

RESOLUTION NO: 95-90

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR
PLANNED DEVELOPMENT 94006
(PACIFIC MANAGEMENT AND DEVELOPMENT CORPORATION)
APN: 09-261-03

WHEREAS, Pacific Management and Development Corporation has filed Planned Development 94006, to demolish 21 motel units and to construct a 65 unit hotel with an approximate 800 square foot conference room, located at 416 Spring Street,

WHEREAS, an Initial Study was prepared for this project (Attached as Exhibit A), and

WHEREAS, a public hearing was conducted by the Planning Commission on February 13, 1995, to consider the initial study prepared for this application, and based upon the facts and analysis presented in the staff reports, public testimony received and subject to specific mitigating conditions of approval, the Planning Commission made the necessary findings to adopt a Negative Declaration status for this project, and

WHEREAS, on February 22, 1995 the applicant, Pacific Management and Development Corporation, filed an appeal of the Planning Commission's conditions of approval for the project, and

WHEREAS, a public hearing was conducted by the City Council on March 21, 1995 and July 18, 1995 to consider facts and analysis presented in the staff reports prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, the resolution approving Planned Development 94006 contains conditions of approval which will mitigate the potential environmental impacts that would be associated with the development of this project as identified in the initial study and analysis prepared for the project, and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby grant a Negative Declaration status for Planned Development 94006.

PASSED AND ADOPTED THIS 18th day of July, 1995, by the following roll call vote:

AYES: Heggarty, Iversen, Martin, and Macklin

NOES: None

ABSTAIN: Picanco

ABSENT: None

Walter J. Macklin
MAYOR, WALTER MACKLIN

ATTEST:

Richard J. Ramirez
RICHARD J. RAMIREZ, CITY CLERK

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INITIAL STUDY

DATE: January 25, 1995
FILE #: Planned Development 94006 and LLA PRAL 95-004
APPLICATION: Request to demolish 21 existing apartment/motel units and to construct up to a 65 unit hotel with approximately 800 square feet of conference/meeting room area. The proposal also includes a merger of underlying existing lots.
APPLICANT: Pacific Management and Development Corporation

1. BACKGROUND INFORMATION AND PROJECT DESCRIPTION: Attached.
2. INITIAL STUDY CHECKLIST: Attached.
3. DISCUSSION OF POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS:
If any of the items on the Initial Study Checklist are marked "Yes/Maybe", please see the attached Analysis for discussion and recommendations for mitigation or further environmental study.
4. LOCATION MAP: Attached.
5. CONSISTENCY OF PROJECT WITH EXISTING GENERAL PLAN, ZONING AND OTHER LAND USE CONTROLS:
 This project is consistent with the City's General Plan, Zoning Ordinance and other land use controls.
 This project involves a request to change the General Plan, Zoning Ordinance, and/or other land use controls.
6. DETERMINATION: On the basis of this Initial Study:
 I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.
 I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached Discussion of Environmental Evaluation have been added to the project. A Negative Declaration will be prepared.
 I find that there is insufficient information to determine whether the proposed project could have a significant effect on the environment and that the applicant needs to provide additional information in the form of an expanded initial study.
 I find that the proposed project could have a significant effect on the environment, and recommend that an Environmental Impact Report be prepared.

Meg Williamson
Principal Planner

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

Date of Preparation: January 25, 1995
Prepared By: Meg Williamson

FILE: Planned Development 94006 and LLA PRAL 95-004

APPLICANT: Pacific Management and Development Corporation

PROJECT LOCATION: 416 Spring Street

PROJECT DESCRIPTION Demolition of 21 apartment/hotel units and construction of up to a 65 unit hotel complex with approximately 800 square feet of conference/meeting room facilities. The proposal also includes a proposal to merge existing lots on the project site.

ENVIRONMENTAL SETTING:

A. SITE

1. Site Size: Approximately 1 acre.
2. General Plan Designation: Community Commercial (CC)
3. Zoning: C-2,PD
4. Topography: The site slopes approximately 2 percent to the southeast corner of the site.
5. Flood Zone Status: The site is not within the 100 year flood areas, as delineated on Federal Insurance Rate Maps.
6. Vegetation: The site vegetation consists of sparse landscaping and a number of "tree of heaven" trees along the eastern property boundary.
7. Existing Land Use: The site is currently developed with a 21 unit motel/apartment complex with swimming pool.
8. Utilities: See the attached Engineering Division staff report for a detailed analysis.
9. Access to Circulation System: Access to the project is taken from both Spring and 4th Streets.

B. SURROUNDING PROPERTIES (General Plan; Zoning; Current Land Use)

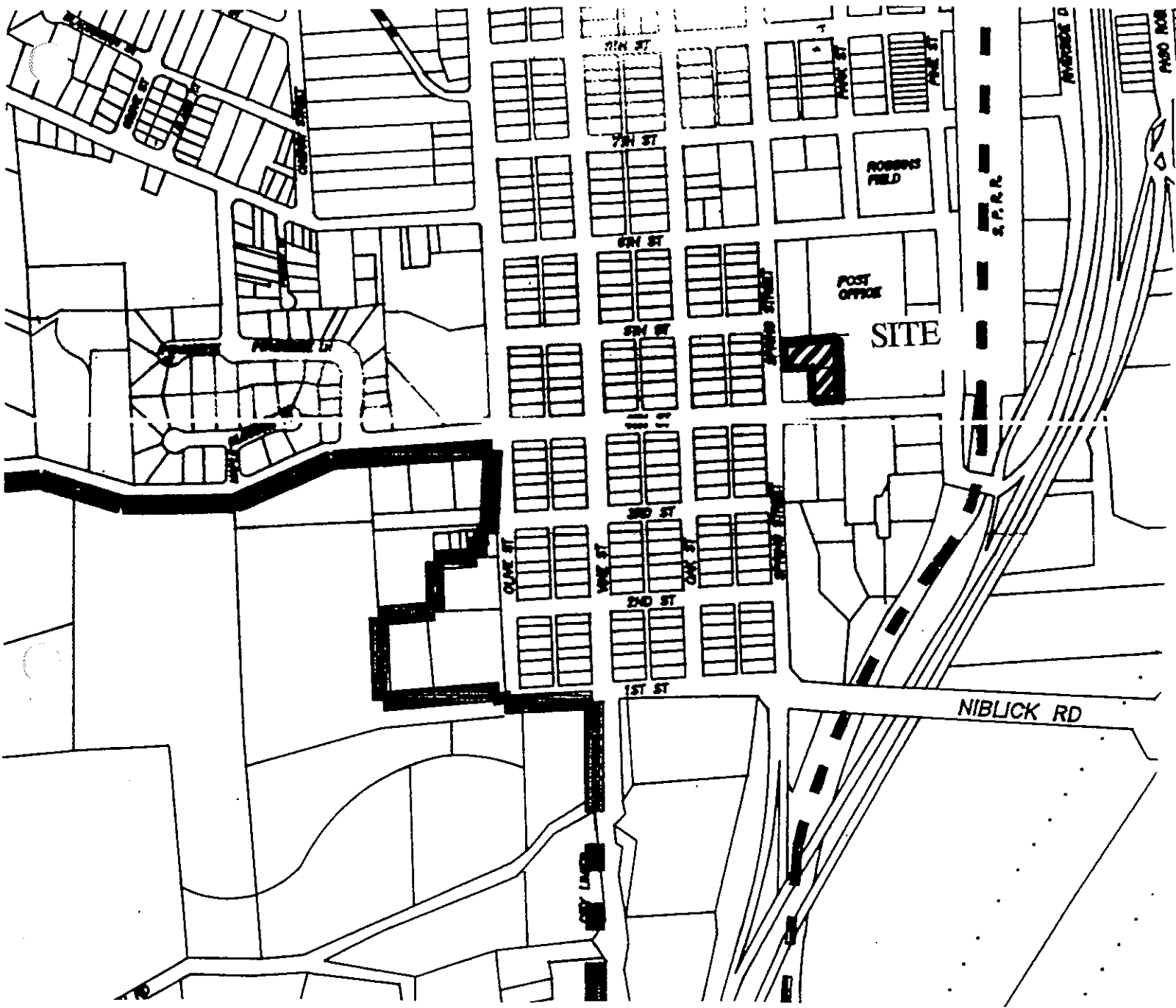
North: Community Commercial (CC); C-2PD; Wells Fargo Bank Plaza (mixed retail/office center)

South: Community Commercial (CC) and Community Service (CS); C-2,PD and M,PD; Vacant Legion Hall building and vacant land at the southeast corner of 4th and Spring Streets

East: Community Commercial (CC); C-2,PD; City Hall interim offices, Cuesta College North County Extension classrooms, CCC offices.

West: Community Commercial (CC); C-2,PD; Motel and mixed commercial

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PLANNED DEVELOPMENT 94006 AND PRAL 95-004
(PACIFIC MANAGEMENT AND DEVELOPMENT)



NORTH

LOCATION MAP

INITIAL STUDY CHECKLIST

FILE: Planned Development 94006 and LLA PRAL 95-004

APPLICANT: Pacific Management and Development Corporation

APPLICATION: Request to demolish 21 apartment/motel units and construct up to a 65 unit hotel with approximately 800 square feet of conference/meeting room area. The proposal also includes a merger of underlying existing lots.

PROJECT LOCATION: 416 Spring Street

This Initial Study Checklist was completed by reviewing the project application in light of the following:

- a. The City's General Plan, Municipal Code and adopted Standards;
- b. Environmental information and studies maintained by the City;
- c. Consultation, when necessary, with Responsible and Trustee Agencies, as defined by CEQA, and other interested parties;
- d. Observation of the project site in the field.

All items checked "Yes/Maybe" will be discussed in the section entitled "Analysis" attached to this checklist.

If an item is checked "No", the project will either not have a significant effect on the environment, or, any potential significant effects will be mitigated by standard conditions of development required by the City.

Item	Environmental Impact	Yes/Maybe	No
1.	<u>LAND USE, POPULATION, HOUSING:</u>		
a.	Alteration of present or planned land use in an area.....		...X..
b.	Compatibility with existing or planned land uses in an area.....	.....X.....	.....
c.	Alteration of location, distribution, density or population growth rate of an area.....		...X..
d.	Affect existing housing or create demand for additional housing.....	.....X.....	.....
e.	Airport Land Use Plan.....		...X..
2.	<u>CIRCULATION/TRANSPORTATION:</u>		
a.	Traffic generation.....	.....X.....	.....
b.	Traffic access, movement, hazards.....		...X..
c.	Pedestrian, bicycle systems.....		...X..
d.	Parking facilities.....	.....X.....	.....
e.	Emergency vehicle access.....		...X..
f.	Air, rail operations.....		...X..

Item	Environmental Impact	Yes/Maybe	No
3.	<u>GEOLOGY AND SOILS:</u>		
a.	Unstable earth, changes in geological substructures.....		...X..
b.	Changes to soil strata (disruption, displacement, compaction, etc.).....		...X..
c.	Exposure of people or property to landslides and seismic hazards.....		...X..
d.	Increase in soil erosion.....		...X..
4.	<u>SURFACE AND SUBSURFACE WATER:</u>		
a.	Changes to groundwater flows.....		...X..
b.	Groundwater quality and quantity.....		...X..
c.	Streamcourse alteration and siltation.....		...X..
d.	Increase in runoff, storm drainage impact.....	.....X.....	.....
e.	Other water-related impacts.....		...X..
5.	<u>VEGETATION AND ANIMAL LIFE:</u>		
a.	Oak trees.....		...X..
b.	Other vegetation concerns.....		...X..
c.	Wildlife habitats.....		...X..
d.	Other wildlife concerns.....		...X..
6.	<u>AIR QUALITY:</u>		
a.	Creation of air emissions.....		...X..
b.	Creation of objectionable odors.....		...X..
c.	Alteration of air movement patterns.....		...X..
d.	Other air quality concerns.....		...X..
7.	<u>PUBLIC SERVICES AND UTILITIES:</u>		
a.	Fire protection.....	.....X.....	.....
b.	Police protection.....		...X..
c.	Water service.....		...X..
d.	Sewer service.....	.....X.....	.....
e.	Street maintenance.....		...X..
f.	Other governmental services.....		...X..
g.	PG&E.....		...X..
h.	So. California Gas Co.....		...X..
i.	Sonic Cable TV, Pacific Bell.....		...X..
j.	Solid waste disposal.....		...X..
8.	<u>HEALTH AND SAFETY:</u>		
a.	Noise: Creation of or exposure to.....		...X..
b.	Light & Glare: Creation of.....		...X..
c.	Electromagnetic disturbance, radiation.....		...X..
d.	Health hazards: Creation of or exposure to.....		...X..
e.	Fire, Explosion, Chemical spill.....		...X..

Item	Environmental Impact	Yes/Maybe	No
9.	<u>AESTHETICS:</u>		
a.	Visually-sensitive area or corridor.....	.....X.....	.....
b.	Hillside, grading issues.....	.....	...X..
c.	Other aesthetic concerns.....	.....X.....	.....
10.	<u>PARKS, RECREATION, AND OPEN SPACE:</u>		
a.	Impact on public parks and recreation.....	.....	...X..
b.	Generates need for private recreation.....	.....	...X..
c.	Need to maintain open space.....	.....	...X..
11.	<u>CULTURAL, HISTORICAL, AND ARCHAEOLOGICAL:</u>		
a.	Historic and/or cultural sites.....	.....	...X..
b.	Archaeological sites.....	.....	...X..
12.	<u>NATURAL RESOURCES AND ENERGY:</u>		
a.	Natural resources supply.....	.....	...X..
b.	Energy supply.....	.....	...X..
13.	<u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>		
a.	Potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.....	.....	...X..
b.	Potential to achieve short-term, to the disadvantage of long-term, environmental goals..	.....	...X..
c.	Impacts which are individually limited, but cumulatively considerable.....	.....	...X..
d.	Substantial adverse effects on human beings, either directly or indirectly.....	.....	...X..

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

I. GENERAL CONDITIONS

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

DISCUSSION OF POTENTIAL ENVIRONMENTAL IMPACTS

PLANNED DEVELOPMENT 94006

APPLICANT: PACIFIC MANAGEMENT AND DEVELOPMENT CORP.

1. LAND USE: (Item 1b and 1d)

Compatibility with existing land uses:

This site is surrounded on all sides by existing mixed retail and service uses. The mixed retail center to the north contains a combination of office, personal service, retail and banking facilities. The hotel use in and of itself would be a compatible, and complementary, use with the center. However, the land use compatibility relationship extends into the need for appropriate physical site design.

As currently proposed, the 3 story structure is proposed to be set back from Spring Street by 15 feet. Although 15 feet meets the City's minimum set back requirement, the mass of the building (its bulk and shape) and its orientation to Spring Street would block out visibility of existing buildings and uses north of this site.

To create a more compatible relationship between buildings and their uses, it would be possible to exchange the locations of parking and building foot print, thereby increasing the Spring Street set back to 65 feet.

Provided the project is designed with an increased set back from Spring Street, the hotel could be a compatible neighbor to the mixed center use.

Affect on existing housing:

The Housing Authority has indicated that there are two residents of record within the existing apartments who utilize Section 8 housing vouchers (rental subsidy), but that the vouchers are easily transferrable and therefore do not create a displacement problem of low income status residents.

2. Traffic (Item 2a and 2d)

Based on trip generation figures contained in the Institute of Transportation Engineers Trip Generation Manual, there would be an approximate 32 percent increase in average daily trips to this site. This figure represents the calculated difference between the 21 existing apartments and the proposed 65 unit hotel.

The site as it exists and is utilized, does not have street improved frontages on 4th and Spring (i.e., frontages that are improved with curb, gutter, sidewalk, or are widened to their ultimate planned width). The proposed hotel project would install these necessary improvements, along with concrete driveway aprons, thereby facilitating traffic movement in a manner previously not achieved with the apartment complex.

Additionally, Spring Street is an arterial road which is planned to accommodate the majority of vehicular travel throughout the downtown, in conjunction with commercial build out. The ability for the City's existing street network to accommodate commercial buildout was analyzed in both the General Plan Update EIR and the EIR that was prepared during the establishment of the Redevelopment Area. In both cases, Spring Street was determined to be adequate to handle planned commercial build-out.

In addition, the City has an in-place Signalization Impact Fee which is calculated based on generated average daily trips attributable to a project. This fee is paid at the time that a building permit is issued and is used towards installation of warranted signals within the City.

Based on the above factors, it would appear that the required street frontage improvements along with the established Signalization Impact Fee, would adequately off set the anticipated increase in vehicle trips to this site.

3. Drainage: (Item 4d)

The proposed hotel project would increase the amount of impervious service (paving and building foot print) that exists on this approximate one acre site. In order to accommodate increased storm water flows, it may be necessary for the applicant to improve on-site detention basin(s) and meter out their historic storm flows. Although not determined to be necessary at this time (and dependent on final drainage calculations), detaining the water would eliminate any off-site increases to drainage flows.

Provided the applicant does not increase historic flows, there would not be associated impacts. If detention is necessary, based on final calculations, it may be necessary for the project design to be altered (including elimination of parking and therefore reduction in number of hotel units).

4. Public Service and Utilities: (Item 7 a and 7d)

Fire Services: The City's zoning would permit buildings up to 50 feet in height, provided that adequate fire protection could be provided. The Fire Department is only able to reach sill levels that are 32 feet or less in height. However, because local Fire

Code requires this building to be equipped with a fully automated fire suppression system (sprinklering), the Fire Department staff has indicated that the proposed eave height of 28 feet, and proposed roof peak height of 39 feet would be an acceptable design.

Sewer Services: There are existing sewer mains both to the east and west of the property boundary that the project could connect to. However, the City's recent Sewer Master Plan indicates that downstream sewer mains (within Pine Street near 10th Street) are currently undersized and have insufficient capacity. Therefore, in order for the project to connect to either line, it would be necessary for the downstream lines to be appropriately upgraded.

This is a resolvable impact to the City's sewer system. However, until the applicant conducts additional calculations it is known what the technical solution or associated cost would be. As a condition of project of approval, in order to mitigate this impact, the downstream sewer capacity must be increased prior to occupancy of the hotel building.

3. Aesthetics (Item 9a and 9c)

The project is located on one of the most prominent corridors within the City of Paso Robles; Spring Street. The southerly Spring Street off-ramp from Highway 101 is a highly utilized exit for travelers and locals alike, with this section of Spring Street acting as a entrance to the community. Based on this high visibility, the project design and its aesthetic quality is of high importance for the community.

Although the architecture incorporates a series of plant-on reveal arches, tower-like elements that extend to the roof design, window repetitions and a single story lobby and porte-corchiere treatment, the height and bulk of the narrow rectangular building remain the same. The western "face", or building elevation plane (facing Spring) is only interrupted by 8-inch pop-out arch reveals and a repeat window pattern. There are no architecturally dimensional elements (extensions of the building which have a contrasting height and mass such as the porte-corchiere feature) to alleviate the 38 foot tall building face. In the absence of redesigning the building to "step back" its upper stories from Spring Street (similar to a pyramid), the building needs to be set further back away from Spring Street to alleviate the "looming" quality of such a tall structure.

A suggested mitigation measure, as described in the section 1, above, is to require the northeastern parking area to be "switched" to the western side of the building foot print, thereby increasing the building set back by 65 feet (for a total of 80 feet). This set back will create a far more compatible relationship with existing building setbacks along Spring Street for this area of the

City (see the attached "Spring Street Set Back Exhibit" attached to this report).

With this revised set back condition applied to the project, it appears the architecture of the building would be appropriate and compatible for this prominent community entrance.

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