

City of Paso Robles

Commercial/Industrial Activity Report

August 2015



La Quinta Inn, 2615 Buena Vista Drive

Summary of Major Commercial/Industrial Activity: December 31, 2014 - August 31, 2015

Completed Projects

- Brewery Expansion adding office & warehouse space (13,962 sf), 1360 Vendels Circle, Firestone Walker LLC
- Haybarn (4,900 sf) for Hunter/Jumper Equestrian Show Facility/Horse Park (67 acres), 3801 Hughes Parkway, Paso Robles Horse Park LLC
- Woodland Building (5,600 sf), 4251 Dry Creek Road, Estrella Warbirds
- Office building and outdoor storage (4,077 sf), 2121 Ardmore Road, Case of Paso LLC
- Senior Care Facility with 14 rooms (10,492 sf), 725 Pine Street, Tucker Family Trust LLC
- 37 room addition to La Quinta Inn (30,900 sf), 2615 Buena Vista Drive, Arciero & Sons
- Cold storage warehouse (5,750 sf), 1332 Vendels Circle, Firestone Walker LLC
- Hanger extension and exhibition building (7,000 sf), 4251 Dry Creek Road, Estrella Warbird
- 225 room resort hotel, spa, restaurant, winetasting, (134,000 sf), 2700 Buena Vista Drive, Ayres Hotels

Actively Under Construction

- Office building (12,835 sf), 810 4th Street, J&D Investments
- New cell tower and pre-fab shelter (192 sf), 105 Cary Street, PG&E
- Warehouse building (26,600 sf), 3115 Propeller Drive, Lubrizol
- Water treatment facility, 1600 Ramada Drive, City of Paso Robles
- Mixed-use development with retail and residential units (4,078 sf), 1321 Spring Street, Lane-Bradshaw Investments
- Athletic club addition (14,597 sf), 2975 Union Road, California Athletic Clubs
- Mixed-use development with office and residential units (3,548 sf), 1213 Vine Street, Brian Thorndyke & Scott Ehrke
- Fueling Station, 4912 Wing Way, City of Paso Robles
- Mixed-use development with commercial and residential units (13,200 sf), 3328, 3348, & 3338 Spring Street, Paso Robles Spring Street LLC

Building Permit Applied

- Hotel (200,000 sf), 944 Pine Street, Pine Street Promenade LLC
- Hotel addition (50,000 sf) 3002 Riverside Ave, Paso Robles Oak Tree Inn LLC
- Mixed-use development with commercial and residential units (13,200 sf), 3328 Spring Street, Paso Robles Spring Street LLC
- New building and crane structure, 4285 Secondwind Way, City of Paso Robles
- Wine production facility (85,951 sf), 2017 Wisteria Lane, San Antonio Winery

Zoning Permit Approved

- New wireless facility at the PG&E substation on the northeast corner of Niblick Road & South River Road, Verizon Wireless
- Drive-through restaurant, 2244 Spring Street, Little Caesar's Pizza
- New wireless facility with 65-foot tall cellular mono pole structure designed to simulate a eucalyptus tree, adjacent to 1770 Commerce Way, Verizon Wireless
- New wireless facility installed on the roof of the building, 739 12th Street, Verizon Wireless
- Hotel expansion to add 66 rooms, conference, and spa (3,000 sf), 3002 Riverside Avenue, Oaks Hotel

- Expansion of building for office and warehouse use (9,000 sf), construction of a new warehouse (55,000 sf), and a 39 space surface parking lot, 1400 Ramada Drive, Firestone Walker LLC
- RV Park (322 spaces), north end of Golden Hill Road, (approved in 2009, re-filed revised plan 2011)
- Wine Storage Building (66,000 sf), 2261 Wisteria Lane, Justin Winery
- Repair garage (2,100 sf) for Smith Used Car Dealership, 201 Spring Street, Brent Smith
- Hotel: 127 rooms (99,800 sf), SWC 4th & Pine Streets, Oxford Suites
- La Entrada/Discovery Gardens: 280 room resort hotel/conference facilities/gardens/golf academy/wine-visitor center (439,000 sf), n/s Highway 46 E, w/o Airport Road, Ken Hunter (to replace Black Ranch Project)
- Hotel (Marriott Residence Inn): 128 rooms (98,500 sf), west side S. Vine Street, north of Highway 46 West, Excel Hotel Group
- Pine Street Promenade: 100-121 room hotel, 3,600 sf meeting rooms, 16,900 sf commercial space, 5,800 sf restaurant, 400-500 seat performing arts center, and a parking structure, SEC Pine and 10th Streets, Brett Van Steenwyck and Debbie Lorenz
- Addition of 2 manufacturing buildings (totaling 16,500 sf), 4285 Second Wind Way, Andross Engineering
- New service and auto repair building (2,200 sf), 201 Spring Street, Smith Motor Group

Zoning Permit Applied/Planning Commission or DRC* Review Scheduled for First Half of 2015

- Assisted living facility (68,000 sf), Southwest corner of South River Road & Serenade Drive, BA Hoffman Holdings & Quiring General LLC
- Hilton Garden Inn (166 room hotel) (75,600 sf), SWC Golden Hill Road & Hwy 46 E, Route 19 LLC
- Expansion of the Oaks Hotel (66 rooms) (59,700 sf), 3002 Riverside Avenue, Mary Quan
- Manufacturing buildings (16,500 sf), 4285 Second Wind Way, Andross Engineering
- New Cell Facilities (2800 Buena Vista; 1780 Creston Road; 1320 24th Street; Corner of 24th and Riverside; Near 2198 Riverside; Near 2102 Riverside; 2198 Riverside; North East Corner of Creston Road; 3800 Mill Road), Verizon Wireless
- 4 lot tentative map & rezone, 2025 Union Road, Bryce Overend & Omer Ivanir
- Resort complex, 3350 SR-46 East, Ken Mundee
- 3 Lot tentative map, Hoskin
- New hotel (124 guest rooms), 2940 Union Road, Paso Highway Hotel
- 18 hole golf course, RV resort, pool, tennis courts, and restaurant, 5151 Jardine Road, Tom Erskin
- Lot line adjustment, Wisteria Lane, San Antonio Winery
- Alder Creek Apartments expansion and increased density, Niblick Road, Alder Creek Apartments
- New AutoZone building, Near Niblick & South River Road, AutoZone Development Corp
- Subdivide 209 acres into 17 lots, Wisteria Lane, Tom Erskin

* *DRC = Development Review Committee, a subcommittee of the Planning Commission*

Building Permit Status

Project Description	Sq Ft	Address #	Street	APN	Developer	Planning File	Permit #
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Completed Projects

Brewery Expansion - Firestone Walker LLC	13,962	1360	Vendels Circle	009-633-004	Firestone Walker LLC	PD 12-006	B13-0404
Haybarn	4,900	3801	Hughes Parkway	025-435-008	Paso Robles Horse Park LLC	PD 11-004	B14-0088
Woodland building	5,600	4251	Dry Creek Road	025-471-011	Estrella Warbirds	PD 9-3010	B14-0111
Office building and outdoor storage	4,077	2121	Ardmore Road	025-362-008	Case of Paso LLC	PD 09-002	B14-0174
Senior Care Facility: 14 rooms	10,492	725	Pine Street	009-203-011	Tucker Family Trust	CUP 13-006	B14-0403
Hotel: 225 rooms	134,014	2700	Buena Vista Drive	025-391-087	Aryres Paso Robles LP	PD 12-001	B13-0088
Exhibition building	5,000	4251	Dry Creek Road	025-471-011	Estrella Warbirds	PD 93-010	B14-0136
Cold storage warehouse	5,750	1332	Vendels Circle	009-633-029	Firestone Walker LLC	PD 12-006	B14-0614

Projects Under Construction/Building Permit Approved

Office building	12,835	810	4th Street		J&D Investments	SP 14-004	B14-0372
New Cell Tower & Pre-Fab shelter	192	105	Cary Street	009-813-010	PG & E	CUP 14-007	B15-0298
Hanger Extension	2,000	4251	Dry Creek Road	025-471-011	Estrella Warbirds	PD 93-010	B14-0035
Office and warehouse building	26,602	3115	Propeller Drive	025-452-008	City of Paso Robles	PD 13-004	B13-0210
Water treatment facility		1600	Ramada Drive		City of Paso Robles		B13-0344
Mixed use - Retail & Residential	4,078	1321	Spring Street	009-037-009	Lane-Bradshaw Investments	PD 07-016	B07-0479
Athletic club addition	14,597	2975	Union Road	025-371-019	California Athletic Clubs	PD 06-012	B14-0030
Mixed use - Office & Residential	3,548	1213	Vine Street	009-034-013	Brian Thorndyke & Scott Ehrke	SP 11-001	B12-0076
Fueling Station		4912	Wing Way	025-453-010	City of Paso Robles		B13-0478
Mixed use - Com. & Res. (3 units)	3,200	3328	Spring Street	008-042-011	Paso Robels Spring Street LLC	PD 13-001	B13-0585
Mixed use - Com. & Res. (5 units)	10,000	3348	Spring Street	008-042-011	Paso Robels Spring Street LLC	PD 13-001	B13-0584
Common restrooms, utility room, stairwell	1,475	3338	Spring Street	008-042-011	Paso Robels Spring Street LLC	PD 13-001	B15-0506

Projects for Which a Building Permit Has Been Applied

Hotel	200,000	944	Pine Street	009-156-008	Pine Street Promenade LLC	PD 14-001	B14-0255
Hotel Addition	50,000	3002	Riverside Ave	008-051-030	Paso Robels Oak Tree Inn LLC	PD 07-015	B14-0257
Mini-storage facility	66,490	2161	Theatre Drive	009-851-018	Templeton Properties	PD 15-001	B15-0492
Wine production facility	85,951	2017	Wisteria Lane	025-421-029	San Antonio Winery	PD 14-005	B15-0308

Planning Applications - Approved

Project Description	Sq Ft	Address #	Street	APN	Developer	Planning File	Approval Date	Expiration Date
New wireless facility	912	NEC	Niblick Road	009-813-010	Verizon	CUP 14-007	01/13/15	01/13/17
New wireless facility - Adjacent to address listed	N/A	1770	Commerce Way	009-314-054	Verizon	CUP 14-008	04/14/15	04/14/17
New Service & Auto Repair Building	2,200	201	Spring Street	009-286-018	Smith Motor Group	SP 15-005	08/10/15	08/10/17
Drive-through restaurant	1,966	2244	Spring Street	008-165-011	Little Caesar's Pizza	CUP 14-014	04/28/15	04/28/17
New wireless facility	N/A	739	12th Street	009-042-018	Verizon	CUP 14-009	04/14/15	04/14/17
Wine Production Facility	85,951	2017	Wisteria Lane	025-421-028, 029	San Antonio Winery	PD 14-005	04/28/15	04/28/17
Hotel Expansion	3,000	3002	Riverside Ave	008-051-031	The Oaks Hotel	PD 07-015	05/26/15	05/26/17
Expansion of building for office & warehousing	64,000	1400	Ramada Drive	009-633-032, 013, 014, 015, 008, 004, 000	Firestone Walker LLC	PD 12-006	06/23/15	06/23/17
Mixed use: restaurant, retail commercial, and 4 apartments	6,300	NWC	Buena Vista Drive & Highway 46 East	025-391-075	San Antonio Winery	PD 14-003	06/02/15	06/02/17
New wireless facility on the existing building	N/A	1125	24th Street	008-135-024	Verizon	CUP 15-012	09/22/15	09/22/17
Industrial Building	17,000	1125	Combine Street	025-423-017	Ron Jordan	SP 15-008	09/14/15	09/14/17

Planning Applications in Process

Project Description	Sq Ft	Address #	Street	APN	Developer	Planning File	Status
Expansion to the Oaks Hotel (66 rooms)	59,700	3002	Riverside Avenue	008-051-031	Mary Quan	PD 07015 Amendment	Incomplete
The Oaks Senior Care Facility	68,000	SWC	South River Road & Serenade Drive		Hoffman Holdings & Quiring Ge	PD 15-002 & CUP 15-004	Completeness Review, CEQA Review, DRC
La Entrada/Discovery Gardens	439,000	NS	HWY 46 E		Ken Hunter	PD 01-025	CEQA Review
Pine Street Promenade	14,000	944	Pine Street	009-156-006 & 010	Brett Van Steenwyck & Debbie Lorenz	PD 14-001	
New cell facility & clock tower	1,150	2800	Buena Vista		Verizon	CUP 15-003	Incomplete
New cell facility	N/A	1780	Creston Road	009-502-014	Verizon	CUP 15-006	Incomplete
New cell facility	N/A	1320	24th Street	008-314-009	Verizon	CUP 15-007	Incomplete
New cell facility	N/A	Corner	24th & Riverside	008-174-002	Verizon	CUP 15-008	Incomplete
New cell facility	N/A	Near 2198	Riverside Avenue	008-183-023	Verizon	CUP 15-009	Incomplete
New cell facility	N/A	Near 2102	21st Street	008-184-001	Verizon	CUP 15-10	Incomplete
New cell facility	N/A	2198	Riverside Avenue	008-251-006	Verizon	CUP 15-011	Incomplete
New cell facility	N/A	Near 611	Creston Road	009-424-009	Verizon	CUP 15-014	Incomplete
New cell facility	N/A	3800	Mill Road	025-701-006	Verizon	CUP 15-015/016	Incomplete
4 Lot tentative map & rezone	84,070	2025	Union Road	025-403-032	Bryce Overend & Omer Ivanir	PR 15-0058	Incomplete
Resort Complex		3350	SR-46 East	025-436-027	Ken Mundee	GPA 15-001	Incomplete
3 Lot tentative map		0	Dry Creek Road		Hoskin	PR 09-0105	PC Date 10/13/15
New four-story hotel (124 guest rooms)		2940	Union Road	025-362-004	Paso Highway Hotel Partners	PD 15-005	Incomplete
18 hole golf course, RV Resort, pool, tennis, restaurant		5151	Jardine Road	025-442-022	Tom Erskin	PD 15-004	Incomplete
Lot line adjustment		0	Wisteria Lane		San Antonio Winery	PRAL 15-0044	Incomplete
Alder Creek Apartments, 16 units per acre density inc.		712	Gardenia Circle	009-767-049	Alder Creek Apartments		Staff Report
New building		0	Niblick Road	009-814-044	AutoZone Development Corp	PD 13-002	Incomplete
Subdivide 209 acres into 17 lots	9,100,404	0	Wisteria Lane	025-435-029	Tom Erskin	PRAL 11-0081	
Manufacturing buildings	16,500	4285	Second Wind Way	025-471-017	Andross Engineering	PRAL 12-0010	Accept Final Parcel Map

Approved Tentative Tract and Parcel Maps

Project Description	Map	Map #	Street	APN	Developer	Approved	Expires