



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Hilton Garden Inn Time Extension (2348 Golden Hill Road, Route 19, LLC
To approve a Time Extension for Planned Development 14-004, Lot Merger 14-004 and
a Mitigated Negative Declaration to construct a Hilton Garden Inn hotel.

Date: December 13, 2016

Facts

1. The Hilton Garden Inn project site is located at 2348 Golden Hill Road, Paso Robles. The applicant is Route 19, LLC. See Vicinity Map, Attachment 1.
2. Planned Development (PD 14-004) and Lot Merger (LM 14-004) for the Hilton Garden Inn hotel project includes approval to construct a 3-story, 166-room hotel, in two phases, and associated site amenities. See Attachments 2 - Site Plan, and Attachment 3 – Elevations.
3. This project was approved by the Planning Commission on December 9, 2014.
4. The property is designated in the General Plan Land Use Element as Commercial Service (CS), 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.
5. The project design and land uses are consistent with the Gateway Design Standards, and all other applicable City plans and policies. See Attachment 2, Site Plan, and Attachment 3, Elevations.
6. In accordance with Zoning Code, Section 21.23B.150 Time Limit on Approval, this request for a time extension was filed on September 29, 2016, prior to the date the entitlement would expire on December 9, 2016. With the approval of this 2-year time extension the entitlements would be extended to December 13, 2018.
7. There have been no changes to the applicable plans, policies, regulations, or circumstances that apply to this project since it was approved on December 9, 2014.

Options

1. Adopt Draft Resolution A (Attachment 4), approving a 2-year Time Extension for PD 14-004, LM 14-004 and a Mitigated Negative Declaration.
2. Refer back to staff for additional analysis.
3. Deny a Time Extension request for PD 14-004 and LM 14-004, based on specific findings.

Analysis and Conclusions

Project Summary

The proposed Hilton Garden Inn site area is 3.43 acres, which includes two parcels. The two existing lots are to be merged as part of this project. The lot merger has not been recorded yet. The proposed hotel includes 166 guest rooms, and is intended to be constructed in two phases. Phase one would include the main hotel building with 127 rooms and ancillary uses including a pool, gym, guest lounge, and other amenities. The parking lot (with all of the required 176 parking spaces for both phases) would be

Agenda Item 6

constructed with phase one. The parking lot includes parking for vehicles, motorcycles, bicycles (including bike lockers), and EV charging spaces. The second phase would include construction of 39 guest rooms.

Site and Architectural Design Issues

The building design is contemporary, with elements of “Prairie” style building form for rooflines, massing, and window orientation, and it includes bungalow-style rafter beams and outriggers. Materials include use of plaster, stone veneer, metal cladding, and metal roofing. The color palette includes warm tones of olive green, dark terra-cotta, and taupe/gray. The use of materials compliments the agrarian design theme of the Regency Center across the highway, and the region in general.

Neighborhood Compatibility

The proposed project is compatible with surrounding commercial land uses and development pattern. The project is conditioned to correct frontage improvements to improve the transition of traffic flow at the south edge of the property.

CEQA issues

In compliance with the California Environmental Quality Act (CEQA), an environmental analysis was prepared for this project. The Initial Study of the environmental analysis, which is supported with several special studies, indicates that potentially significant environmental impacts related to: traffic; air quality; and greenhouse gas emissions can be mitigated to a less than significant level.

General Plan / Zoning Consistency

The property is designated in the General Plan Land Use Element as Commercial Service (CS), 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.

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.

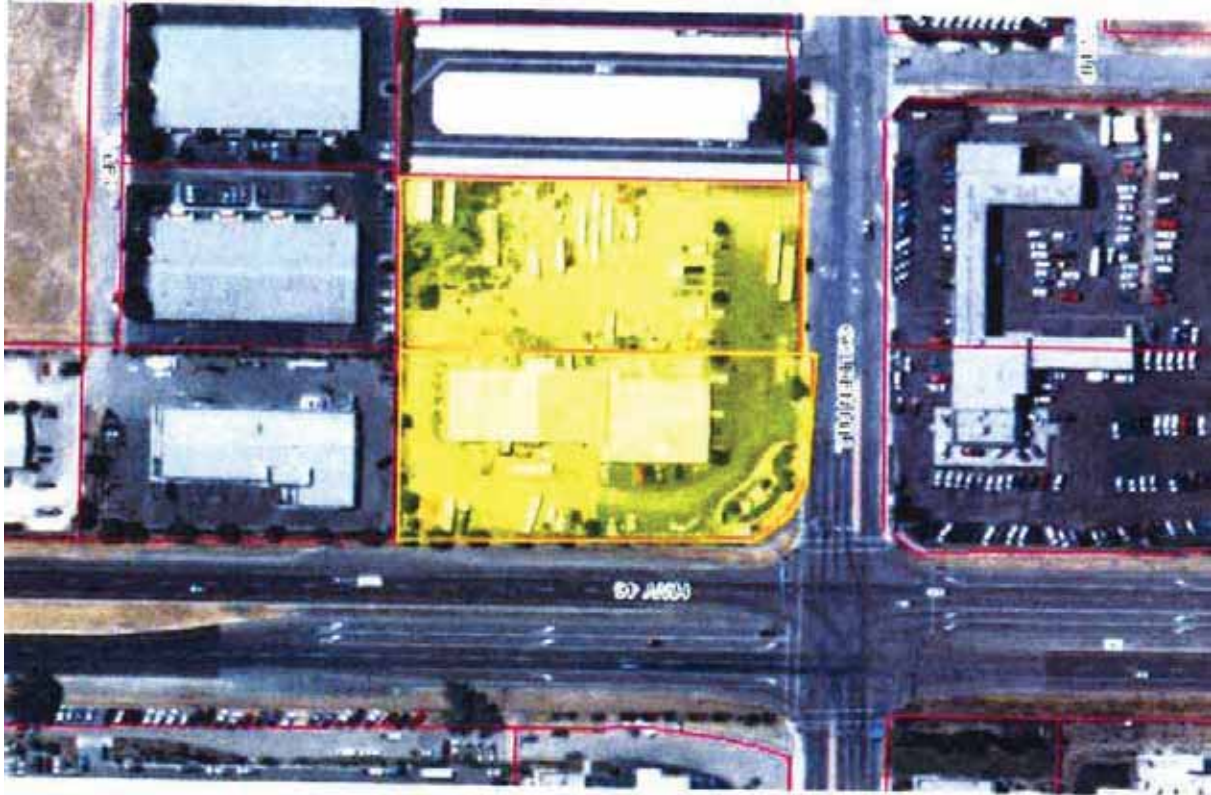
Recommendation

Approve Option 1, approving a Time Extension for PD 14-004, LM 14-004 and Mitigated Negative Declaration for the Hilton Garden Inn hotel project.

Attachments

1. Vicinity Map
2. Site Plan
3. Elevations
4. Draft Resolution A
5. Mailing Affidavit
6. Newspaper Notice

Attachment 1 Vicinity Map



Attachment 2

SHEET INDEX

1	100 SITE MAP
2	100 USE PLAN - PHASE 1 ONLY
3	100 USE PLAN - PHASE 2
4	100 BUILDING PLAN - PHASE 1 ONLY - PHASE 1 ONLY
5	100 BUILDING PLAN - PHASE 2 - PHASE 2 ONLY
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HIGHWAY 48 EAST



Site Plan Schedule of Conditions

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IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 1 ACCORDING TO THE MAP RECORDED IN BOOK 8 OF MAPS AT PAGE 19 AND PARCELS ACCORDING TO THE PARCELS IN BOOK 28 OF PARCELS MAPS AT PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Attachment 3 Elevations



Attachment 4 Draft Resolution A

RESOLUTION NO:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 14-002, LOT MERGER 14-002
AND MITIGATED NEGATIVE DECLARATION
FOR THE HILTON GARDEN INN HOTEL AT 2348 GOLDEN HILL ROAD,
APN: 025-403-003 & 025-403-011, APPLICANT: ROUTE 19, LLC

WHEREAS, a two-year time extension request for Planned Development 14-004, Lot Merger 14-004, and Mitigated Negative Declaration for the Hilton Garden Inn hotel has been filed by Route 19, LLC; and

WHEREAS, the Hilton Garden Inn hotel project site is located at 2348 Golden Hill Road; and

WHEREAS, Planned Development (PD 14-004) and Lot Merger (LM 14-004) for the Hilton Garden Inn hotel project includes approval to construct a 3-story, 166-room hotel, in two phases, and associated site amenities; and

WHEREAS, this project was approved by the Planning Commission on December 9, 2014; and

WHEREAS, the property is designated in the General Plan Land Use Element as Commercial Service (CS), 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; and

WHEREAS, the project design and land uses are consistent with the Gateway Design Standards, and all other applicable City plans and policies. See Exhibit A - Site Plan, and Exhibit B – Elevations; and

WHEREAS, in accordance with Zoning Code, Section 21.23B.150 Time Limit on Approval, this request for a time extension was filed on September 29, 2016, prior to the date the entitlement would expire on December 9, 2016. With the approval of this 2-year time extension the entitlements would be extended to December 13, 2018; and

WHEREAS, there have been no changes to the applicable plans, policies, regulations, or circumstances that apply to this project since it was approved on December 9, 2014.

WHEREAS, a public hearing was conducted by the Planning Commission on May 10, 2016 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the 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 for Planned Development 14-004, Lot Merger 14-004 and Mitigated Negative Declaration, subject to the following conditions:

1. All conditions adopted and applicable to Planned Development 14-004, Lot Merger 14-004, and Mitigated Negative Declaration for the project, shall remain in full force and effect (on file in the Community Development Department).

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2. Planned Development 14-004, Lot Merger 14-004 and Mitigated Negative Declaration shall expire on December 13, 2018, unless construction of the project has commenced, or a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13th day of December 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

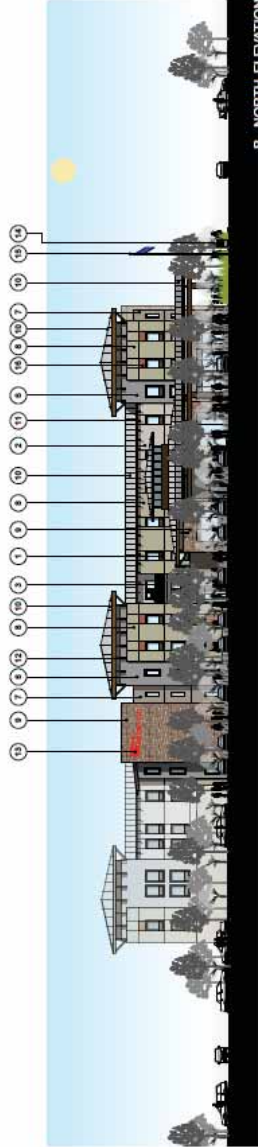
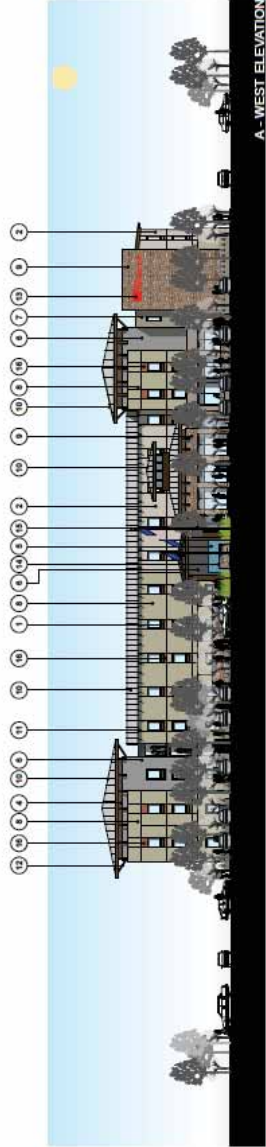
ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A Site Plan



Exhibit B Elevations



- STONE VENEER - (1)
- METAL ROOF - (2)
- WOOD SHAKES - (3)
- METAL SANDING - (4)
- METAL CLADDING - (5)
- WATER FEATURE - (6)
- METAL SOUNING - (7)
- PLASTER - (8)
- PLASTER - (9)
- PLASTER - (10)
- STONE VENEER - (11)
- METAL ROOF - (12)
- WOOD SHAKES - (13)
- METAL SANDING - (14)
- METAL CLADDING - (15)
- WATER FEATURE - (16)
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- METAL ROOF - (22)
- WOOD SHAKES - (23)
- METAL SANDING - (24)



EXTERIOR ELEVATIONS

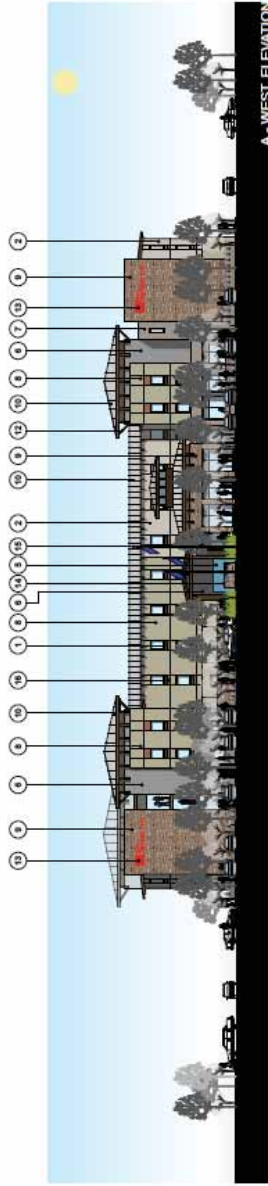
PHASE 1

STRATUS DEVELOPMENT PARTNERS. HOTEL 46
Golden Hill Road & HWY 46, City of Folsom, CA
22 OCT 2014

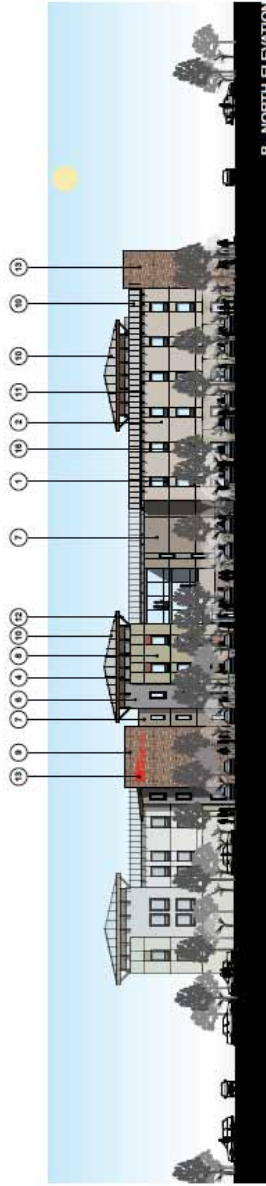
DesignARC

220 California Avenue, Los Angeles, CA, 90024







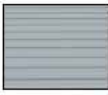


A 004



A - WEST ELEVATION



B - NORTH ELEVATION

								
①	②	③	④	⑤	⑥	⑦	⑧	⑨

STONE VENEER - ④	STONE VENEER - ④	FRAC. UNIT - ①
METAL ROOF - ⑩	METAL ROOF - ⑩	PLASTER W/
WOOD SHAKES - ⑪	WOOD SHAKES - ⑪	METAL SAILING - ③
WOOD OUTRIGGERS - ⑫	WOOD OUTRIGGERS - ⑫	METAL CLADDING - ④
SKIM COAT - ⑬	SKIM COAT - ⑬	WATER FEATURE - ⑥
MONUMENT SKIM COAT - ⑭	MONUMENT SKIM COAT - ⑭	METAL SIDING - ⑧
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EXTERIOR ELEVATIONS
PHASE 2

STRATUS DEVELOPMENT PARTNERS. HOTEL 46
Golden Hill Road & HWY 46, City of Paso Robles, CA 22 OCT 2014

DesignArk
1000 N. Main Street, Suite 100, Paso Robles, CA 92571
Tel: 805.238.1000

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the Marriott Residence Inn, PD 13-005, TPM PR 13-0109, and OTR 13-008, and MND request on this 27th day of April, 2016.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____
Susan DeCarli

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 # 2795129
CITY OF PASO ROBLES

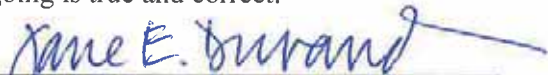
STATE OF CALIFORNIA

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.



(Signature of Principal Clerk)
DATED: DECEMBER 1, 2016
AD COST: \$150.04

RECEIVED
DEC 05 2016
City of Paso Robles
Community Development Dept.

✓
changed
to
project

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
FOR A TIME EXTENSION REQUEST**

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 2-year time extension for Planned Development 14-004, Lot Merger 14-004 and a Mitigated Negative Declaration. The project location is 2348 Golden Hill Road, Paso Robles, APNs 025-403-003 & 025-403-011. The applicant is Route 18, LLC.

Project Description: Development Plan to establish a 166 room, 3-story hotel, in 2 phases with associated site amenities. The project includes a lot merger to combine 2 parcels into one for site development.

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 the time extension 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 2795129