

RESOLUTION PC 17-050

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT (PD 17-006)
FOR A 151-ROOM, 4-STORY, 105,000± SF HOTEL, RESTAURANT, AND CONFERENCE SPACE AS
AN AMENDMENT TO PD14-001**

**APPLICANT DEBBIE LORENZ
944 PINE STREET, APN: 009-156-008**

WHEREAS, an application has been submitted by Brett VanSteenwyck and Debbie Lorenz, for the development of a 105,195± square foot, 151 room, 4-story hotel that would include a 6,300± square foot restaurant/banquet room, 4,780± square foot retail, and 2,900± square foot conference space on the 2.4-acre site located on the southeast corner of 10th Street and Pine Street, previously Hayward Lumber.

WHEREAS, the 2017 Pine Street Hotel project is a redesign of the currently entitled Pine Street Promenade project (PD-14-001). The revised project is solely a hotel project with restaurant and retail uses. The revised project does not include the Performing Arts Center, the Parking Structure, or the previous condominium plan that was part of the Promenade project; and

WHEREAS, the property is zoned in the Uptown/Town Center Specific Plan as Town Center-1 (TC-1), and is designated in the General Plan as Downtown Commercial. Hotels, as well as restaurants are permitted land uses in the TC-1 zone; and

WHEREAS, the number of hotel rooms has increased from 121 rooms originally proposed with the Promenade project, to 151 rooms with Pine Street Hotel project. The overall square footage of the project has decreased from 189,331 square feet to 105,195± square feet, since the revised project does not include the separate restaurant and office buildings. Additionally, the performing arts building and parking structure have been removed from the project; and

WHEREAS, the height of the revised project is similar to the previous project with most of the height of the hotel being at the 50-foot line, with architectural elements exceeding to 62 feet in height. As an amendment to PD 14-001, the amended project would incorporate the previously approved height exception to allow up the 62 foot height; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 2017, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Development Plan, and associated recirculated Mitigated Negative Declaration; and

WHEREAS, a resolution was adopted by the Planning Commission approving a recirculated Mitigated Negative Declaration prepared for the proposed Planned Development applications in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 17-006, subject to the following conditions of approval:

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

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

- a. The design and intensity (density of the proposed development is consistent with the following):
 1. The goals and policies established by the General Plan;
 - a. *The project site is located in the Downtown Commercial Land Use Category. The purpose of this land use category is to provide for commercial and retail centers, and having hotels in close proximity to the commercial and retail centers helps support the economic vitality of the City.*
 - b. *The project is designed to maximize protection of oaks and biological resources as called for in Policies C-3A and C-3B of the Conservation Element. There are no other known biological resources on this site based on the site being previously developed.*
 - c. *Conditions: Condition # AQ-1-AQ8 requires incorporation of air quality mitigation measures, which will implement Policies C-2-B and C-2C of the Conservation Element.*
 2. The policies and development standards established by any applicable specific plan;
 - a. *This proposed project would be consistent with the Vision for the Downtown, by developing new buildings that are strongly oriented to the public space network along and to the east of Spring Street.*
 3. The Zoning Code, particularly the purpose and intent of the zoning district in which a development project is located;
 - (a) *The project site is located in the Town Center 1 (TC-1) Zone. Hotels/Motels are permitted in the TC-1 Zone.*
 4. All other adopted codes, policies, standards, and plans of the City;
 - a. *This resolution contains several conditions designed to implement the Municipal Code, City State, and Regional governmental policies, regulations and adopted standards related to public infrastructure (e.g., streets, water, sewer, storm drainage), building and fire safety, general public safety.*
 - b. *The project expands the City's inventory of transient lodgings, which advances the following policies in the Economic Strategy*
 - (1) *The overall policy pertaining to "Place", which calls for the establishment of "distinctive, quality, stable, safe and sustainable physical improvements and attractions that welcome ... commerce, tourism... and wealth necessary to maintain and enhance quality of life."*
 - (2) *The "Positioning" policy, which calls for the promotion of local industry, products, services and destinations via expansion and diversification of hotel products, including end destination full-service resorts;*
- b. The Pine Street Hotel Project, is consistent with the adopted codes, policies, standards and plans of the City; since the project has gone through the development review process including, environmental review as required by Section 21.23.B of the Zoning Code related to buildings over 10,000 square feet; and

- c. The Pine Street Hotel Project, will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; since the project will be required to comply with the recommended conditions of approval, including any environmental mitigation measures, and comply with any building and fire codes; and
- d. The Pine Street Hotel Project accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors and the public right-of-way; in this particular case, based on the project being designed with four-sided architecture and various building forms and massing, and based on the site plan, architecture and landscaping, the proposed development will support the aesthetic quality of the City; and
- e. The Pine Street Hotel Project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts, as a result of the site planning, building architecture and environmental mitigation, included with this project.
- f. The Pine Street Hotel Project is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc. as a result of the project site being relatively flat, and since there are will be no significant grading and the existing oak trees will be preserved and protected; and
- g. The establishment, maintenance or operation of the Pine Street Hotel Project, 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, since the project has gone through the development review process including, environmental review as required by Section 21.23.B of the Zoning Code related to buildings over 10,000 square feet; and
- h. The Pine Street Hotel Project contributes to the orderly development of the City as a whole, since the project will provide compatible infill development of an under-utilized City block, and it will utilize the existing infrastructure in Pine Street, consisting of sewer water and other utilities; and
- i. The Pine Street Hotel Project as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing a transient occupancy/resort type use in close proximity to commercial and retail.
- j. The Pine Street Hotel Project would be consistent with the Economic Strategy, since it would allow for the expansion and diversification of transient occupancy projects, local employment, infill development, and business attraction in downtown.
- k. The 4-story, 50-foot tall building, with elements that exceed this height limit to 62-feet in height and the fourth floor coverage exceeding 25 percent, would be acceptable in the TC-1 zoning district based on the area in which the project is located, other buildings in the area having elements that are similar in height and massing, including the Public Safety Center, the Alliance Square buildings and Derby Winery.

Section 3. Conditions. The Planning Commission of the City of El Paso de Robles does hereby approved Planned Development 17-006, subject to the following Conditions of Approval.

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

PASSED AND ADOPTED THIS 26th day of September 2017 by the following Roll Call Vote:

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



John Donaldson, Chairperson

ATTEST:



Warren Frace, Secretary of the Planning Commission

Exhibits:

- A. Project Specific Conditions of Approval
- B. Standard Conditions
- C. Title Sheet
- D. Site Plan
- E. Landscape Plan
- F. Landscape Plan – Pool Deck
- G. 1st Floor Plan
- H. 2nd Floor Plan
- I. 3rd and 4th Floor Plan
- J. Building Elevations/Sections
- K. Building Elevations/Sections
- L. Colors & Materials
- M. Demolition Plan / Topography
- N. Grading and Utility Plan
- O. Fence / Trash enclosure
- P. Arborist Report

Exhibit A

Project Specific Conditions

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

Planning Division Conditions:

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

EXHIBITS	DESCRIPTION
B.	Standard Conditions
C.	Title Sheet
D.	Site Plan
E.	Landscape Plan
F.	1 st Floor Plan
G.	2 nd Floor Plan
H.	3 rd and 4 th Floor Plan
I.	Building Elevations/Sections
J.	Building Elevations/Sections
K.	Colors & Materials
L.	Perspective View – RR Tracks
M.	Demolition Plan / Topography
N.	Grading and Utility Plan
O.	Fence and Trash Enclosure Details
P.	Arborist Report

2. The project shall be designed and constructed to be in substantial conformance with Exhibits B-O approved with this resolution.
3. The entitlement of approval for PD 17-006 supersedes the Promenade project (PD 14-001 and Vesting Tentative Parcel Map PR 14-0033) and will expire on September 26, 2018, unless a building permit has been issued or a request for a time extension has been filed prior to the expiration date.
4. The maximum length of stay for any hotel room is 30 consecutive days.
5. Prior to the issuance of a building permit, the Development Review Committee (DRC) shall review the following items to insure substantial compliance with the above listed Exhibits:
 - Final site details such as landscaping, decorative paving, benches, exterior lighting and any other site planning details;
 - Architectural elevations, including final materials, colors and details;
 - Equipment such as back flow devices, transformers, a/c condensers and appropriate screening methods for both views and noise;
 - Final grading and drainage plans;
 - Sign Program for Hotel, Restaurant, and Retail shops

6. The project landscape plan is subject to the requirements within the City's Landscape Ordinance.
7. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 and as listed below:

ENGINEERING:

8. Prior to hotel occupancy, the 10th Street and Pine Street right-of-ways shall be improved in accordance with plans approved by the City Engineer. The applicant shall coordinate the street improvement plans with the Hotel Cheval Project to ensure orderly development of 10th street.
9. Prior to occupancy of the hotel, the street crossing of the railroad at 10th Street shall be improved with sidewalks and bike lanes. .
10. Stormwater control measures as outlined in the project submittals shall be incorporated into the project grading and drainage plans. The City Engineer may allow the applicant to pay mitigation stormwater fees or build a facility, as described in the Watershed Master Plan of improvements, to meet compliance with post-construction stormwater retention requirements if onsite stormwater mitigation is deemed infeasible or is in the best interest of the City.
11. Prior to the issuance of a building permit for the development of the hotel, the applicants shall meet with members of the Union Pacific Railroad and City Staff to discuss measures that may need to be made to improve safety between the project and the railroad.

Environmental Mitigation Measures

Air Quality:

- AQ-1: The following measures shall be implemented to minimize construction-generated emissions. These measures shall be shown on grading and building plans:
- a. Construction of the proposed project shall use low-VOC content paints not exceeding 50 grams per liter.
 - b. Reduce the amount of the disturbed area where possible.
 - c. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook.
 - d. All dirt stock pile areas should be sprayed daily as needed.
 - e. 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;
 - f. 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.
 - g. 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 SLOAPCD.
 - h. 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.

- i. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- j. 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.
- k. Install wheel washers at the construction site entrance, wash off the tires or tracks of all trucks and equipment leaving the site, or implement other SLOAPCD-approved methods sufficient to minimize the track-out of soil onto paved roadways.
- l. 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.
- m. The burning of vegetative material shall be prohibited. Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912.
- n. When applicable, portable equipment, 50 horsepower (hp) or greater, used during construction activities shall be registered with the California statewide portable equipment registration program (issued by the California Air Resources Board) or be permitted by the APCD. Such equipment may include: power screens, conveyors, internal combustion engines, crushers, portable generators, tub grinders, trammel screens, and portable plants (e.g, aggregate plant, asphalt plant, concrete plant). For more information, contact the SLOAPCD Engineering & Compliance Division at (805) 781-5912.
- o. 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 SLOAPCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2: The following measures shall be implemented to reduce expose of sensitive receptors to substantial pollutant concentrations. These measures shall be shown on grading and building plans:

- a. Implement Mitigation Measure AQ-1, as identified in “Impact AQ-C”, above.
- b. Prior to any grading activities a geologic evaluation shall be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the SLOAPCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. These requirements may include but are not limited to:
 - 1. Development of an Asbestos Dust Mitigation Plan which must be approved by the SLOAPCD before operations begin, and,
 - 2. Development and approval of an Asbestos Health and Safety Program (required for some projects).

If NOA is not present, an exemption request must be filed with the SLOAPCD. More information on NOA can be found at <http://www.slocleanair.org/rules-regulations/asbestos/nea.php>.
- c. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - 1) Shall not idle the vehicle’s primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,

- 2) Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- d. Maintain all construction equipment in proper tune according to manufacturer's specifications;
- e. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- f. 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;
- g. 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.
- h. Electrify equipment when possible;
- i. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,
- j. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-3: The following measures shall be implemented to reduce expose of sensitive receptors to substantial pollutant concentrations. These measures shall be shown on grading and building plans:

- k. Implement Mitigation Measure AQ-1.
- l. 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>.
- m. If during demolition of existing structures, paint is separated from the construction materials (e.g. chemically or physically), the paint waste will be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements. Contact the SLOAPCD Enforcement Division at (805) 781-5912 for more information. Approval of a lead work plan and permit may be required. Lead work plans, if required, will need to be submitted to SLOAPCD ten days prior to the start of demolition
- n. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - 3) Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,

- 4) Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- o. Maintain all construction equipment in proper tune in accordance with manufacturer's specifications;
- p. Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- q. 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;
- r. 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.
- s. Electrify equipment when possible;
- t. Substitute gasoline-powered in place of diesel-powered equipment, when available; and,
- u. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-4. Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

AQ-5 Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at (805) 781-5912 for specific information regarding permitting requirements.

Biology:

BIO-1: Prior to the issuance of a grading permit, all tree protection measures outlined in the Arborist Report shall be complied with to the satisfaction of the Project Arborist. An acknowledgement from the Arborist will be required prior to the issuance of a permit.

BIO-2: Prior to the issuance of a grading permit, the applicant shall provide evidence that a Certified Arborist from the City's approved list has been contracted for monitoring, as outlined in the project Arborist Report.

BIO-3: Upon completion of each project phase, a letter by the Project Arborist shall be provided to the City that indicates that all tree protection measures outlined in the Arborist Report (Exhibit P or Res.____) have been complied with to his or her satisfaction.

BIO-4 Special construction techniques shall be designed for the foundation system of the buildings that are near the Large Valley Oak along 10th Street and the Valley Oak on Pine Street, in order to reduce the need for over excavation

BIO-5 If pavers are going to be used around the two trees at the center of the of the driveway, they shall be installed with a geo-grid or other suitable material that reduces the depth of the base material needed. It is recommended that minimal grading occur with the installation of pavers. Determination of the best method of paver installation will need to be evaluated in the filed with the Arborist, prior to issuance of a grading permit

BIO-6 All grading within the CRZ of any oak shall be monitored by the project Arborist. It may be recommended that that additional measures such as irrigation and root treatment be added during project construction to lessen long term impacts to the trees.

Greenhouse Gas Emissions:

GHG-1: The proposed project shall implement, at a minimum, the following GHG-reduction measures:

- a. Utilize high-efficiency lighting in parking lots and other public areas (i.e., sodium, light-emitting diode [LED]).
- b. Utilize built-in energy efficient appliances (i.e., Energy Star rated).
- c. Install energy-saving systems in guest rooms that reduce energy usage when rooms are not occupied.
- d. Provide on-site bicycle parking beyond those required by California Green Building Standards Code and related facilities to support long-term use (lockers, or a locked room with standard racks and access limited to bicyclists only).

- e. Provide a pedestrian access network that internally links all uses and connects all existing or planned external streets, pedestrian facilities, and public transit stops contiguous with the project site
- f. The project site shall be designed to minimize barriers to pedestrian access and interconnectivity.
- g. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.)
- h. Comply with CALGreen Tier 1 or Tier 2 standards for water efficiency and conservation.
- i. Divert, at a minimum, 65 percent of non-hazardous construction or demolition debris.
- j. Include the planting of native and drought tolerant trees beyond those required as mitigation for tree removal.

Noise:

N-1: Mitigation Measure Noise-A:

1. A mechanical ventilation system shall be installed that will provide the minimum air circulation and fresh-air supply requirements for various uses in occupied rooms without the need to open any windows, doors, or other openings to the exterior.
2. Exterior walls along the eastern façade and adjacent to the Union Pacific Railroad corridor shall be designed to achieve a minimum composite exterior sound transmission class (STC) rating of 40 dB for wall components, excluding windows and doors. A minimum 40 dB STC rating can be achieved by construction incorporating 5/8" sheathing, 7/8" stucco, and 5/8" gypsum board installed on the interior surface of exterior walls. If the exterior is stucco, the interior gypsum board should be fastened resiliently to the studs.
3. The total area of glass of both windows and exterior doors in sleeping spaces shall not exceed 20 percent of the floor area.
4. Windows located along the eastern façade and adjacent to the Union Pacific Railroad corridor shall have a minimum laboratory sound transmission class (STC) rating of 32.
5. Vents and openings shall be minimized on the eastern facade of the building. If vents are required, they should be designed with acoustical baffles.
6. Operational vented fireplaces that vent to the eastern façade shall not be installed.
7. An acoustical analysis shall be prepared for the proposed emergency generator prior to installation. The acoustical analysis shall identify noise-reduction measures to be incorporated sufficient to achieve an exterior average-hourly noise-level of 45 dBA Leq, or less, at the property line of the nearest land use. This average-hourly noise level performance standard would equate to an average-daily noise level of approximately 51 dBA CNEL, which would ensure compliance with the City's exterior and interior noise level standards for the onsite hotel (i.e., 65 and 45 dBA CNEL, respectively). Noise-reduction measures to be incorporated may include, but are not limited to, the selection of alternative or quieter equipment, use of sound enclosures, use of exhaust silencers, and shielding building intake and exhaust vents from direct line of sight of nearby land uses. The acoustical analysis shall be submitted to the City of Paso Robles Planning Department for review and approval prior to installation of the generator.

N-2: Mitigation Measure Noise-A:

1. Unless otherwise provided for in a validly issued permit or approval, noise-generating construction activities should be limited to the hours of 7:00 a.m. and 7:00 p.m. Noise-generating construction activities should not occur on Sundays or City holidays.

2. Construction equipment should be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Planned Development _____ Conditional Use Permit _____

Tentative Parcel Map _____ Tentative Tract Map _____

Approval Body: Planning Commission _____ Date of Approval: September 26, 2017 _____

Applicant: Debbie Lorenz _____ Location: 944 Pine Street _____

APN:009-156-008, 006 & 010

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 See site specific conditions in PD 17-006 Resolution 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.

- 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.

- 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.
- 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- 21. Prior to the issuance of building permits, the
 - Development Review Committee shall approve the following:
 - Planning Division Staff shall approve the following:
 - a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - b. A detailed landscape plan;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - d. Other:

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:

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

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

C. PRIOR TO ANY PLAN CHECK:

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

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- 1. All off-site public improvement plans shall be prepared by a registered civil

(Adopted by Planning Commission Resolution _____)

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.
- 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:

Pine Street 10 th Street		
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 Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.
8. The applicant shall install all utilities underground. 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.

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.
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.

PINE STREET HOTEL

Pine Street Promenade LLC
 944 Pine Street, El Paso De Robles, California

Received
 08/31/17
 City of Paso Robles
 Community Development



SHEET INDEX

P1.1	TITLE SHEET
P2.1	SITE PLAN ILLUSTRATION
P3.1	SCHEMATIC LANDSCAPE PLAN: PINE STREET HOTEL
P3.2	SCHEMATIC LANDSCAPE PLAN: 2ND FLOOR POOL DECK
P4.1	FLOOR PLAN - FIRST FLOOR
P4.2	FLOOR PLAN - SECOND FLOOR
P4.3	FLOOR PLAN - THIRD & FORTH FLOOR
P5.1	EXTERIOR ELEVATIONS & BUILDING SECTIONS
P5.2	EXTERIOR ELEVATIONS & BUILDING SECTIONS
P5.3	ELEVATIONS ILLUSTRATIONS & COLORS AND MATERIALS
P6.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
P6.2	PRELIMINARY GRADING & DRAINAGE AND UTILITY PLANS

VICINITY MAP



Steven Puglisi
 ARCHITECTS
 INC

569 Higuera Street
 Suite A
 San Luis Obispo
 CA 93401
 Ph: 805.595.1962
 Fx: 805.595.1980

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firma
 landscape architects
 planning environmental studies

PROJECT INFORMATION

SITE AREA:	102,420 SF. (2.42 ACRES)
BUILDING AREA:	
FIRST FLOOR	27,045 SF.
SECOND FLOOR	26,050 SF.
THIRD FLOOR	26,050 SF.
FORTH FLOOR	26,050 SF.
	105, 195 SF. TOTAL
HOTEL ROOMS:	151
PARKING SPACES:	173

PROJECT DISCRIPTION

AT 151 ROOMS, THE PINE STREET HOTEL PROJECT INCLUDES 6,300 SQUARE FEET OF KITCHEN BANQUET AND RESTAURANT, 4,780 SQUARE FEET OF RETAIL, AND 2,900 SQUARE FEET OF CONFERENCE SPACE FOR A TOTAL OF 105,195 SQUARE FEET. THE BUILDING HEIGHT IS PROPOSED AT 50 FEET WITH ROOF AND TOWER ELEMENTS AT 62 FEET, AS MEASURED FROM PINE STREET. THE DESIGN INCLUDES THE USE OF EXTERIOR PLASTER AND BRICK VENEER FINISH MATERIALS WITH METAL ROOFING. WE HAVE CHOSEN AN URBAN INDUSTRIAL VERNACULAR AS OUR INSPIRATION, THUS CREATING A BUILDING THAT HARKS BACK TO AN EARLY 20TH CENTURY DSGING. IN CONTRAST TO THE ORIGINALLY APPROVED PINE STREET PROMENADE, THE PINE STREET HOTEL DOES NOT INCLUDE A PERFORMING ARTS CENTER NOR DOES IT CONTAIN A PUBLIC PARKING STRUCTURE. THERE ARE ALSO NO SUBDIVIDION PROPOSALS AS PART OF THIS PROJECT.





SITE PLAN ILLUSTRATION

SCALE: 1" = 20'-0"



Steven Puglisi
ARCHITECTS
INC

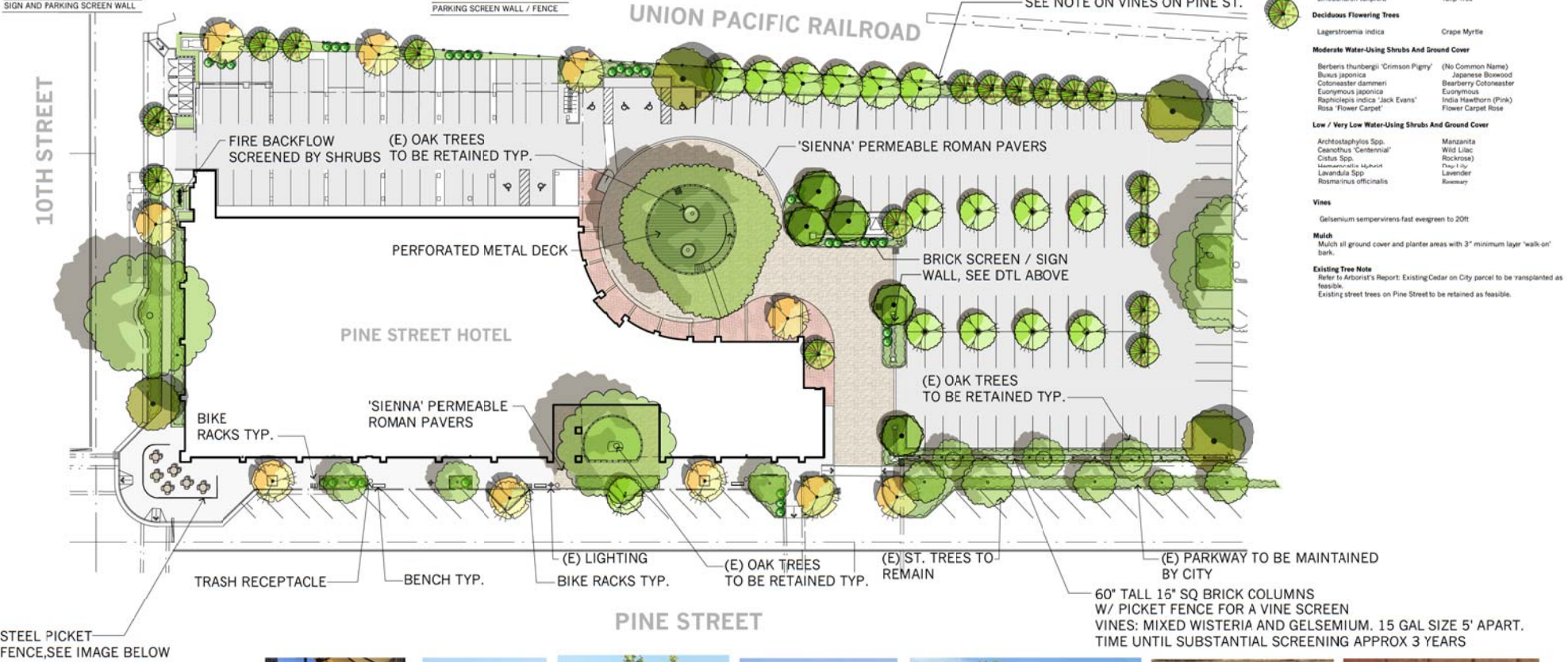
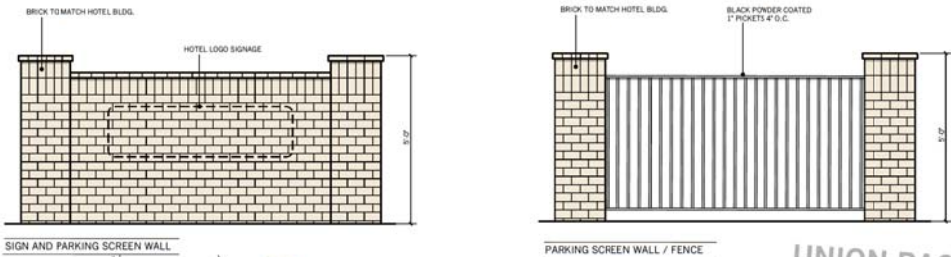
569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
Fc: 805.595.1980



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EXHIBIT - D



Preliminary Plant Materials List

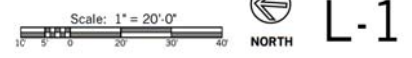
- Street and Parking lot Trees** (Shall conform with the City of Paso Robles Master Street Tree List)
 - Platanus chinensis Chinese Pistache
 - Platanus acerifolia London Plane Tree
- Evergreen Trees**
 - Quercus agrifolia Coast Live Oak
- Shade Trees**
 - Acer Platanoides Norway Maple
 - Olea europaea European Olive
 - Liriodendron tulipifera Tulip Tree
- Deciduous Flowering Trees**
 - Lagerstroemia indica Crape Myrtle
- Moderate Water-Using Shrubs And Ground Cover**
 - Berberis thunbergii 'Crimson Pigmy' (No Common Name)
 - Buxus japonica Japanese Boxwood
 - Cotoneaster dammeri Bearberry Cotoneaster
 - Euonymus japonica Euonymus
 - Raphiolepis indica 'Jack Evans' India Hawthorn (Pink)
 - Rosa 'Flower Carpet' Flower Carpet Rose
- Low / Very Low Water-Using Shrubs And Ground Cover**
 - Archtothaphys Spp. Manzanita
 - Ceanothus 'Centennial' Wild Lilac
 - Cistus Spp. Rockrose
 - Hemerocallis 'Lilac' Day Lily
 - Lavandula Spp. Lavender
 - Ribninus officinalis Rosemary
- Vines**
 - Gelsemium sempervirens fast evergreen to 20ft
- Mulch**
 - Match all ground cover and planter areas with 3" minimum layer 'walk on' bark.
- Existing Tree Note**
 - Refer to Arborist's Report: Existing Cedar on City parcel to be transplanted as feasible.
 - Existing street trees on Pine Street to be retained as feasible.

STEEL PICKET FENCE, SEE IMAGE BELOW



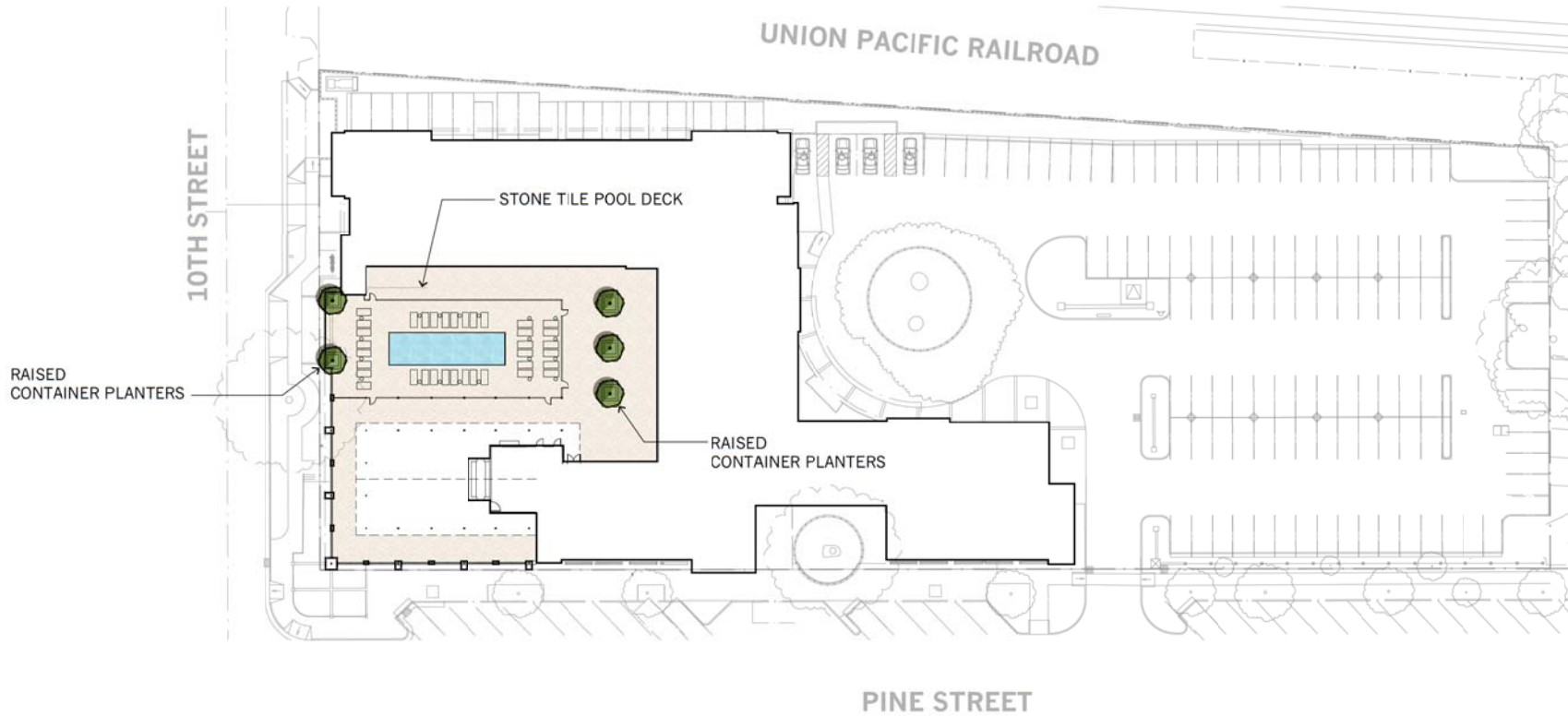
STEEL PICKET FENCE ACER PLATANOIDES / NORWAY MAPLE PLATANUS ACERIFOLIA / SYCAMORE LAGASTROEMIA INDICA / CREPE MYRTLE MORUS ALBA / WHITE MULBERRY 'SIENNA' PERMEABLE ROMAN PAVERS 'SUNBURST' ROMAN PAVERS

SCHMATIC LANDSCAPE PLAN PINE STREET HOTEL 944 Pine Street Paso Robles, CA



L-1

File Name: Pines_Pine_Street_L1-DWG_Plan.dwg User: Dan Mathias Date: 08/20/17



NERIUM OLEANDER / OLEANDER



LAURUS NOBILIS / BAY LAUREL



POOL DECK / STONE PAVERS

SCHMATIC LANDSCAPE PLAN
2ND FLOOR POOL DECK

Steven Puglisi
ARCHITECTS
INC
569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph. 805.595.1962
Fx. 805.595.1980

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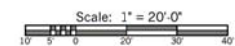
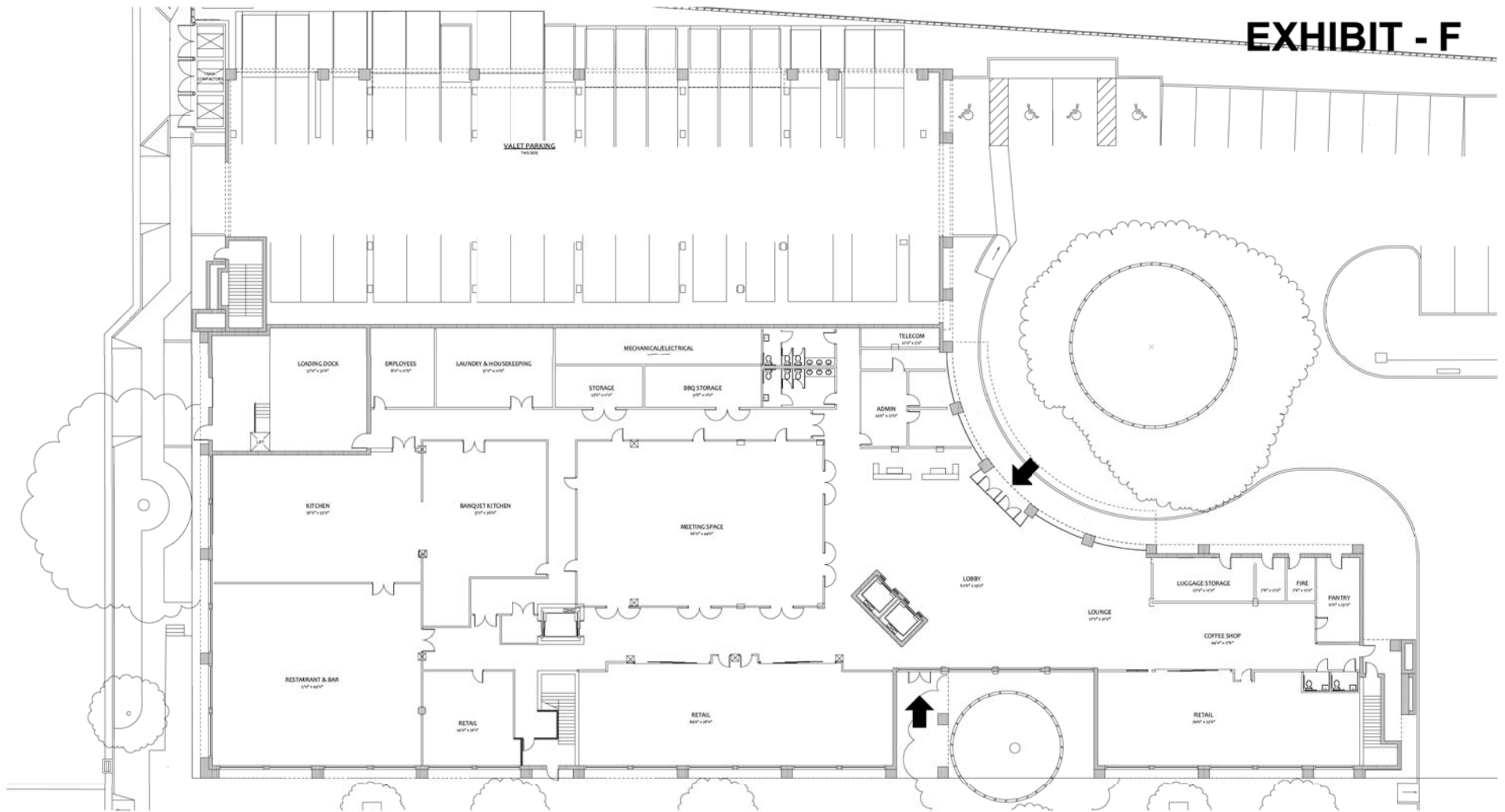


EXHIBIT - F



FIRST FLOOR PLAN

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

RESTAURANT / KITCHEN	6,300 SF
RETAIL	4,780 SF
MEETING SPACE	2,900 SF
HOTEL / BOH	8,044 SF



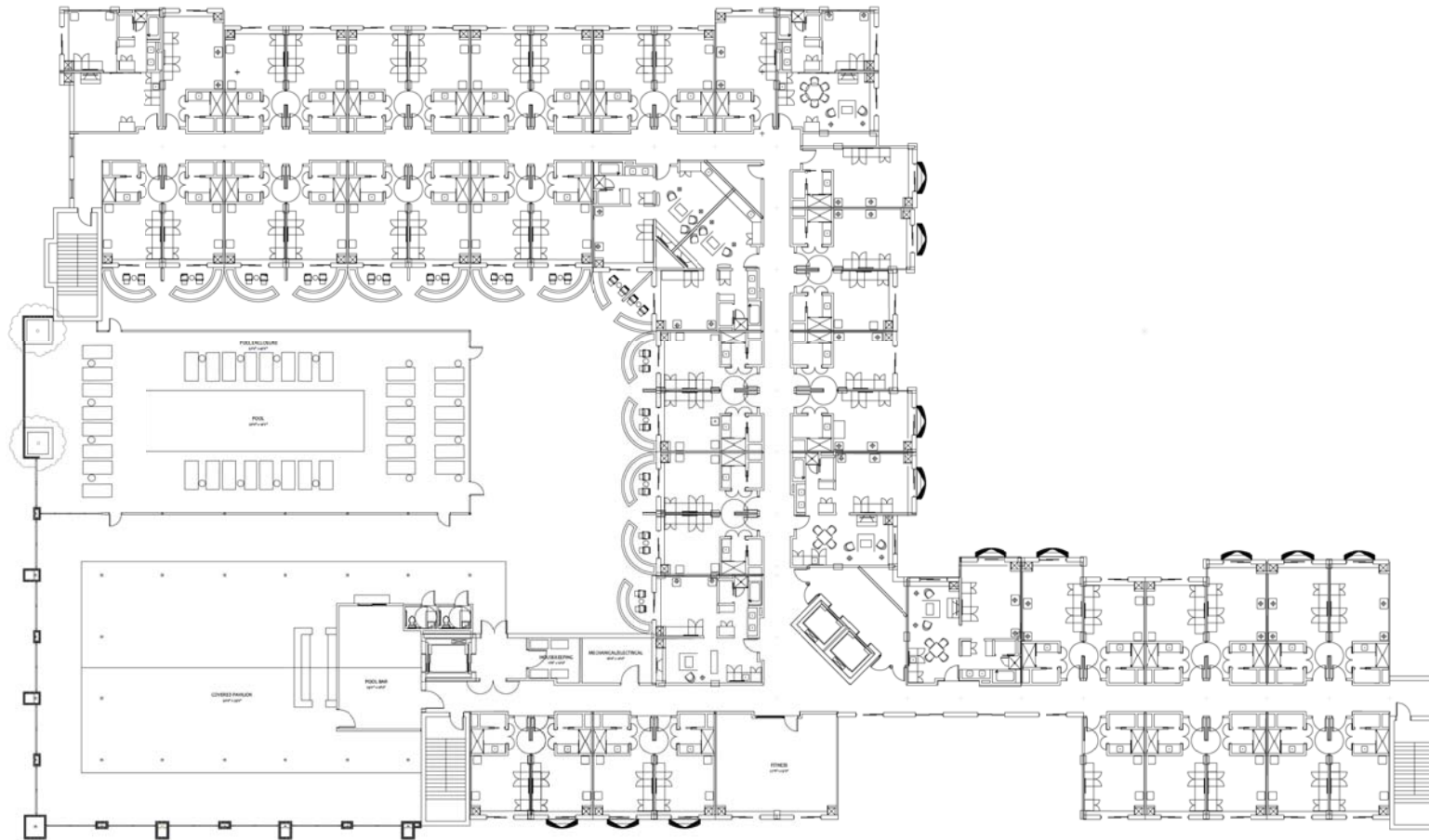
Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
Fx: 805.595.1980



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SECOND FLOOR PLAN

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



HOTEL	26,050 SF
POOL / PAVILION / GARDEN	15,200 SF



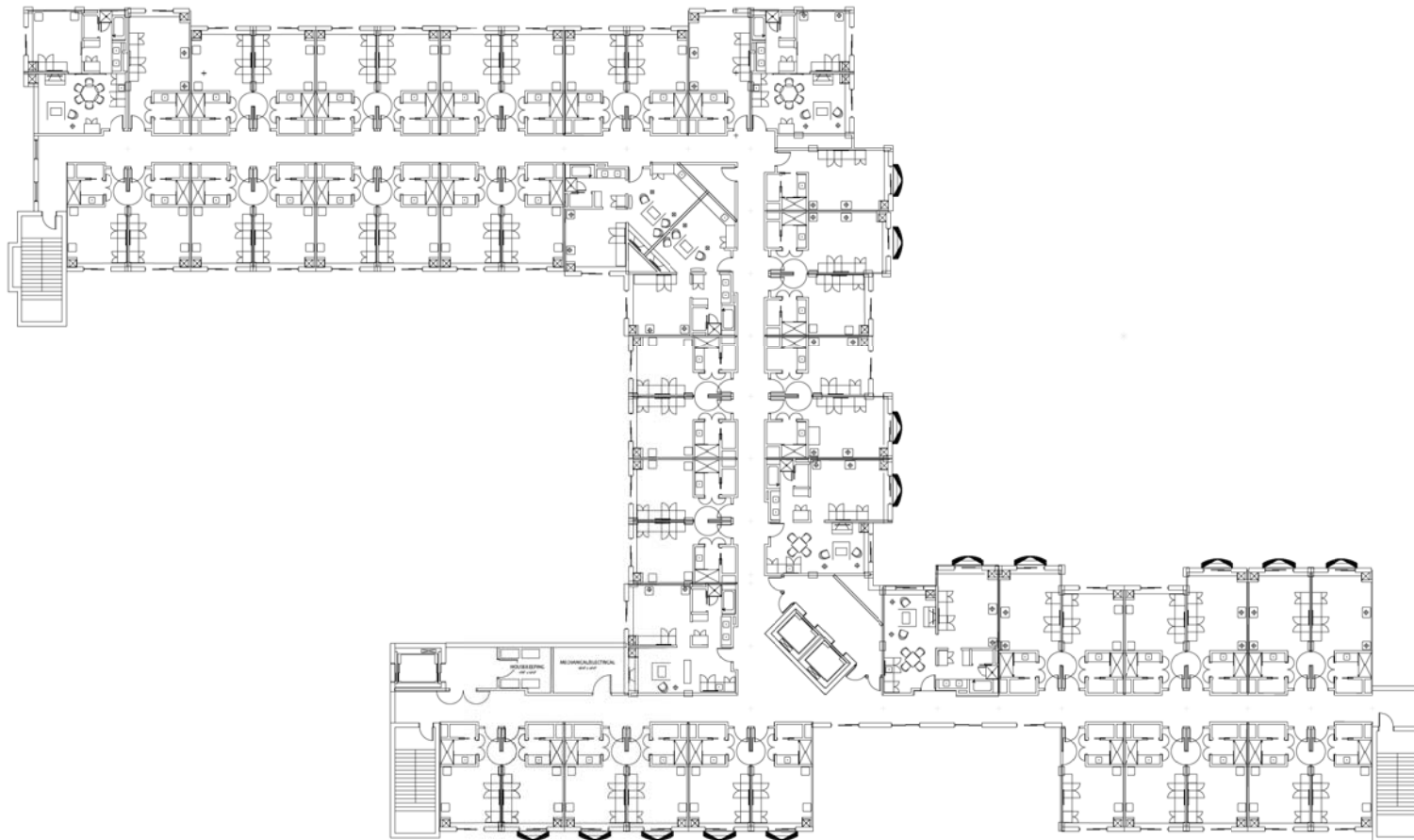
Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
F: 805.595.1980



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THIRD & FORTH FLOOR PLAN

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



HOTEL 26,050 SF (EA. FLOOR)



Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
Fx: 805.595.1980



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EXHIBIT - I



ELEVATION - NORTH

SCALE: 1/16" = 1'-0"



ELEVATION - WEST

SCALE: 1/16" = 1'-0"



SECTION - WEST

SCALE: 1/16" = 1'-0"



Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
F: 805.595.1980



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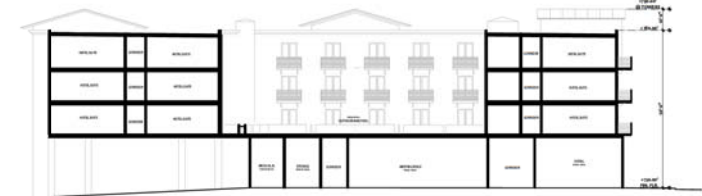
ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



ELEVATION - EAST

SCALE: 1/16" = 1'-0"



SECTION - EAST

SCALE: 1/16" = 1'-0"



Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
Fc: 805.595.1980



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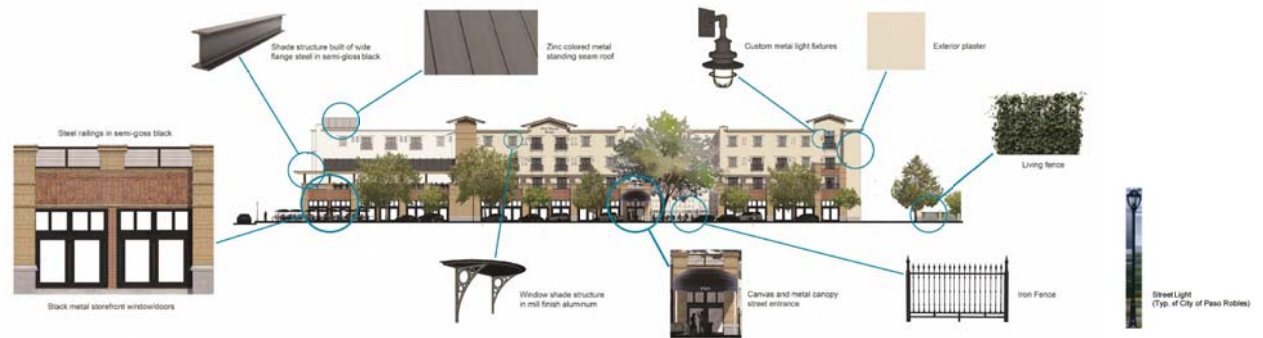
ELEVATION ILLUSTRATION - NORTH

SCALE: 1/16" = 1'-0"



ELEVATION ILLUSTRATION - WEST

SCALE: 1/16" = 1'-0"



COLORS AND MATERIALS

NOT TO SCALE



Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
Fc: 805.595.1980



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VIEW FROM TRAIN TRACKS



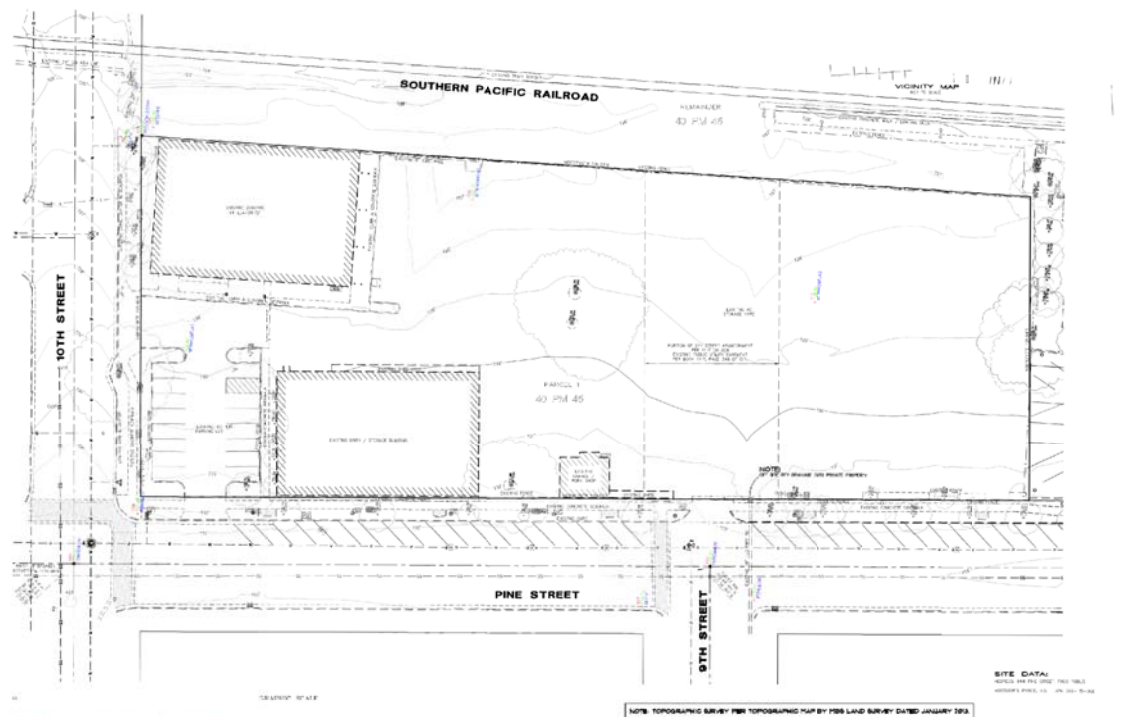
Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
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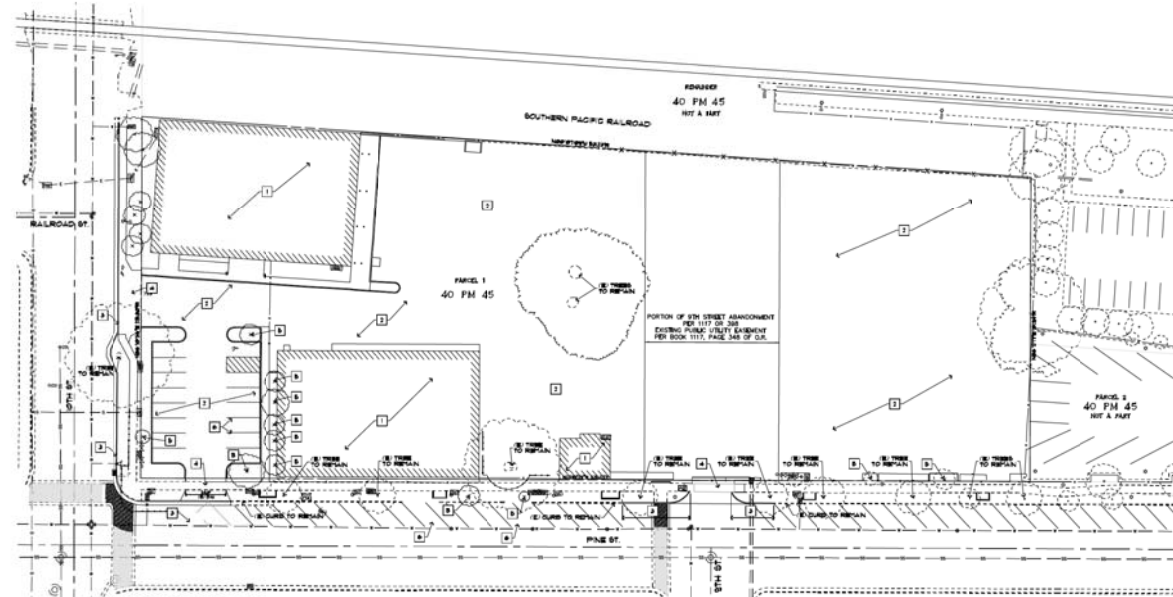
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TOPOGRAPHIC SURVEY

SCALE: 1" = 30'-0"



DEMOLITION PLAN

SCALE: 1" = 30'-0"

- DEMOLITION NOTES
- 1 EXISTING BUILDING RELATED PLUMBING AND UTILITIES TO BE REMOVED
 - 2 EXISTING ASPHALT PAVEMENT TO BE REMOVED
 - 3 EXISTING CONCRETE CURBS TO BE REMOVED
 - 4 EXISTING CONCRETE SIDEWALKS/PAVEMENTS TO BE REMOVED
 - 5 EXISTING TREES TO BE REMOVED
 - 6 EXISTING PARKING WALL TO BE REMOVED



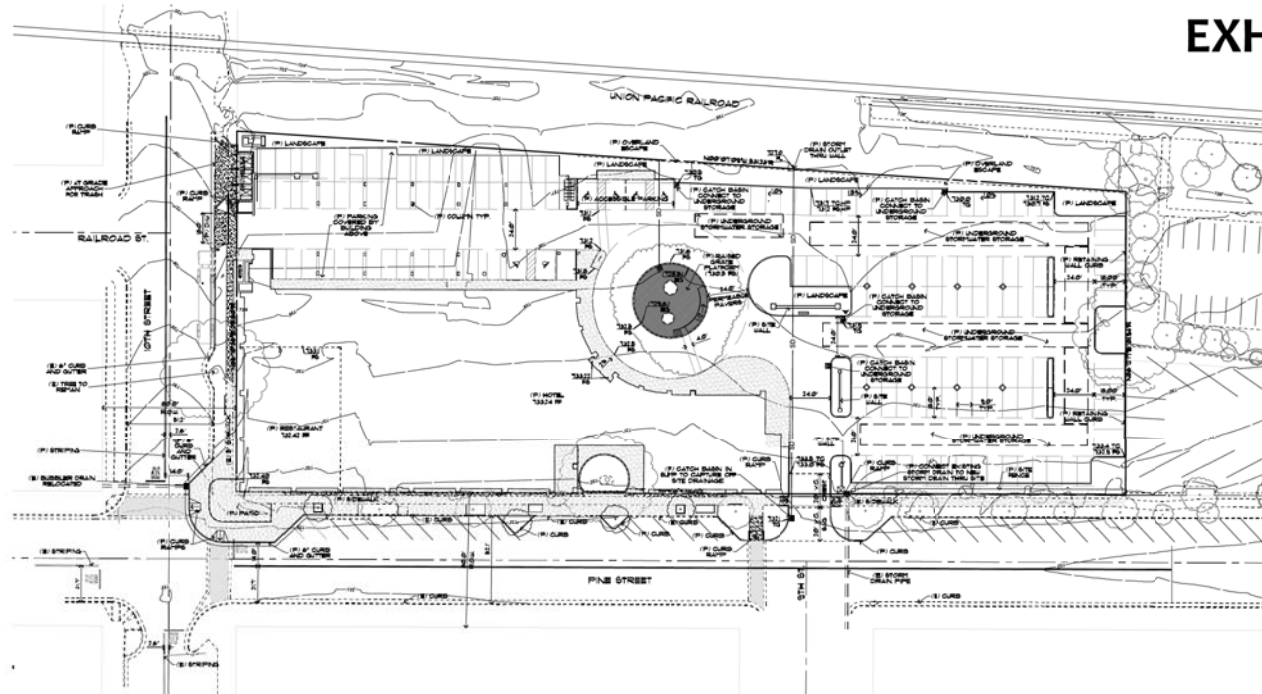
Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
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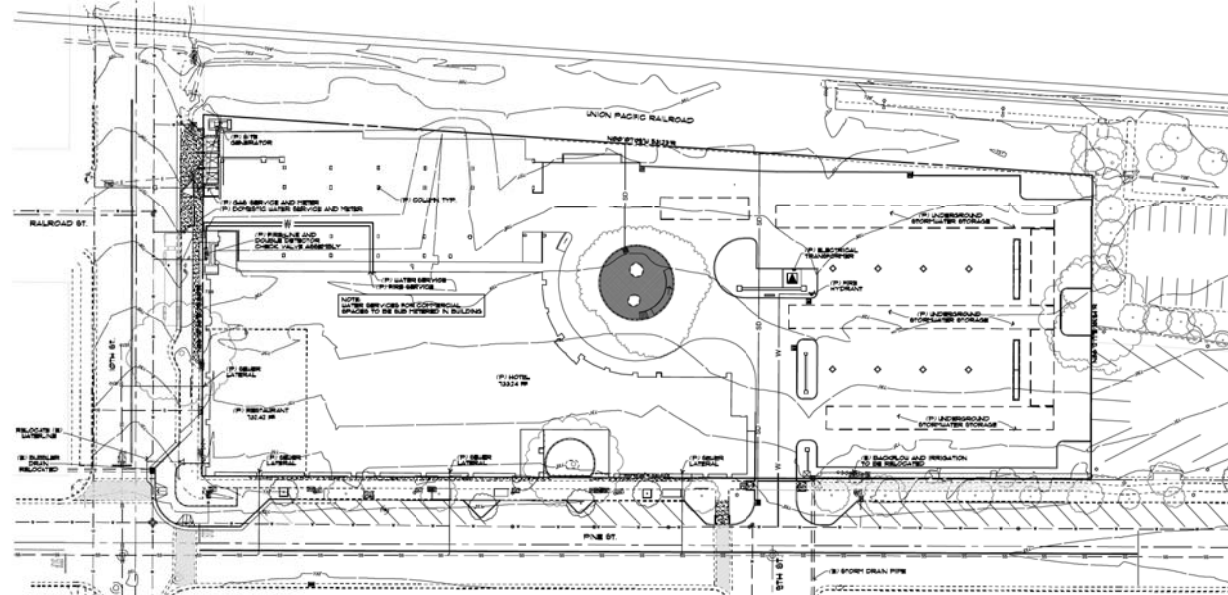
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PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"



PRELIMINARY UTILITY PLAN

SCALE: 1" = 30'-0"



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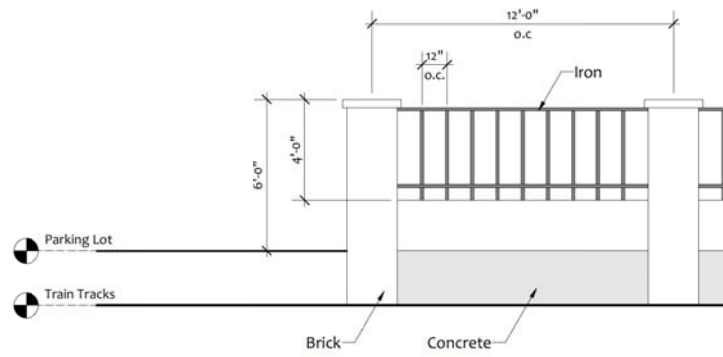
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Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1962
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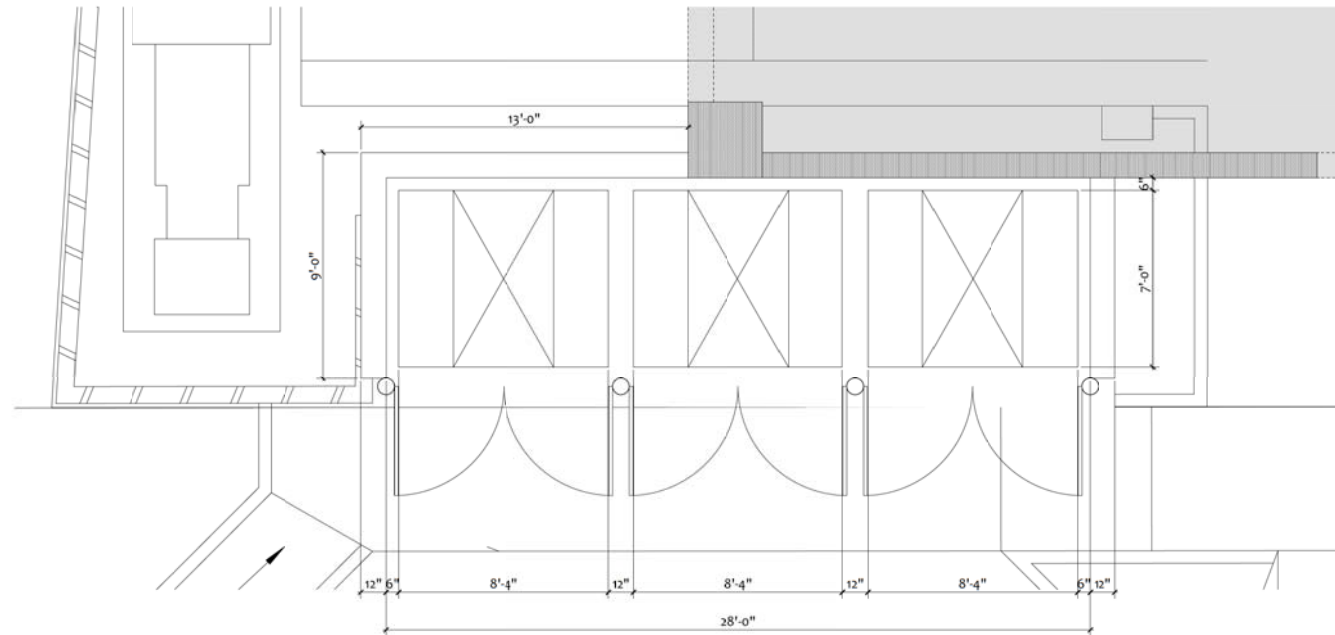


EXHIBIT - O



FENCE DETAIL

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



TRASH ENCLOSURE

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



Steven Puglisi
ARCHITECTS
INC

569 Higuera Street
Suite A
San Luis Obispo
CA 93401
Ph: 805.595.1960
Fx: 805.595.1980



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Oak Tree Protection Plan

Pine Street Promenade

Prepared By

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

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

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

**Received
09/18/17
City of Paso Robles
Community Development**

A & T ARBORISTS

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



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

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

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

This tree evaluation and protection plan is in regard to the development of the old Hayward lumber yard site at the corner of 10th and Pine. This project had a tree plan developed for it back in 2014. Although there were a few mistakes in the tree plan that will be discussed, this plan does not supersede the original plan. This is only an addendum per se. The attached spreadsheet however is up to date and accurate. Spreadsheet corrections include the following: Tree #2 is only six inches in diameter and not 14 inches. Tree #4 for the old report was listed as a valley oak when it is a Siberian elm. I substituted another live oak for tree #4 that is next to tree #2. I also added three smaller valley oaks that exist along Pine Street to the spreadsheet so that all native oaks (even less than 6 inches) were accounted for as some are street trees. The two live oaks at the corner of 10th and Pine Streets are six and four inches in diameter. Plans are to transplant both of the trees within city limits. Since they are both smaller trees, a tree spade should easily be able to do the job. Utilities will have to be accounted for through USA dig prior to tree movement. The planting locations must have access to water with the ability to run a hose on the trees periodically the next summer until they

have taken root. They will both be fertilized and have insecticide applied to help alleviate any stress.

Plans had called for pavers along the Pine Street frontage to replace the grass. I am concerned about the root damage to the plane trees in that area. Pavers are four inches deep plus four inches of base for a total of eight inches. Most all of those trees have extensive surface roots that would have to be removed for paver installation. Maybe select areas could have pavers for a walking path off of the street.

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

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees whose CRZ edges are greater than 50 feet from site disturbance will generally not be tagged and inventoried. Trees that are inherently protected by other saved trees will also not be tagged.

Tree Rating System

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

Determining factors include:

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

The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual structural and or pest defects.
6	Healthy tree that probably can be left in its natural state. Future pruning may be required.

- 7-9 The tree has had proper arboricultural pruning and attention or have no apparent structural defects.
- 10 Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

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

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

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

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

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

Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

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

Paving Within The CRZ: The preferred method on paving within the drip line consists of placing base material on existing grade. Any grade lowering removes important surface roots. Pavers can be used with limitations. The base material must be above natural grade and the curbing to retain the pavers shall not be trenched any deeper than six inches into the natural grade.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



SITE PLAN ILLUSTRATION

SCALE: 1" = 30'-0"

#1
#2,4

#3
#5,6
#7,8,9

Mis-labeled
C/tn

BALANCE
ARCHITECTS

Steven Puglisi
ARCHITECTS

590 Highway Street
San Juan Capistrano
CA 92675
PH: 949.255.1166
FX: 949.255.1166

firma
ARCHITECTS

[Signature]
Chris Tomason
#WEG436-A