

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 13-003, OXFORD SUITES  
APN: 009-291-022

DATE: JANUARY 26, 2016

Needs: For the Planning Commission to consider a request filed by Mark Smuland on behalf of Oxford Suites, requesting a two-year time extension of Planned Development 13-003.

Facts:

1. The project is located at 800 4<sup>th</sup> Street; the southwest corner of Pine Street and 4<sup>th</sup> Street. See Vicinity Map, Attachment 1.
2. The proposed hotel project consists of a 5-story, 127 room hotel that is approximately 99,000 square feet. The project would be constructed in two phases; Phase I would include 103 guest rooms with 1,848 square feet of meeting space, and Phase II would be 24 rooms and 3,480 square feet of meeting space. The project would include the construction of 117 parking spaces for Phase I with the balance of 30 spaces being constructed with Phase II. See site plan and elevations, Attachments 2-4.
3. The project was approved by the Planning Commission on January 14, 2014 via Resolutions 14-001 and 14-002, with an expiration date of January 14, 2016.
4. A time extension request was submitted prior to the January 14, 2016 deadline, requesting that the Planning Commission extend the entitlements for two years to January 14, 2018.
5. The applicant has provided a letter that indicates that as a result of other hotel projects that Oxford Suites in the process of completing; they are not ready to move forward with the submittal of construction plans for building plan check. See letter from Mark Smuland, Attachment 5.

Analysis  
and

Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2014 that would impact the prior approvals of this project or the conditions that were imposed with it.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt the attached resolution granting a two-year time extension for PD 13-003 to January 14, 2018;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Site Plan
3. North Elevation
4. West Elevation
5. Mark Smuland Letter
6. Draft Resolution granting a two year time extension
7. Mail and Newspaper Affidavits



Spring St

Is St

U.P.R.R.

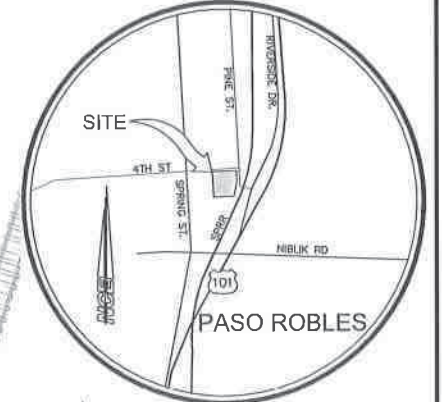
4th St

SITE

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	PRELIMINARY GRADING AND DRAINAGE PLAN
2	PRELIMINARY UNDERGROUND PLAN
3	PRELIMINARY SITE CROSS SECTIONS

**GRADING LEGEND**

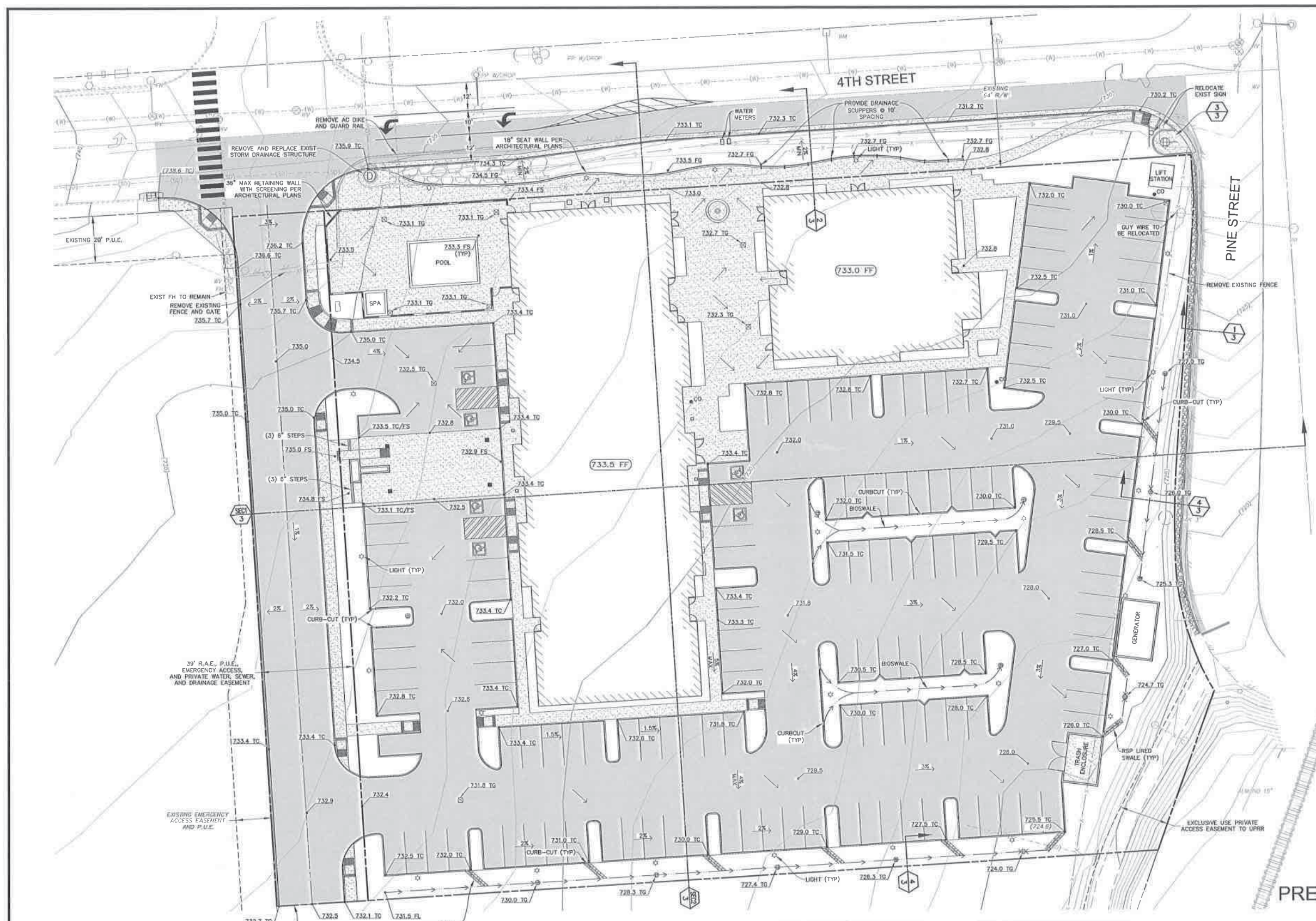
- 800.00 FF FINISH FLOOR ELEVATION
- 800.00 FG FINISH GRADE, PER PLAN
- 700.00 EG EXISTING GRADE, PER PLAN
- 2.0% DRAINAGE DIRECTION, PER PLAN FLOW DIRECTION
- 700 FINISH GRADE CONTOUR
- 700 EXISTING GRADE CONTOUR
- 2:1 SLOPE, UN
- DRAIN INLET
- DRAIN INLET WITH ATRIUM GRATE
- STORM DRAIN MANHOLE
- CLEAN OUT
- SIDEWALK RAMP
- CURB RAMP
- PROJECT BOUNDARY
- RIGHT-OF-WAY/PROPERTY LINE
- CENTER LINE
- EASEMENT
- RETAINING WALL
- CONCRETE FLATWORK, SURFACE PER ARCHITECTS PLANS
- HOT MIX ASPHALT
- PROPOSED BUILDING



LOCATION MAP  
NO SCALE



**OXFORD SUITES  
PRELIMINARY GRADING AND  
DRAINAGE PLAN  
PRAL 13-0084**



NOTE: SEE ARCHITECTURAL PLANS FOR PHASING AND INTERIM SURFACE TREATMENT. INTERIM PHASE 2 GRADING TO FG ELEVATIONS SHOWN.

**GROSS EARTHWORK ESTIMATE**  
3,100 C.Y. CUT  
2,700 C.Y. FILL

PROVIDE TEMPORARY OFFSITE INFILTRATION BASIN TO MITIGATE RUNOFF FROM WEST HALF OF DRIVEWAY, ±1,100 OF STORAGE

30' R.A.E., P.U.E., EMERGENCY ACCESS, AND PRIVATE WATER, SEWER, AND DRAINAGE EASEMENT

EXISTING EMERGENCY ACCESS EASEMENT AND P.U.E.

EXCLUSIVE USE PRIVATE ACCESS EASEMENT TO UPRR



OXFORD SUITES • PASO ROBLES

NORTH ELEVATION





OXFORD SUITES • PASO ROBLES  
WEST ELEVATION



11/20/15

Mr. Darren Nash, Associate Planner  
City of Paso Robles – Community Development Department  
1000 Spring Street  
Paso Robles, CA 93446

Re: Request for Extension, Planning Commission Resolution 13-003 (Oxford Suites Development Plan Approval)

Dear Mr. Nash:

On 1/14/14, the City of Paso Robles Planning Commission approved resolution 13-003 for the Oxford Suites Development Plan PD 13-003. This approval is currently scheduled to expire on 1/14/16. While Oxford Suites remains fully committed to developing the 127-room hotel that was approved at our property at 800 4<sup>th</sup> Street in Paso Robles, we are currently unable to submit a building permit application by the expiration date.

This past summer, Oxford Suites opened our newest hotel in Bellingham, WA. We also have our largest hotel to date under construction in the City of Rohnert Park in Sonoma County, CA which has demanded a large amount of our attention. As we have discussed previously, Oxford Suites does not have standardized hotel designs that we replicate in different locations. Each Oxford Suites hotel is individually designed to reflect the community in which it is located and Curt and Robin Baney are both integrally involved in every detail of the design and construction. It is this attention to detail that is one of the primary reasons for our company's success. While our Paso Robles permit documents are partially complete, we have been forced us to delay the completion of the design and construction documents to ensure that all of our current projects meet our high standards of success.

Based on our current work load, we would like to request a 2-year extension of our Development Plan approval. Once we successfully open our new Sonoma County hotel in late 2016, we will be able to focus our attention on our Paso Robles hotel to give it the attention that it deserves. While we expect to submit our building permit application well before the requested extension deadline of 1/14/18, we feel that it is prudent to request the maximum time extension in order to account for unexpected conditions that might arise in the future.

Oxford Suites is very appreciative of the City's support over the past few years and we look forward to bringing a unique hotel to the City of Paso Robles that exceeds everyone's expectations. If you have any questions, please let me know and we will be happy to provide you with any additional information that you may need.

Thank you again for your help.



Mark Smuland  
Oxford Hotel Group

RESOLUTION NO: 16-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A TWO-YEAR TIME EXTENSION  
FOR PLANNED DEVELOPMENT 13-003  
(OXFORD SUITES)  
APN: 009-291-022

WHEREAS, a time extension request for Planned Development 13-003, has been filed by Mark Smuland on behalf of Oxford Suites; and

WHEREAS, the Project is a proposal to construct a 127 room, 5-story hotel at 800 4<sup>th</sup> Street, the southwest corner of Pine Street and 4<sup>th</sup> Street; and

WHEREAS, the project was originally approved by the Planning Commission on January 14, 2014, and scheduled to expire on January 14, 2016; and

WHEREAS, the time extension was submitted prior to the January 14, 2016 deadline; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 26, 2016 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the time extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a two-year time extension to PD 13-003 subject to the following conditions:

1. All conditions adopted within resolutions 14-001 and 14-002 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 13-003 shall expire on January 14, 2018, unless a time extension request is filed prior to that date.



PASSED AND ADOPTED THIS 26<sup>th</sup> day of January 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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VINCE VANDERLIP, CHAIRMAN

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 13-003--Time Extension, on this 14th day of January, 2016.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: *Monica C Hollenbeck*  
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 01/15/16

Meeting Date: 01/26/16  
Planning Commission

Project: Time Extension for Planned  
Development 13-003 – OXFORD  
SUITES

I, Monica C Hollenbeck, employee of the  
Community Development Department, Engineering  
Division, of the City of El Paso de Robles, do hereby  
certify that this notice is a true copy of a published  
legal newspaper notice for the above named project.

Signed: Monica C Hollenbeck  
Monica C Hollenbeck

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request for a two-year time extension of the entitlements associated with Planned Development 13-003, a 127 room, five-story hotel for Oxford Suites, located on the vacant 2.5 acre site located at the southwest corner of 4th Street and Pine Street (APNs: 009-291-022).

The meeting will begin at the hour of 6:30 pm on January 26, 2016, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com) provided that such comments are received prior to the time of the hearing.

If you challenge this time extension request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner  
January 15, 2016 2210558