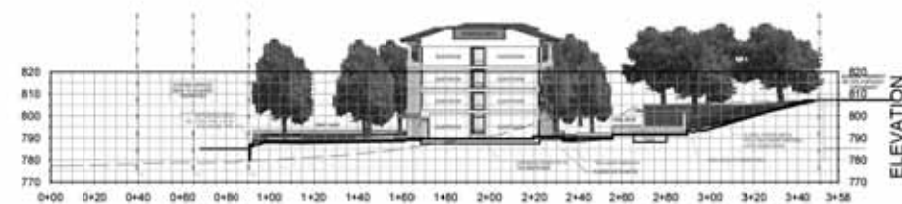
DATE SIGNED

These plans and specifications, and the design and engineering incorporated herein, are the property of Wallace Group, Inc. and shall not be used in whole or in part for any other project without written authority of Wallace Group, Inc. (a California Corporation).

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Residence Inn By Marriott
Conceptual Grading & Site Sections

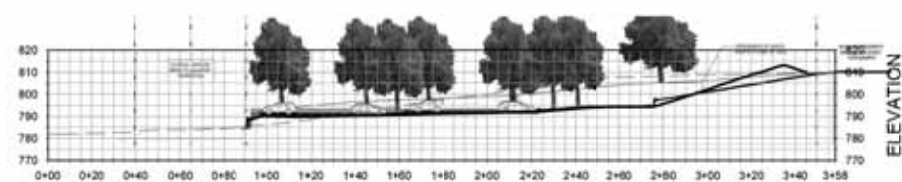
JOB # 1180-0003
DESIGNER: CDRM
DRAWN BY: CD
DATE: Dec. 28, 2015
DRAWING NO. C1.2
2 OF 3



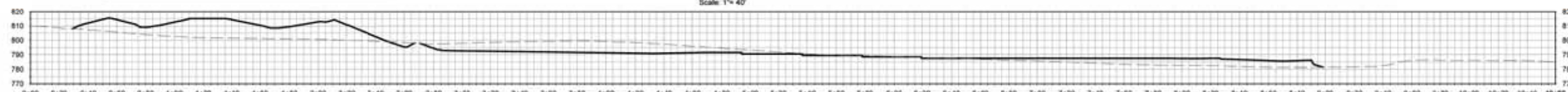
SECTION 3



SECTION 4



SECTION 2



SECTION 1

Scale: 1"= 40'

Scale: 1"= 40'

Scale: 1"= 40'

Scale: 1"= 40'

GRAPHIC SCALE

0 20 40 80

(IN FEET)

1 IN = 40 FT



Exhibit G-3



CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
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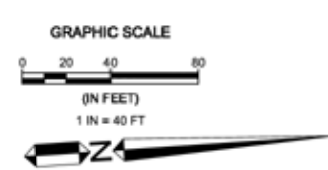
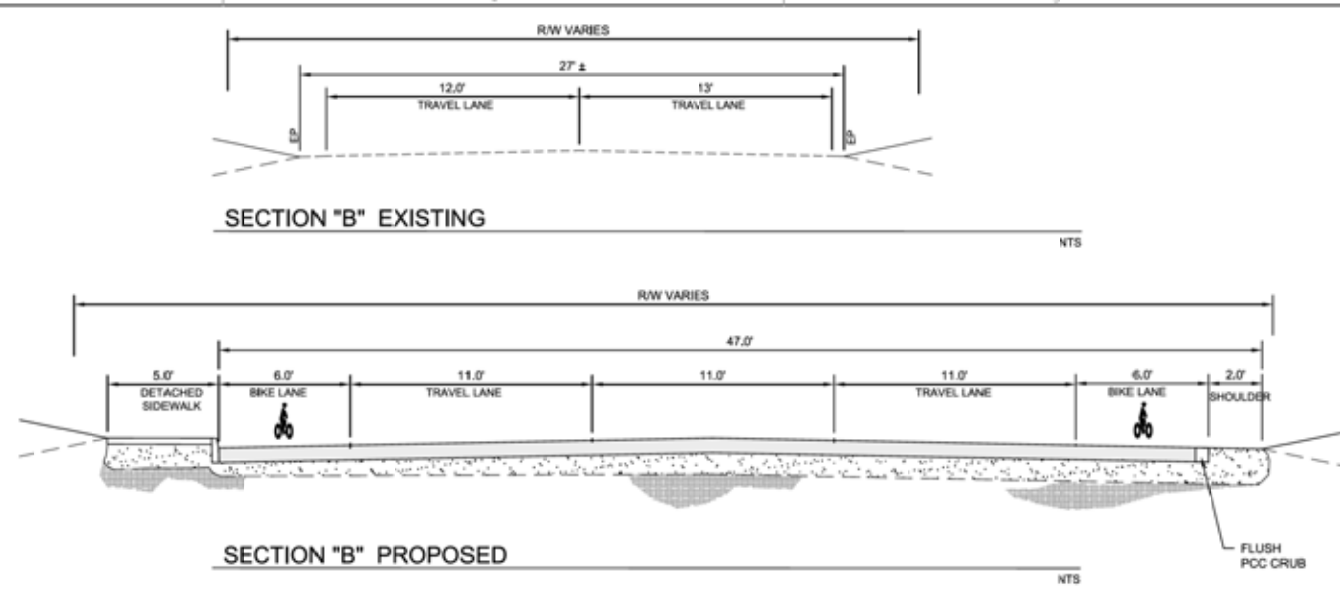
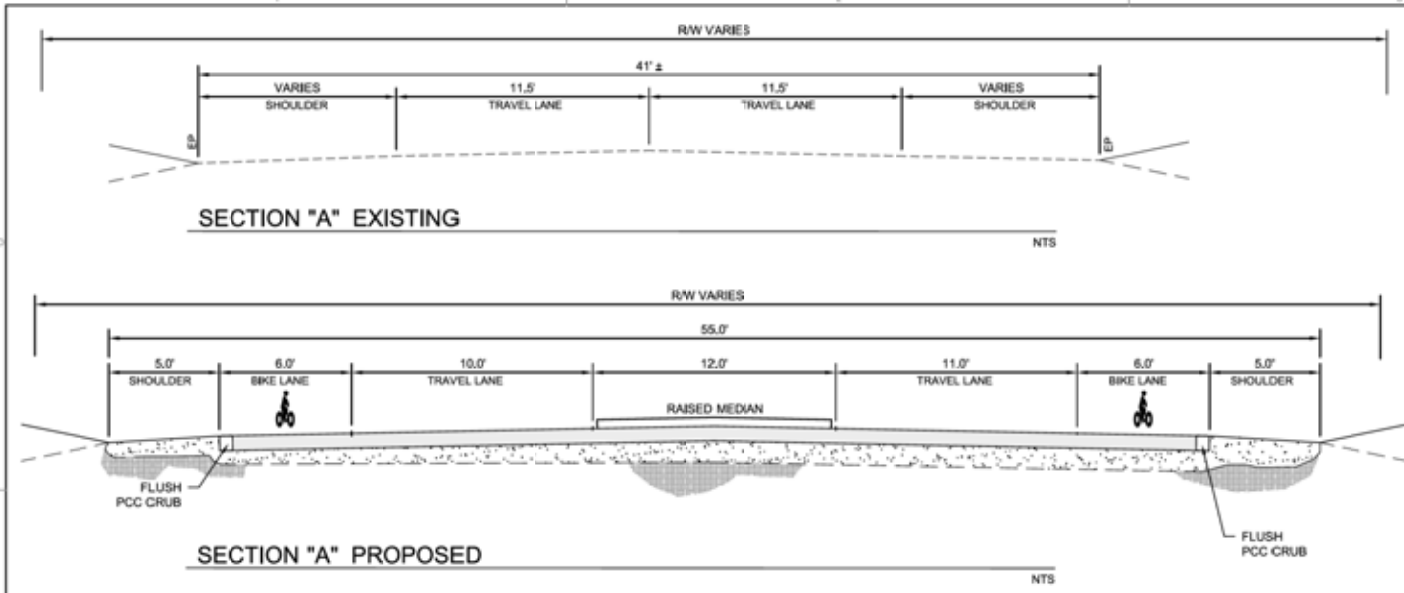
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Residence Inn By Marriott
Conceptual Grading & Utility Plan

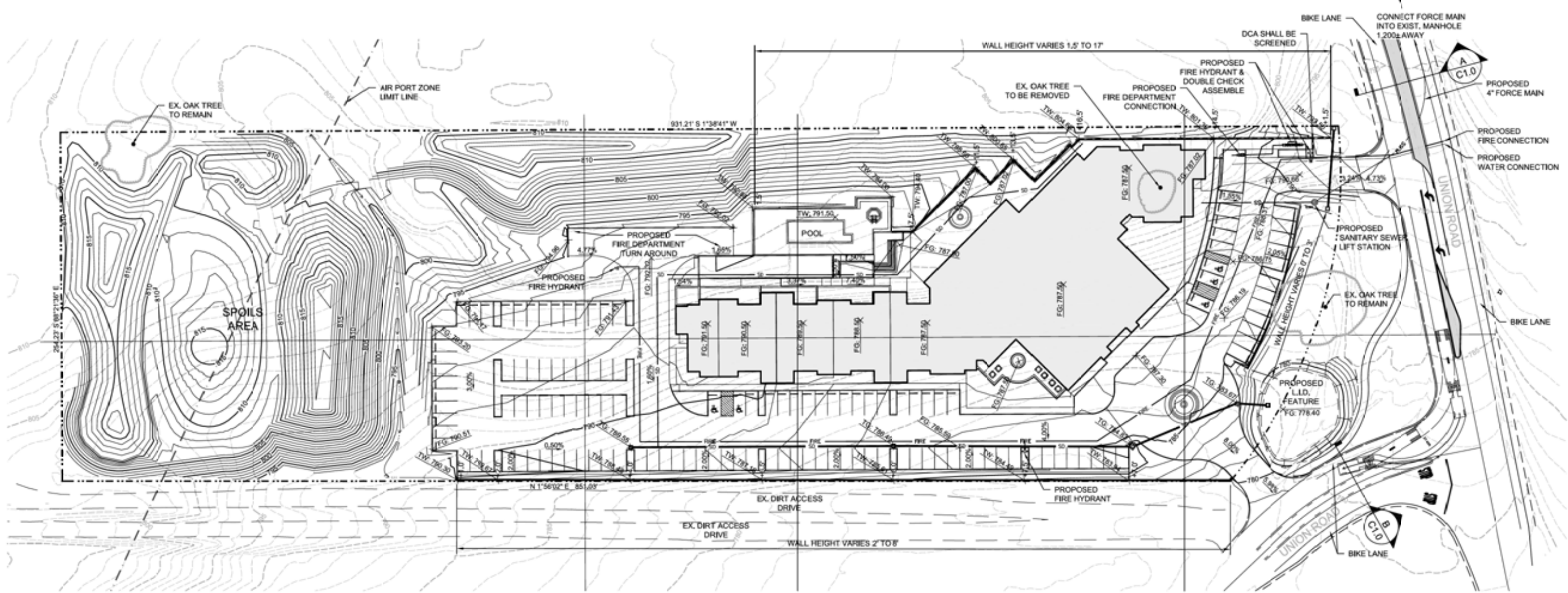
JOB #: 1180-0003
DESIGNER: CDRSM
DRAWN BY: CD
DATE: Dec. 28 2015
DRAWING NO.
C1.1
1 OF 3

Exhibit G-3



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
LID V EG	1.000	1.100	4583.74 Sq. Ft.	366.06 Cu. Yd.	0.00 Cu. Yd.	366.06 Cu. Yd.<Cut>
eg v fg	1.000	1.000	221587.76 Sq. Ft.	27646.86 Cu. Yd.	24905.01 Cu. Yd.	2741.85 Cu. Yd.<Cut>
Totals			226171.50 Sq. Ft.	28012.92 Cu. Yd.	24905.01 Cu. Yd.	3107.90 Cu. Yd.<Cut>
				1" HOLD DOWN 4,300 CY CUT		
				TOTAL: 7,420 CY CUT		





CIVIL AND TRANSPORTATION ENGINEERING
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Residence Inn By Marriott
Conceptual Union Road Improvements

JOB # 1180-003
DESIGNER: CORSM
DRAWN BY: CD
DATE: Dec 28 2015
DRAWING NO. C1.3
3 OF 3

Exhibit G-3

GRAPHIC SCALE
(IN FEET)
1 IN = 30 FT

