



CITY OF ATASCADERO NOTICE OF EXEMPTION

6500 Palma Avenue

Atascadero, CA 93422

805.461.5000

TO: Clerk-Recorder Office
County of San Luis Obispo
1055 Monterey Street Suite D120
San Luis Obispo, CA 93408

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, CA 93422

Date Received Stamp or Label

SUBJECT: Filing of Notice of Exemption in Compliance with Sections 15062 and 21152 of the Public Resources Code

Project Title: USE24-0019 – Conditional Use Permit/ The Carlton Hotel Remodel

Project Applicant: Capricorn Property Group, Kamal Patel
15223 Hume Drive, Saratoga, CA 95070
(408) 605-3724
kpatel@capricornpropertygroup.com

Project Location: 6005 El Camino Real, Atascadero, CA 93422, San Luis Obispo County (APN 029-342-023)

Project Description: Conditional Use Permit to remodel the ground floor interior space and modify the exterior building façade. The proposed ground-floor interior remodel includes the addition of nine ground-floor guest rooms, the conversion of existing restaurant space into a market distillery, the conversion of the existing café into a separate bar/restaurant and bakery, and the conversion of an existing conference space into a speakeasy. The proposed second-floor interior remodel includes the conversion of a corner guest room into two guest rooms and the conversion of the existing fitness room into a guest room. The proposed exterior modification includes the replacement of all the Traffic Way frontage storefront windows with motorized bifold windows for the first four window bays and glass block privacy window treatments (allowing light without being translucent) for the remaining window bays and a green wall art installation. A request for a parking modification to allow a parking reduction of approximately 43% for a total of 25 parking spaces. The project site is composed of one legal lot (APN 029-342-023) totaling 0.45 acres that is developed with a 52-room hotel, restaurant, café/bakery, and conference space.

Name of Public Agency Approving Project: City of Atascadero

Name of Person or Agency Carrying Out Project: Kamal Patel, Capricorn Property Group

Exempt Status:

- | | | | |
|--------------------------|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Ministerial (Sec. 15268); | <input type="checkbox"/> | General Rule Exemption (Sec. 15061. c); |
| <input type="checkbox"/> | Declared Emergency (Sec. 15269(a)); | <input checked="" type="checkbox"/> | Categorically Exempt (Sec. 15301 - 15333); |
| <input type="checkbox"/> | Emergency Project (Sec. 15269(b)(c)); | <input type="checkbox"/> | Statutory Exemption (Sec. 15261 - 15285) |

Reasons why the project is exempt: The project is eligible for a Class 3 Exemption (New Construction or Conversion of Small Structures) from environmental review requirement of the California Environmental Quality Act (CEQA because the project involves the partial conversion of existing hotel floor area from one use to another, where only minor modifications are made to the exterior of the structure, the site is zoned for such use, and all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Lead Agency Contact Person: Xzandrea Fowler, Senior Planner
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Date Exemption Accepted: 3/19/2024

Xzandrea Fowler

Xzandrea Fowler
Senior Planner