



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Planned Development Amendment (PD 15-005) (2940 Union Road, APN 025-362-004, Suresh Patel applicant), to approve a request for a Planned Development Amendment (PD 15-005) to modify the approved Site Plan exhibit and Architectural Elevations exhibit for the approved Marriott Residence Inn to accommodate a change to a Fairfield Inn and Suites branded hotel.

Date: December 13, 2016

Facts

1. The project site is located at 2940 Union Road, APN 025-362-004, see Attachment 1. The applicant is Paso Highway Hotel Partners, LP.
2. Upon recommendation by the Planning Commission, the City Council approved Planned Development 15-005 for a Marriott Residence Inn at the location noted above on May 17, 2016. Council approvals for this project also included approval of a Conditional Use Permit 15-020, Oak Tree Removal, and a Mitigated Negative Declaration.
3. The approved project is for construction of a 4-story, 119-room hotel with ancillary services and site amenities. The Council also approved a building height exception to allow the hotel to exceed the established 50-foot height limit of the C3 zoning district, up to 63.5 feet in height.
4. The approved project is for a Marriott Residence Inn “extended stay” brand, and is proposed to be changed to Fairfield Inn and Suites, by Marriott, which is not an extended stay accommodation. Fairfield Inn and Suites hotels have smaller guest rooms, therefore the overall building footprint is proposed to be smaller.
5. The applicant, Suresh Patel has applied to modify the site plan and building elevations to reduce the total building footprint from 98,000 square feet to 80,554 square feet. The building elevations are proposed to be modified to reflect the change in brand, and the smaller building footprint. See Attachment 2 and 3, comparison of plans.
6. The site plan includes the same number of parking spaces, however the rear parking spaces are proposed to be modified to provide a more efficient use of the site. The revised parking lot design complies with planning and emergency services requirements. See Attachment 2, Approved and Proposed Site Plan.
7. The project location is within the Airport Land Use Planning Area. The revised project footprint complies with the applicable airport density criteria of the maximum number of people permitted per acre, refer to Exhibit A or Draft Resolution A.
8. The revised building does not affect traffic circulation or any other environmental issues.
9. The Development Review Committee considered this project on November 21, 2016, and recommended the Planning Commission approve the proposed modified project.

Options

1. Adopt Draft Resolution A (Attachment 6), approving an amendment to the Site Plan exhibit and Architectural Elevations exhibit for PD 15-005.

Agenda Item 3

2. Refer back to staff for additional analysis.
3. Deny the proposed amendment to PD 15-005 based on finding to be made by the Planning Commission

Analysis and Conclusions

Project Summary

The City approved two Marriott Residence Inn, Extended Stay hotels in Paso Robles, with the original hotel located off of South Vine Street on Wilmar Place, and the second hotel approved on Union Road. The applicant pursued the second hotel with the same brand because the original hotel was subject to a lawsuit, which has since been settled, and is going forward at that location. Therefore, the applicant would like to change the brand at the Union Road location to a Fairfield Inn and Suites, by Marriott.

Fairfield Inn and Suites provides smaller rooms, with less amenities than a Marriott Residence Inn Extended Stay hotel. Given the circumstances, the applicant proposes to reduce the approved building footprint from 98,000 square feet to 80,554 square feet, which is a building size reduction of approximately 18 percent. The hotel is still proposed to include 119 guest rooms. The general architectural design is similar to the previously approved hotel. As noted above, the footprint has been reduced, and the rear parking lot is proposed to be re-arranged, while maintaining the same number of parking spaces. Minor elevation details are proposed to be modified, including use of less exterior rock materials, less detailing on the upper balconies, lighter colored window panes, and a thinner trim edge along the barrel roof entry.

CEQA Issues

In accordance with the California Environmental Quality Act (CEQA), an environmental analysis was prepared for this project, and a Mitigated Negative Declaration, (which indicates that all potential environmental impacts can be mitigated to a less than significant level), was previously adopted by the City Council. None of the proposed site plan and elevation modifications would affect potential environmental impacts or change the environmental determination.

General Plan / Zoning Consistency

The property is designated in the General Plan Land Use Element as Commercial Service (CS) with an Airport Overlay, and it is zoned Commercial/Light Industrial (C3). Hotels are permitted land uses in the C3 zone, and they are consistent with the intent of the CS land use designation. None of the proposed site plan and elevation modifications would General Plan or zoning consistency.

Analysis of Options

1. Option 1

The applicant is proposing the modifications to the Site Plan exhibit and Architectural Elevations exhibit to accommodate a change in the Marriott hotel brand for this project. The revised project and change to a Fairfield Inn and Suites hotel would provide a quality hotel development at this location. The changes would not impact the surrounding properties or result in new or expanded negative environmental impacts, and the project would be consistent with the General Plan, Zoning and the Airport Land Use Plan.

2. Option 2

The Planning Commission may want to consider modifications to the proposed development plan amendment to address site plan or architectural issues identified by the Commission and refer the item back to staff or the Development Review Committee for additional analysis.

Agenda Item 3

Fiscal Impact

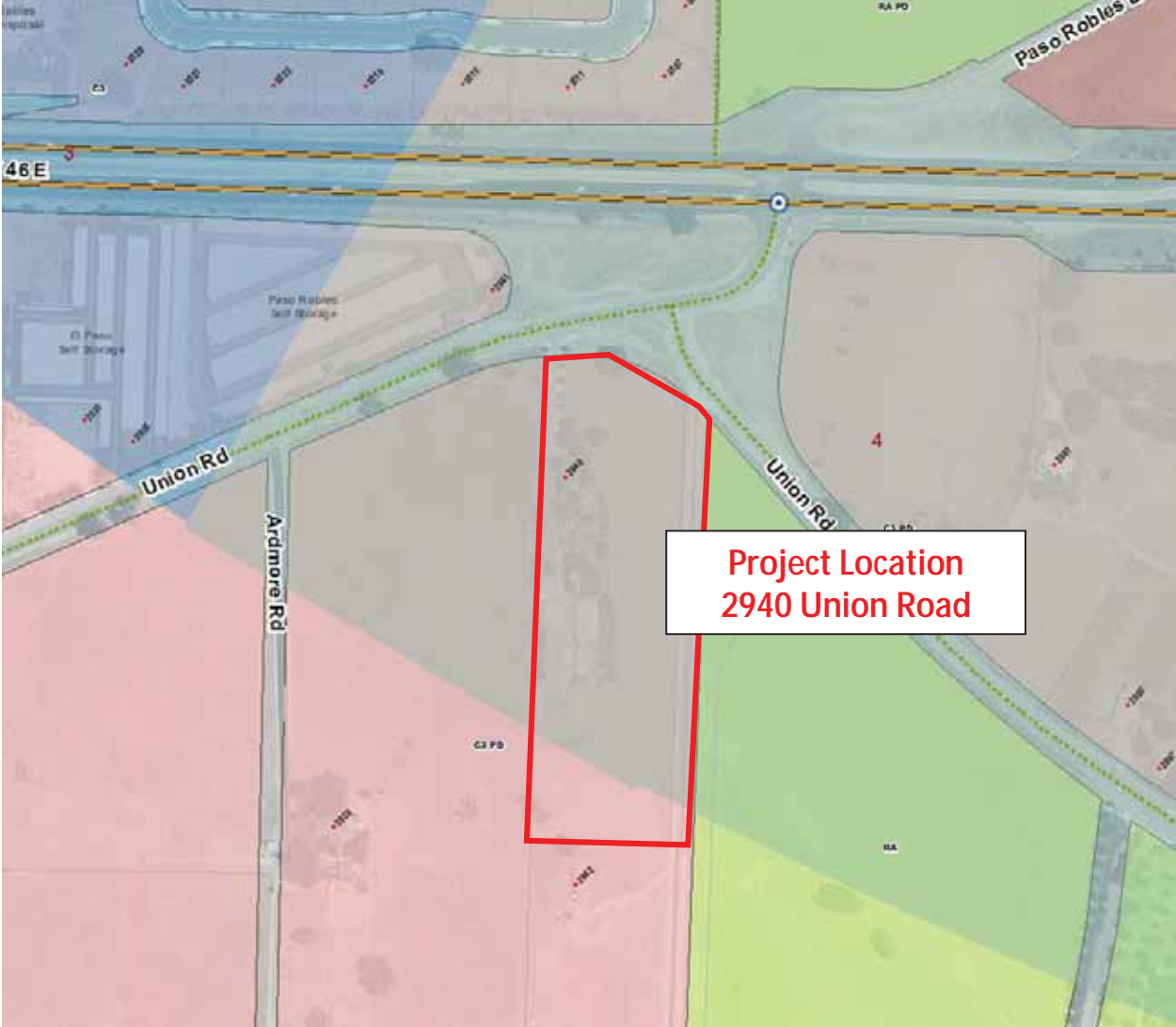
The City of Paso Robles anticipates a net financial benefit to result from this project through payment of Transient Occupancy Taxes (TOT) to the City's General Fund.

Recommendation

Approve Draft Resolution A approving modifications to the hotel site plan and elevations for PD 15-005.

Attachments

1. Location Map
2. Site Plan amendment comparison
3. Elevations amendment comparison
4. Proposed Elevations and Materials
5. Revised Photo Simulations
6. Draft Resolution A, to approve the modifications to PD 15-005
7. Hearing Notice



Attachment 2 Site Plan Comparison

Approved Site Plan



Proposed Site Plan



Attachment 3

Elevation Comparison

Council Approved Elevations



Proposed Elevations



Attachment 4 Elevations



Warm tones of brown, green, gold, cream and sand are a hallmark of Tuscan style!

"Tuscan is an Old World style of design that is inspired by the rolling hills of Tuscany, with its gentle atmosphere, terracotta & tile roofs. The raw textures and rich history of nature guide the Tuscan style."

"With its earthy tones and natural elements such as wood, stone and iron", "Tuscan design is strong, simple, romantic and rustic all at the same time."

EXCEL

Paso Robles Residence Inn - Materials

The material palette is a collage of various materials and colors. It includes numerous color swatches in shades of brown, tan, and gold. There are also images of stone walls, wood paneling, and architectural details like windows and doors. The palette is organized into several sections, with some materials labeled with names like 'CANTONMENT TUSCAN' and 'MOUNTAIN VIEW'. The overall theme is rustic and warm, consistent with the Tuscan style mentioned in the text.

Agenda Item 3



11 Fairfield Inn & Suites
1/16



12 Fairfield Inn & Suites
1/16

Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

December 8, 2016

Robert F. Tuttle Architects, Inc.

19000 Ortega Street, Suite 100, San Diego, CA 92127

2162 Union Road, Paso Robles, California 92366

Remberto Escobedo

116
A-12



13 Fairfield Inn & Suites
1/16



14 Fairfield Inn & Suites
1/16

Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

December 8, 2016

Robert F. Tuttle Architects, Inc.

19000 Ortega Street, Suite 100, San Diego, CA 92127

2162 Union Road, Paso Robles, California 92366

Remberto Escobedo

116
A-13

Attachment 5 Photo Simulations



Agenda Item 3



Agenda Item 3



Attachment 6 Draft Resolution A

DRAFT RESOLUTION 16-xxx

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES AMENDING THE SITE PLAN AND ELEVATIONS FOR PLANNED DEVELOPMENT 15-003 (PASO HIGHWAY HOTEL PARTNERS, LP 2940 UNION ROAD, APN 025-362-004)

WHEREAS, the project site is located at 2940 Union Road, APN 025-362-004, and the applicant is Paso Highway Hotel Partners, LP; and

WHEREAS, upon recommendation by the Planning Commission, the City Council approved Planned Development 15-005 for a Marriott Residence Inn at the location noted above on May 17, 2016. Council approvals for this project also included approval of a Conditional Use Permit, Oak Tree Removal, and a Mitigated Negative Declaration; and

WHEREAS, the approved project is for construction of a 4-story, 119-room hotel with ancillary services and site amenities. The Council also approved a building height exception to allow the hotel to exceed the established 50-foot height limit of the C3 zoning district, up to 63.5 feet in height; and

WHEREAS, the approved project is for a Marriott Residence Inn “extended stay” brand, and is proposed to be changed to Fairfield Inn and Suites, by Marriott, which is not an extended stay accommodation. Fairfield Inn and Suites hotels have smaller guest rooms, therefore the overall building footprint is proposed to be smaller; and

WHEREAS, the applicant has applied to modify the site plan and building elevations to reduce the total building footprint from 98,000 square feet to 80,554 square feet. The building elevations are proposed to be modified to reflect the change in brand, and the smaller building footprint; and

WHEREAS, the site plan includes the same number of parking spaces, however the rear parking spaces are proposed to be modified to provide a more efficient use of the site. The revised parking lot design complies with planning and emergency services requirements. See Attachment 4, Approved and Proposed Site Plan; and

WHEREAS, the project location is within the Airport Land Use Planning Area. The revised project footprint complies with the applicable airport density criteria of the maximum number of people permitted per acre; and

WHEREAS, the revised building does not affect traffic circulation or any other environmental issues; and

WHEREAS, the Development Review Committee considered this project on November 21, 2016, and recommended the Planning Commission approve the proposed modified project.

Agenda Item 3

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the information contained in the staff report on Planned Development 15-005 Amendment, and testimony presented during the public hearing, and responses thereto, the Planning Commission hereby finds and determines that:

- a. The modifications to the site plan and elevations would not result in any new, modified or increased environmental impacts, and therefore, it is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program approved in City Council Resolution 16-050.
- b. The amendment to the approved PD 15-005 is consistent with the City Zoning Code Section 21.16A.070 Planned Development Overlay Zone, and City Council Resolution 16-051 approving PD 15-005.
- c. The proposed modified project would be consistent with the applicable General Plan Land Use Designation, Zoning and Airport Land Use Plan.
- d. The project conditions of approval and Mitigation Monitoring and Reporting Program will remain unchanged and in effect.

Section 3. The Planning Commission hereby approves the proposed Planned Development Amendment modifications, which would reduce the building footprint to 80,554 square feet, and the associated building elevation modifications, as shown in Exhibits A, B and C (attached), and incorporated herein by reference.

APPROVED this 13th day of December, 2017, by the following vote:

AYES:

NOES:

ABSENT:

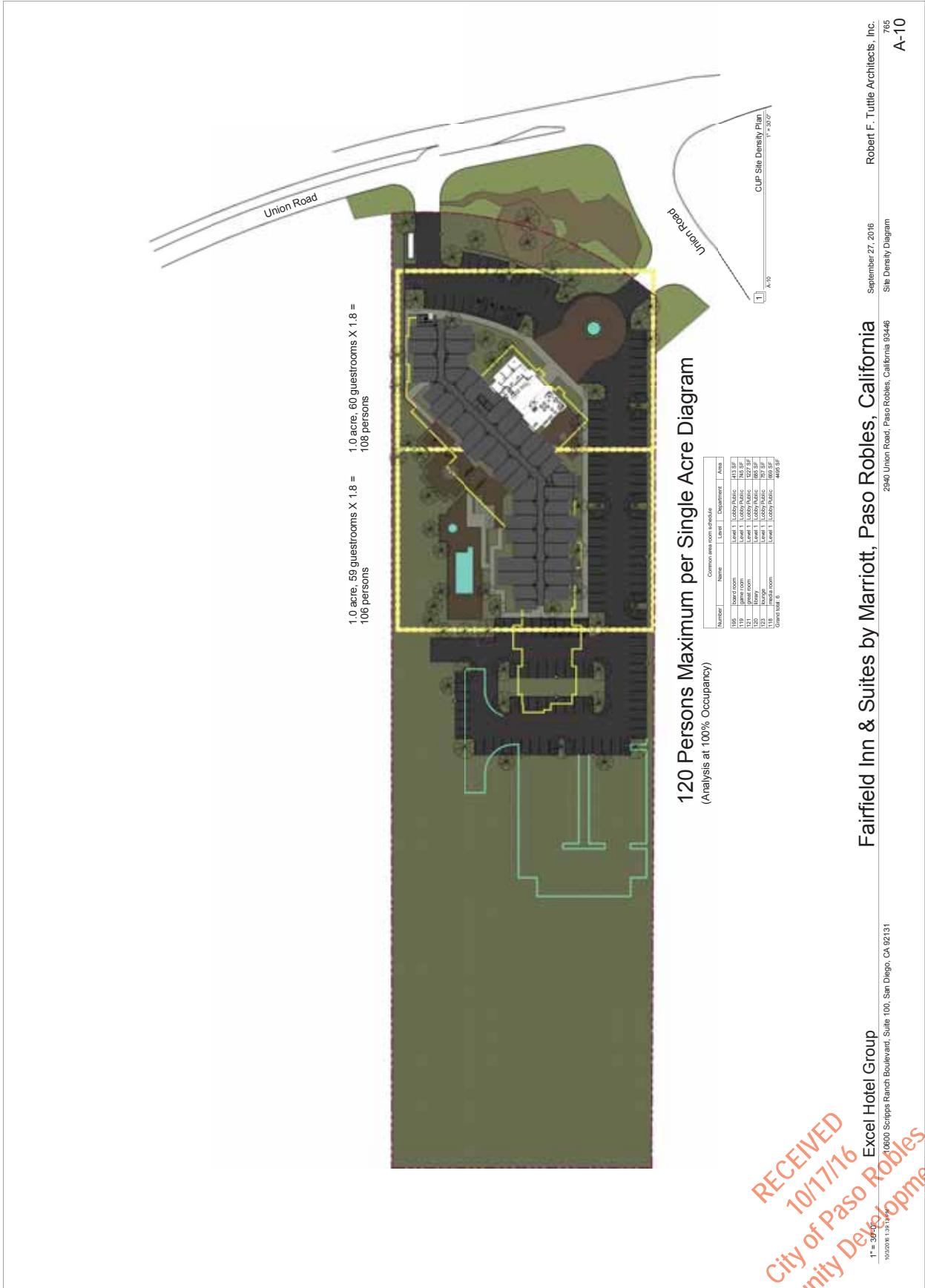
ABSTAIN:

Bob Rollins, Chairperson

ATTEST:

Warren Frace, Community Development Director

Exhibit A: Revised Airport Density Calculations
Exhibit B: Revised Site Plan
Exhibit C: Revised Architectural Elevations



September 27, 2016
Site Density Diagram

Robert F. Tuttle Architects, Inc.
765
A-10

2940 Union Road, Paso Robles, California 93446

Fairfield Inn & Suites by Marriott, Paso Robles, California

Excel Hotel Group
70600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

RECEIVED
10/17/16
City of Paso Robles
Community Development Dept.

Exhibit B



Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

12/22/2016 7:06:18 PM

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016

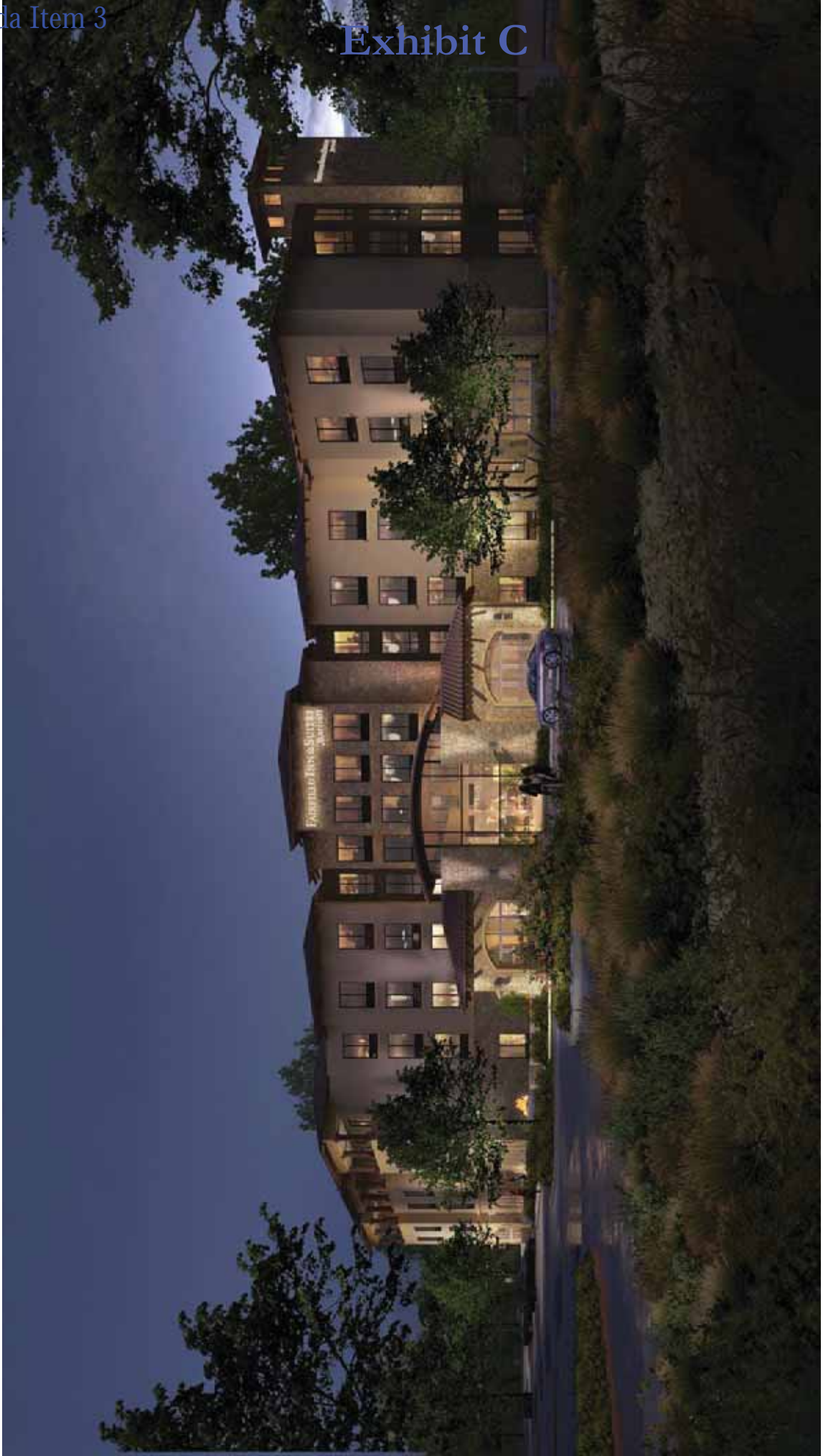
Cover

Robert F. Tuttle Architects, Inc.

765

A-1

Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

12/22/2016 7:06:55 PM

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016
Night Rendering

Robert F. Tuttle Architects, Inc.

765
A-2

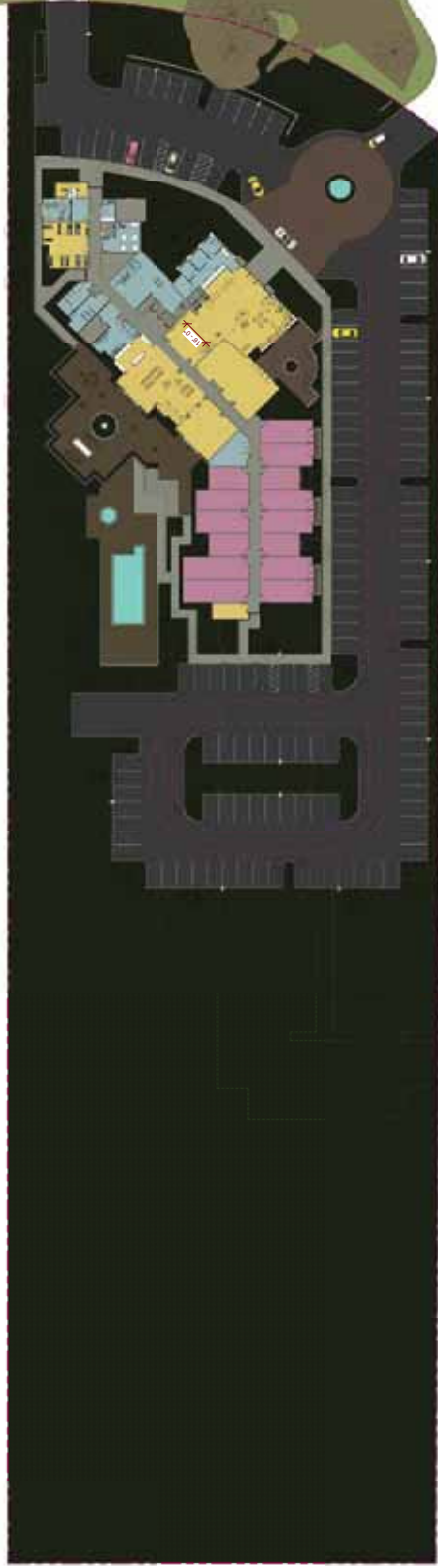
Exhibit C



Existing building legend
1/8" = 1'-0"

- Department Legend**
- Food & Beverage Public
 - Food Beverage BOH
 - Guest Rooms
 - Hospitality BOH
 - Hospitality/Public
 - Lobby BOH
 - Lobby Public
 - Calculating...

line of previous Residence Inn parking lot
line of previous Marriott building footprint



CUP Level 1
1" = 30'-0"

Development Summary, Fairfield Inn & Suites, Paso Robles

Floor	Rt.	# of ft height	King suite		DBI queen suite		Hospitality		Food & beverage		Lobby		Total net		parking provided	percent efficiency	total
			area	area	area	area	public	BOH	public	BOH	area (SF)	area (SF)					
4	10'-4"	13	305	7	404	13	503	2	504					35	15,349	16,830	80%
3	10'-4"	13	305	7	404	13	503	2	504					35	15,710	17,771	86%
2	10'-4"	13	305	7	404	13	503	2	504					35	15,710	17,770	86%
1	15'-0"	0	305	0	404	2	503	0	504	2917	2580	1515	355	14	17,252	20,419	80%
			45	27	41	6	1	1	1	1	1	1	1	119	64,028	72,890	79%
			152	124	8	8	124	8	124	8	8	8	8	8	124	124	8

Exhibit C



Exhibit C



Exhibit C



Exhibit C

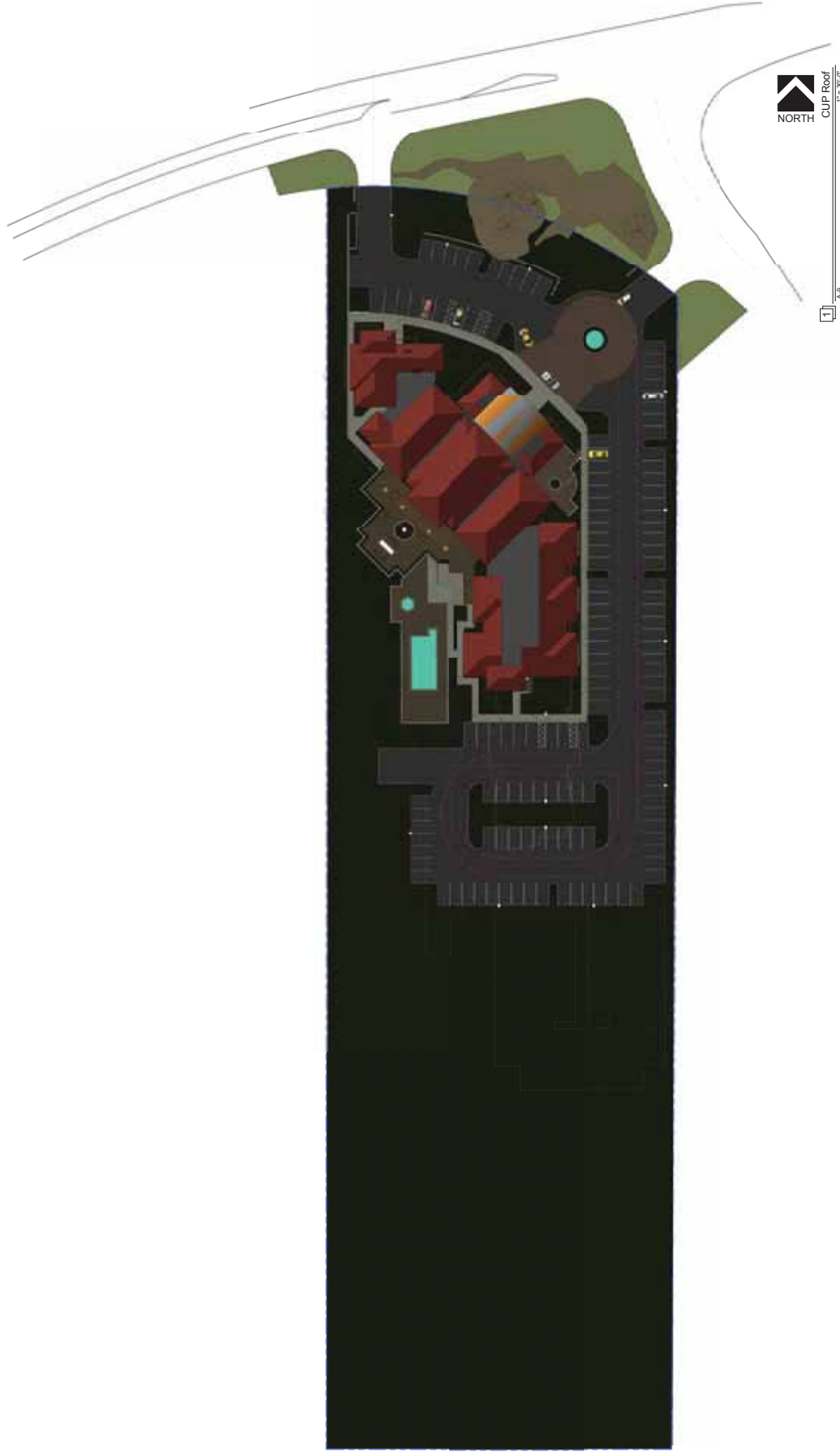


Exhibit C

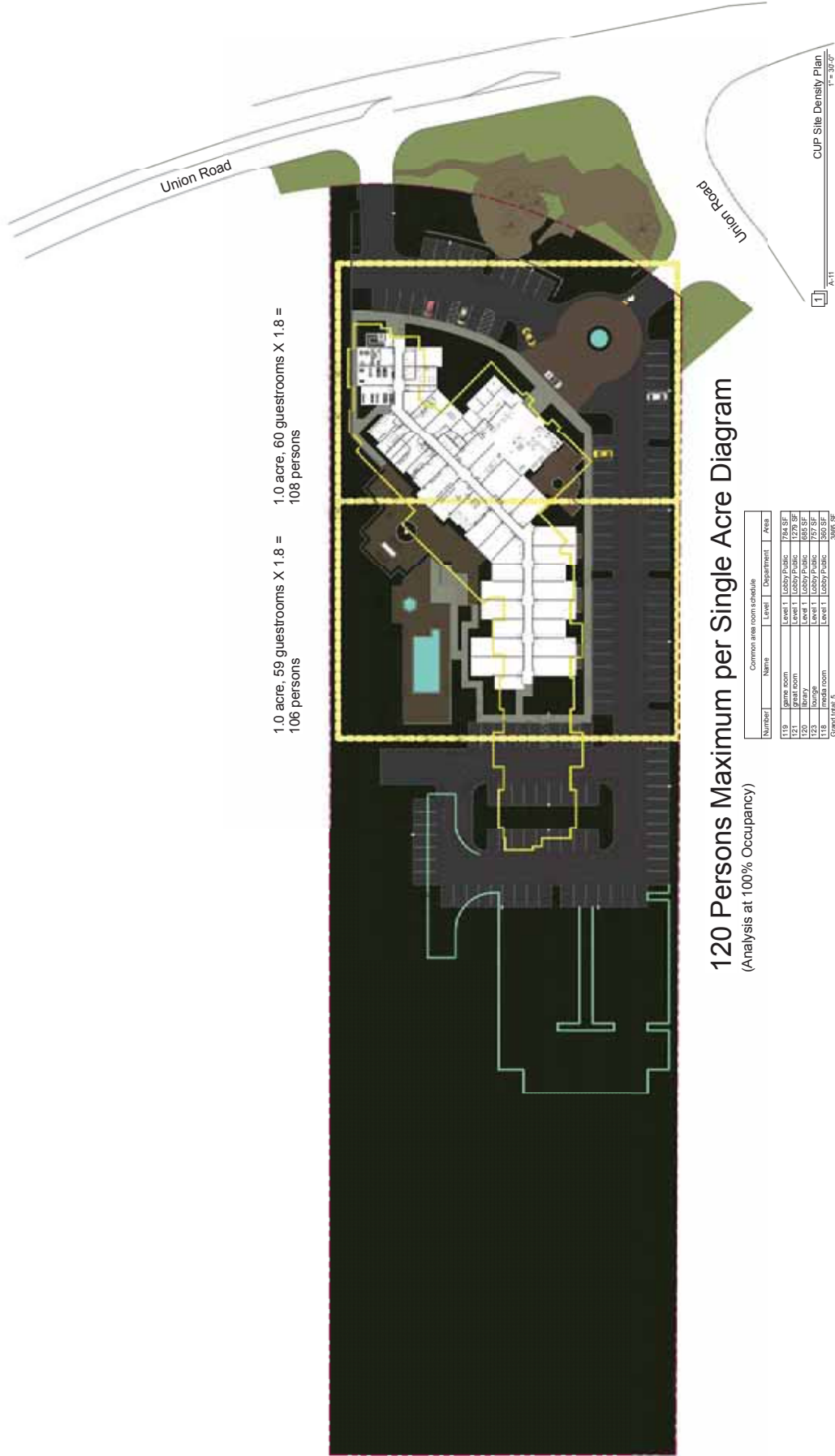


Exhibit C



3 | A-12
ELEV Northeast camera
1/2" = 1'-0"



2 | A-12
ELEV East camera
1/2" = 1'-0"

Excel Hotel Group
10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California
2940 Union Road, Paso Robles, California 93446

December 5, 2016
Rendered Elevations
Robert F. Tuttle Architects, Inc.
765

Exhibit C



Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016

Photo Sim 1

Robert F. Tuttle Architects, Inc.

765

Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016

Photo Sim 1 + Bldg

Robert F. Tuttle Architects, Inc.

765
A-15

Exhibit C



Excel Hotel Group

12/22/2016 7:09:33 PM
10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016

Photo Sim 2

Robert F. Tuttle Architects, Inc.

765

Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

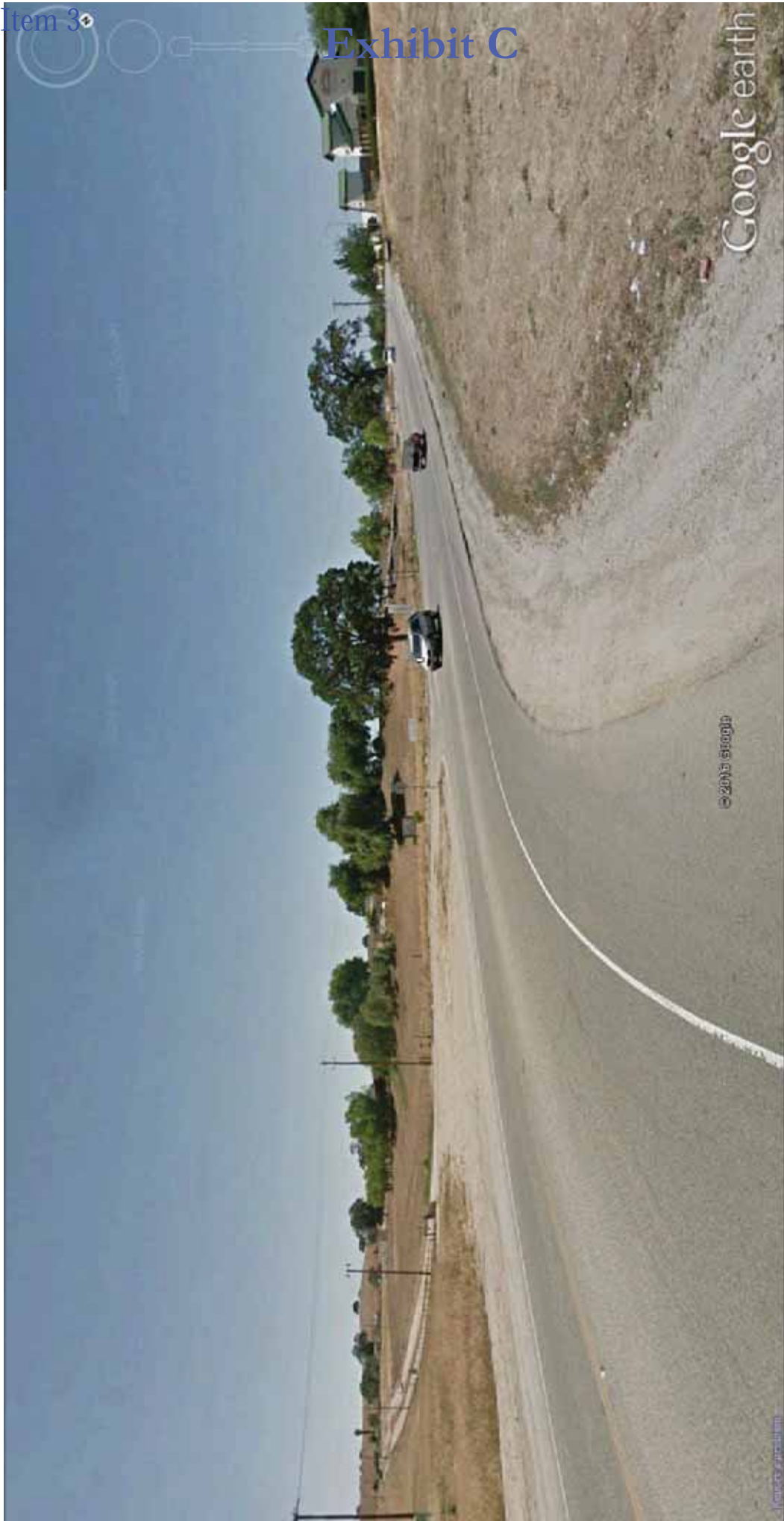
2940 Union Road, Paso Robles, California 93446

December 5, 2016
Photo Sim 2 + Bldg

Robert F. Tuttle Architects, Inc.

765
A-17

Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016

Photo Sim 3

Robert F. Tuttle Architects, Inc.

765

Exhibit C



Excel Hotel Group

10800 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

December 5, 2016

Photo Sim 3 + Bldg

Robert F. Tuttle Architects, Inc.

765
A-19

RECEIVED

✓
changed
to project

DEC 05 2016

City of Paso Robles
Community Development Dept

THE Newspaper of the Central Coast
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 2800247
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; DECEMBER 1, 2016 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Xane E. Durand

(Signature of Principal Clerk)
DATED: DECEMBER 1, 2016
AD COST: \$191.18

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT 15-005
FAIRFIELD INN AND SUITES, BY
MARRIOTT - 2940 UNION ROAD
APN 025-362-004, APPLICANT: PASO
HIGHWAY HOTEL PARTNERS, LP

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 an amendment to an approved Planned Development (PD 15-005) for a 119-room Marriott Residence Inn hotel located at 2940 Union Road, to reduce the size of the hotel from 98,400 s.f. to 64,028 s.f., and to change the hotel brand "flag" from a Marriott Residence Inn to a Fairfield Inn & Suites, by Marriott. The Planning Commission will not be considering land use or environmental issues since the only proposed changes are to the site plan and elevations, and the changes will not affect the Conditional Use Permit or Mitigated Negative Declaration. The applicant is Paso Highway Hotel Partners, LP.

Project Description: Reduce the approved hotel building area footprint from 98,400 s.f. to 64,028 s.f. (approximately 15 percent). The number of rooms approved would remain at 119 rooms. Exterior elevations would be modified slightly to reflect the reduced building area footprint.

The Planning Commission meeting will be held on December 13, 2016 at 6:30 pm, 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. Comments on the proposed Time Extension may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge this project 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.

Susan DeCarli, City Planner
December 1, 2016 2800247