



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Continued Public Hearing
Planned Development Amendment (PD 15-005) 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: January 24, 2017

Facts

1. The City Council adopted a Mitigated Negative Declaration and approved Planned Development 15-005 for a Marriott Residence Inn located at 2940 Union Road, (APN 025-362-004), in May 2016. See Attachment 1, Location Map. Council approvals for this project also included approval of a Conditional Use Permit and an Oak Tree Removal Permit.
2. The applicant, Paso Highway Hotel Partners, LP, has requested the Planning Commission consider a modification of the approved site plan and hotel building elevations, which would reduce the total building square footage from 98,000 square feet to 72,890 square feet. This is proposed to accommodate a change in hotel brand from a Marriott Residence Inn “extended stay” hotel to a Fairfield Inn and Suites, by Marriott. See Attachments 2 and 3, comparison of plans. No other changes are proposed with this application.
3. The Planning Commission considered the proposed modifications at their meeting on December 13, 2016. The Commission discussed concerns regarding the proposed change of hotel brands and the reduced scope and scale of the project and its consistency with the City’s Gateway Design Standards. The Commission requested clarification on if the change in brands would result in different traffic impacts. Therefore, the Commission continued consideration of this project to January 10, 2017 to allow staff time to analyze these issues. The item was continued again on January 10, 2017 to January 24, 2017 to provide additional time for the applicant to provide materials requested.
4. Staff presented clarifications on the issues raised by the Planning Commission to the Development Review Committee (DRC) on December 19th, and with three of the four other Planning Commissioners on December 20, 2016. The DRC and Commissioners requested the applicant provide updated, more detailed and internally consistent building elevations for the Planning Commission’s review in January. These materials have been provided with this staff report.
5. Staff clarified with the DRC and Commissioners that unless the project would result in new or more significant environmental impacts, in which case a new environmental analysis may be required, that the CEQA review and appeal period were closed when the Council adopted the MND in May 2016.
6. In accordance with documentation provided by the project transportation engineer, Joe Fernandez from Central Coast Transportation Consulting, it concludes that there is no difference in traffic modeling from an extended-stay hotel versus a standard operating hotel (not an extended-stay hotel), and that traffic analyses are only based on the number of rooms and projected trip generation. Therefore, based on this information, in accordance with the California Environmental Quality Act (CEQA), the adopted MND and Mitigation Monitoring and Reporting Program (MMRP) remains in full force and effect, and the Planning Commission’s purview and authority

Agenda Item 1

related to reviewing the proposed building modifications are limited to review of architectural and site planning design issues.

7. The Planning Commission held a public hearing on December 13, 2016 to consider the development plan amendment. There was discussion among the Planning Commission regarding recollection of comments at a prior hearing on this project (in April 2016) regarding different traffic behavior between an extended-stay hotel versus and standard hotel, and whether it may have affected the recommendations of certain Planning Commissioners on this project. Staff listened to the two audio recordings of both prior Planning Commission meetings on this project, and found that there was no discussion of a distinction between the travel patterns between the two types of hotels. There was a brief reference by the project architect at the April 12th meeting on the audio file (approximately 1 hour and 48 minutes into the hearing), relative to discussion regarding consistency with the Airport Land Use Plan. The project architect (Stephen Jones), that suggested guests that stay in extended-stay hotels may cook and eat some meals in their rooms because the rooms have cooking facilities, which may reduce the number of guests that are likely to use common onsite dining areas, but he did not include a discussion of travel behavior.
8. The applicant was requested to provide additional and more detailed information on the proposed project modifications. The applicant provided the information requested, except they did not provide renderings and elevations of a comparison of the changes. Additionally, a clarification should be pointed out regarding the color of the roof materials. The images of the renderings and the elevations that show the roof colors do not appear to match, however, the written comparison in Attachment 12 explains in item #16, that the roof materials colors will be what is provided on the colors and materials board, and that the roof colors will not be changed from the original approval. The difference between the renderings and elevations are because the drawings were not created with the same drawing program. This list of items requested included the following:
 - o Colored perspective renderings that are consistent with the proposed colors and materials on the materials board.
 - o Larger 11x17 rendering of the north elevation from Union and Union Road, including colored pavers in the front
 - o Larger 11x17 rendering of the east elevation showing the upper story balcony details
 - o Larger 11x17 elevations of north and east sides, ensuring elevation colors and materials match renderings (roof colors do not appear to match, however, the roof color is not proposed to change from approved colors).
 - o Approved 11x17 renderings and elevations of a comparison of changes (not provided)
 - o Detailed written description of everything proposed to change.
 - o Written comparison between the two flag brands, including room price point, and why there is a difference in price point.

Options

1. Adopt Draft Resolution A (Attachment 6), approving an amendment to the Site Plan exhibit and Architectural Elevations exhibit for PD 15-005, based on specific findings regarding the modified site plan and building.
2. Refer back to staff for additional analysis.

Agenda Item 1

3. Deny the proposed amendment to PD 15-005, based on specific findings regarding the modified site plan and building, to be made by the Planning Commission.

Analysis and Conclusions

Project Summary

The Fairfield Inn and Suites is another Marriott hotel brand (“flag”) that would provide a smaller hotel with smaller rooms sizes, with less guest amenities than a Marriott Residence Inn Extended Stay hotel. The applicant has provided a summary comparison of the two flags (Attachment 4). The applicant proposes to reduce the approved building footprint from 98,000 square feet to 72,890 square feet. The hotel is still proposed to include 119 guest rooms. The general architectural design and quality is very similar to the previously approved hotel.

Gateway Design Standards Consistency

The project location is west of “Town & Country” Gateway “H”, as shown in Attachment 5, however, given the limited development in the near vicinity, the property would still function as a “gateway” to the City. The underlying intent of the Town & Country Gateway standards are to improve the transitional experience of moving from a rural to urban setting, and to clarify the distinction of these two conditions. This is supported by use of recommended landscaping techniques that emphasize a natural appearing landscape, with deep setbacks and mature trees along the highway, and buildings that use simple rural forms, rustic colors and natural materials. The standards also guide development in these area away from suburban development patterns which blurs the distinction between the urban and rural edge.

The proposed amended site plan and building elevations are consistent with these principles. This is demonstrated by utilizing deep building setbacks along the frontages, use of natural appearing landscape design and materials (especially in the front with the landscape treatment of the bioswale area), maintaining the large, mature oak trees on the site, and use of simple contemporary roofline and building forms, with rustic colors and materials (e.g. natural earth-colored tones and palate, exposed wood beams, and use of exterior rock finish materials). The reduced building square footage is primarily along the rear southern wing of the building, which would not significantly affect the view from gateway, thus maintaining consistency with the gateway standards.

It does not appear that the proposed Fairfield Inn would appear any different from SR 46E and Union Road than the currently approved Marriott Residence Inn (refer to Attachment 6).

CEQA Issues

As noted above, under “Facts”, 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 certified by the City Council. None of the proposed site plan and elevation modifications would affect potential environmental impacts or change the environmental determination.

Since the Planning Commission was concerned at the December 13th meeting about potential traffic impacts from this project due to the change in brands, and although the CEQA review period has concluded, for informational purposes only, the project transportation engineer prepared a brief memorandum that documents that traffic impact modeling is based solely on the number of hotel rooms, and that whether it is an extended stay or regular hotel, makes no difference in the impacts. This memorandum is provided in Attachment 7.

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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, Gateway Design Standards, 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.

3. Option 3

If the Planning Commission decides to deny approval of the revised hotel project, the Commission must make specific findings as to how the proposed changes to the site plan and elevations are not consistent with City policies and/or standards.

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.

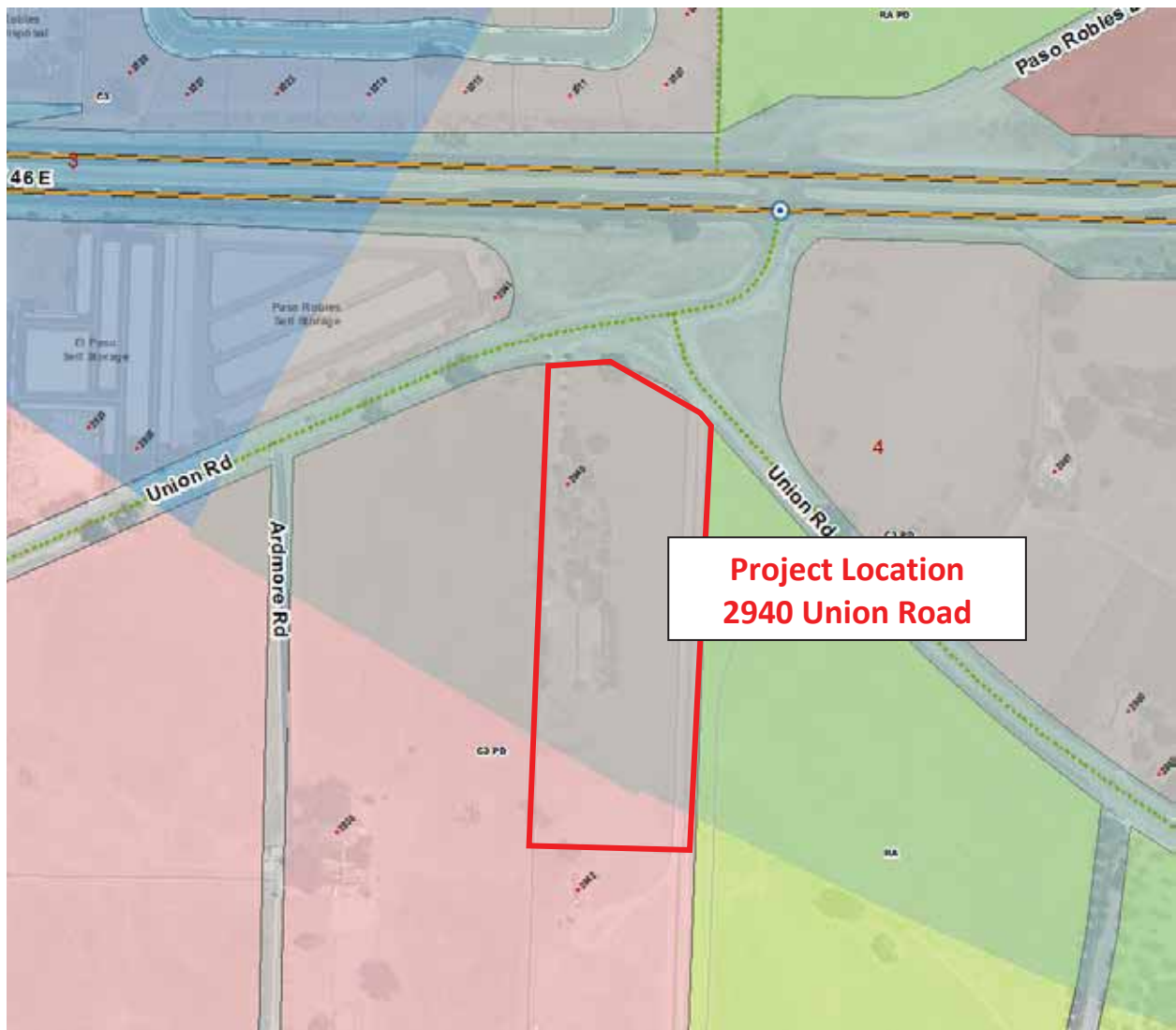
Recommendation

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. Hotel Flag Comparison, provided by the applicant
5. Proposed Elevations and Materials
6. Photo Simulation Comparisons
7. Gateway Design Standards for Gateway H
8. Memorandum from Central Coast Transportation Consulting
9. Draft Resolution A, to approve the modifications to PD 15-005
10. Hearing Notice
11. Planning Commission Staff Report, dated December 13, 2016
12. List of Changes from Marriott Residence Inn to Fairfield Inn and Suites

**Attachment 1
Location Map**

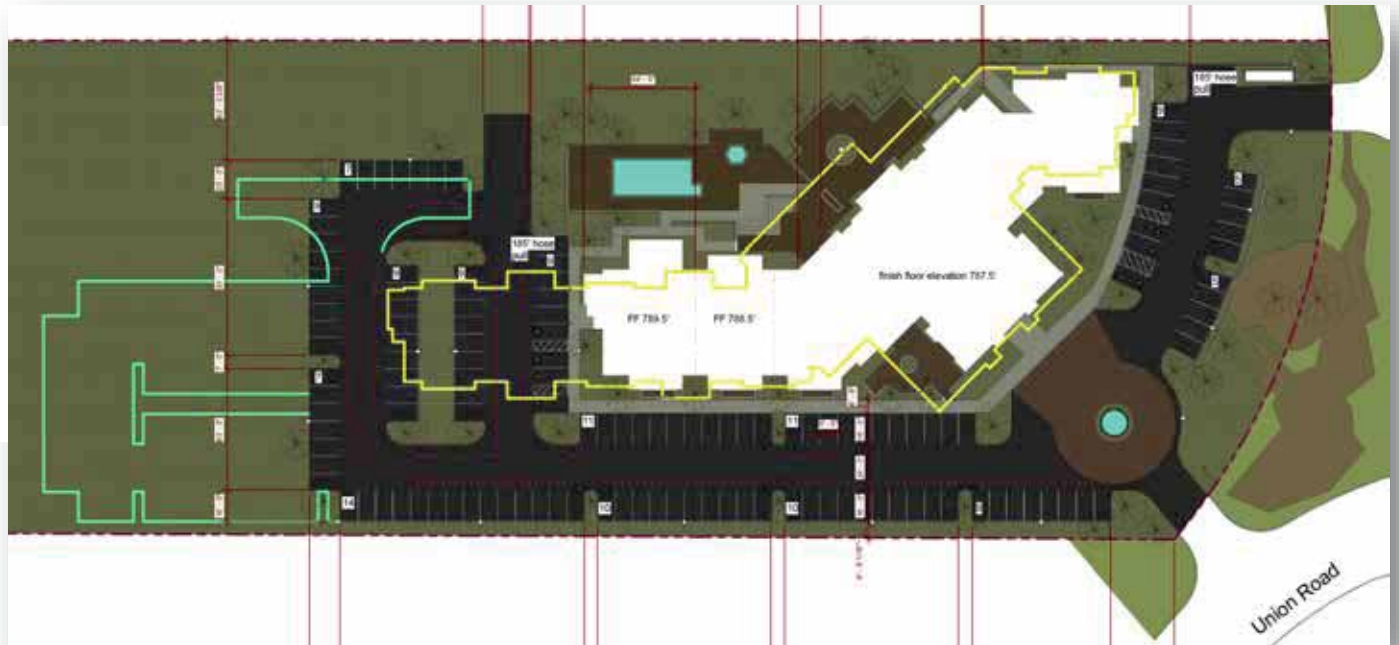


Attachment 2 Site Plan Comparison

Approved Site Plan



Proposed Site Plan



Attachment 3

Elevation Comparison

Council Approved Elevations



Proposed Elevations



**Attachment 4
Flag Comparison**

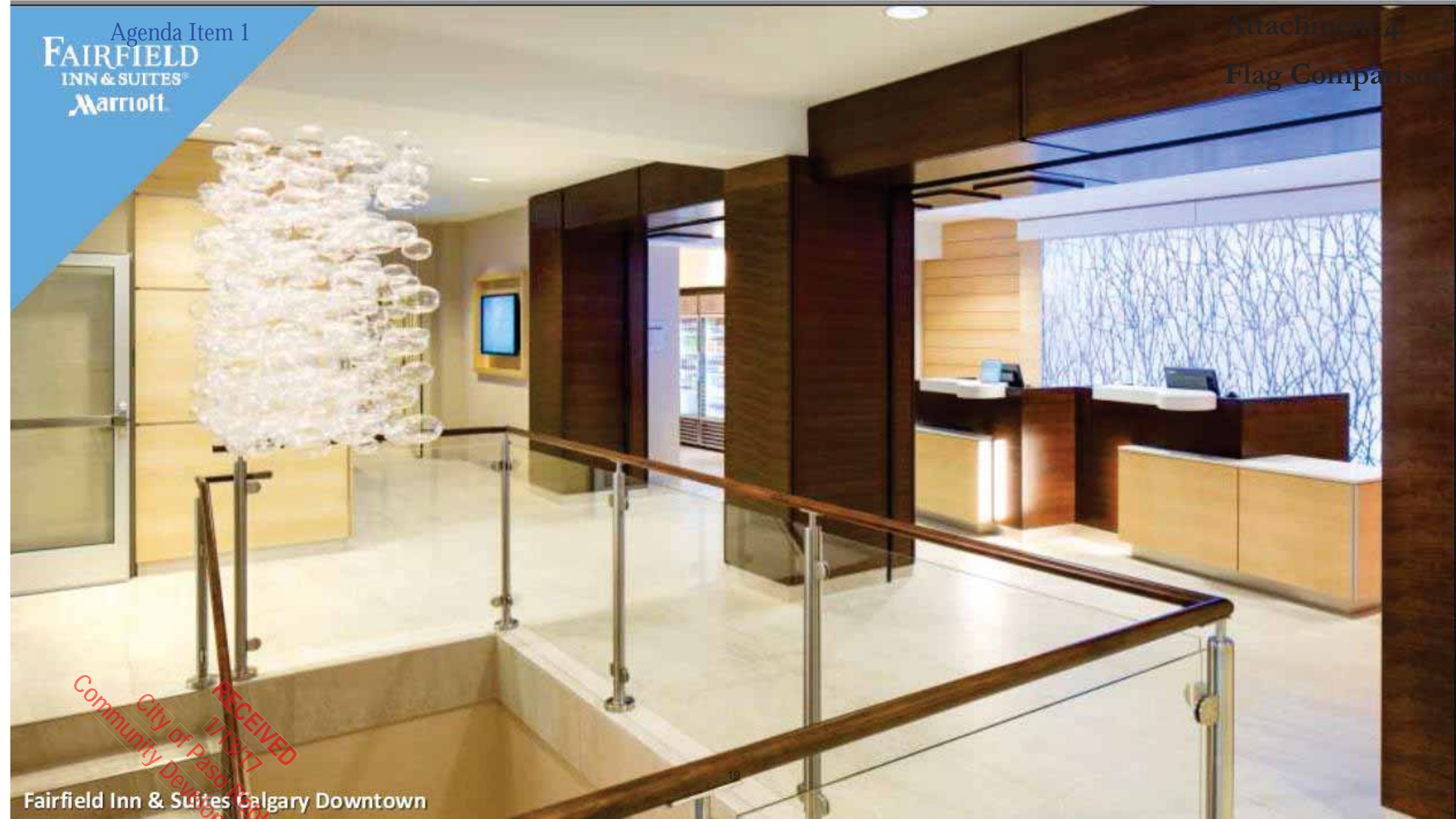
**Agenda Item 1
Marriott Brands**

	Fairfield Inn & Suites	Residence Inn
Reward System	Marriott Rewards	Marriott Rewards
# of opened/hotels in pipeline	793/300	703/203
Segment	Upper Mid Scale	Extended Stay
Amenities		
Hot Breakfast	Complimentary	Complimentary
Parking	Complimentary	Complimentary
Internet	Complimentary	Complimentary
Fitness Center	Complimentary	Complimentary
Pool/Spa/Outdoor Patio	Same	Same
Business Center	Complimentary	Complimentary
Room Design		
Guest Room Design	Suites: Separate seating area only	All Guest Rooms: Separate Living Room & Kitchen
Guest Room Amenity	Cube size refrigerator & Microwave	Full size ref, microwave, dishwasher, sink, glass/silverware
Avg. Guest Room Size	325.75 SF	473.25 SF
		45% (147 SF) larger than Fairfield
Avg. Daily Rate	\$108.39	\$138.52
		21% more than Fairfield – but 45% larger room

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 Community Development Dept.

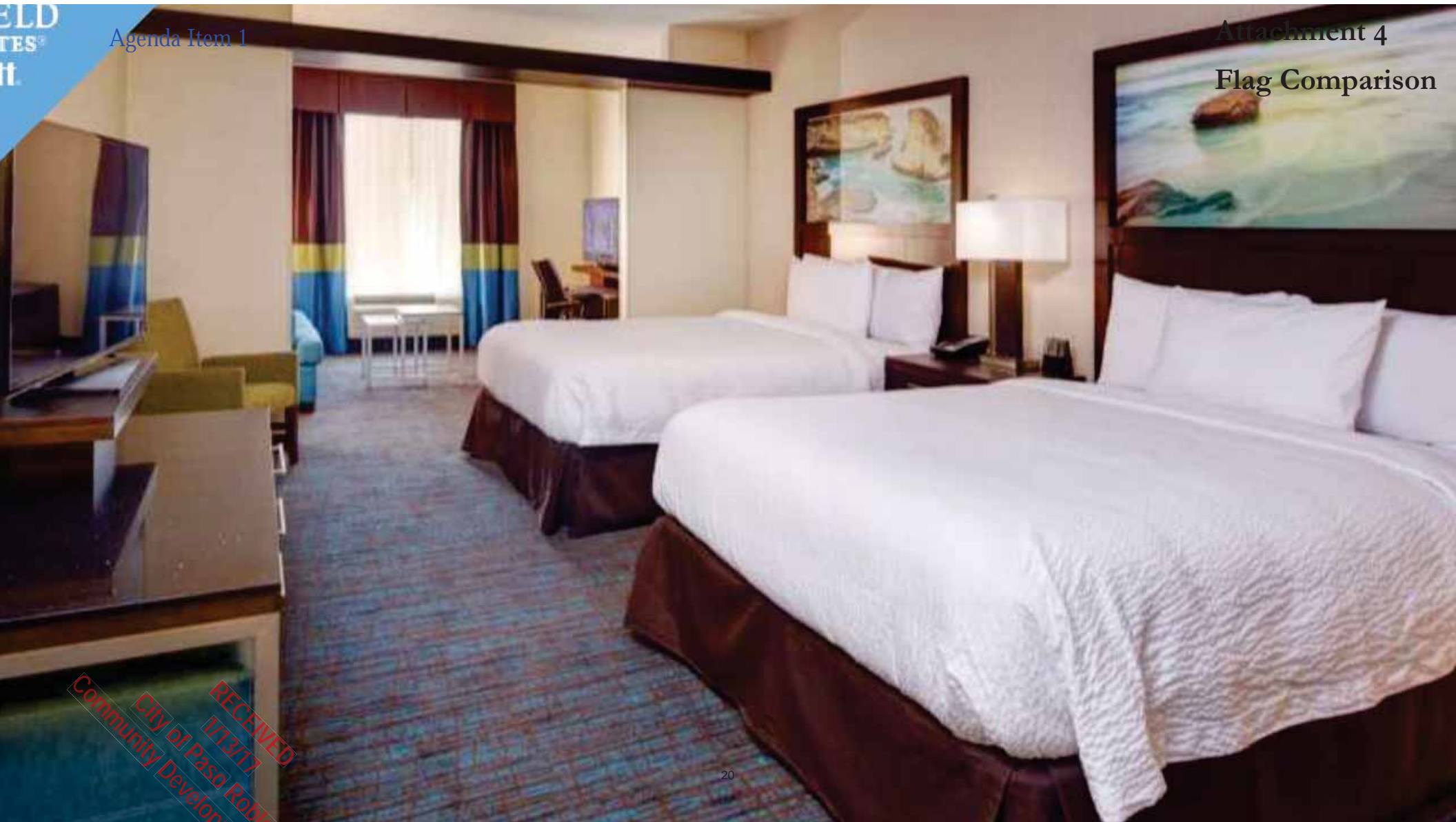


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Fairfield Inn & Suites Calgary Downtown



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Residence Inn Nashville Vanderbilt/West End

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Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/17/2017 8:48:11 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Cover

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Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

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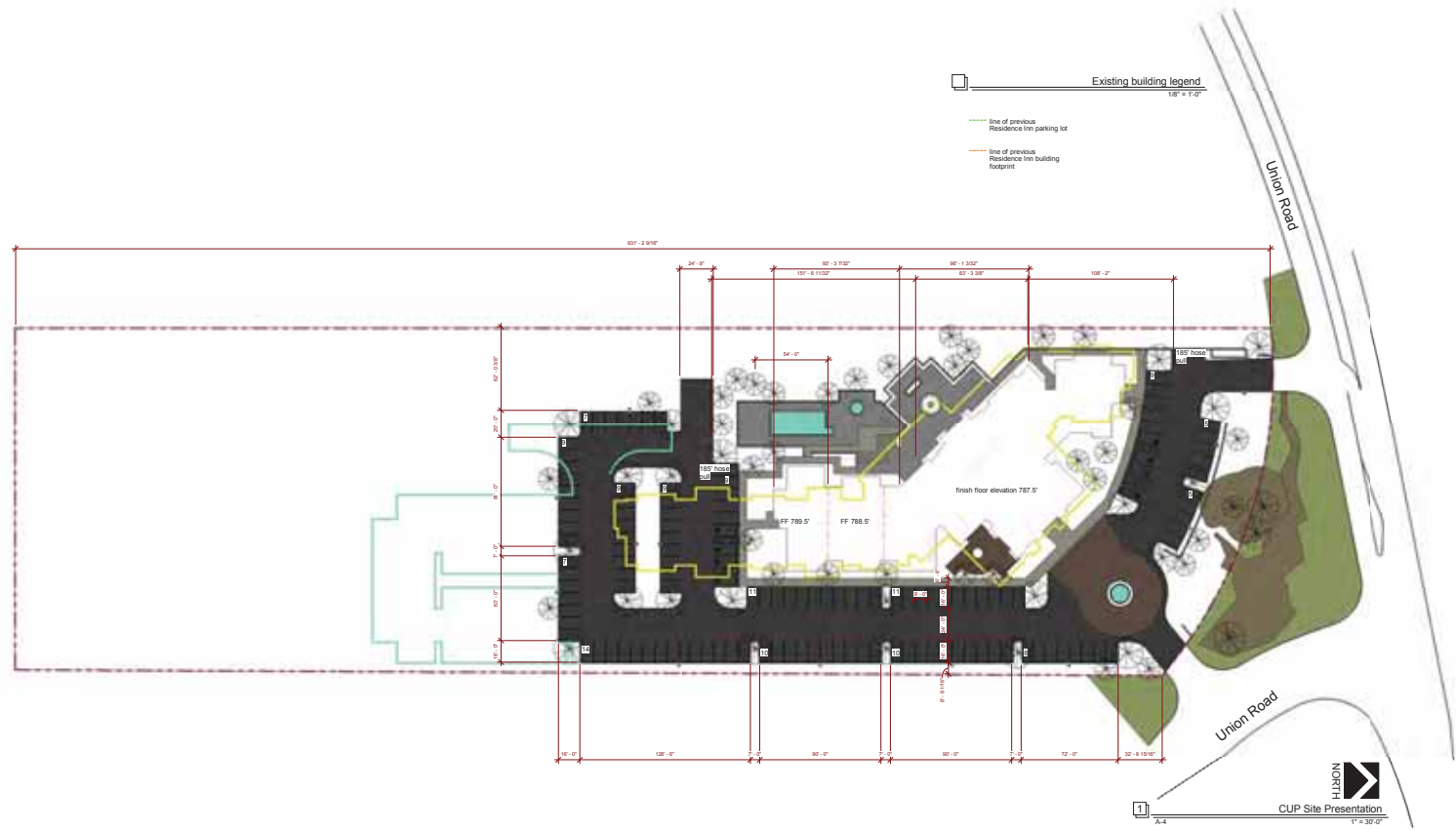
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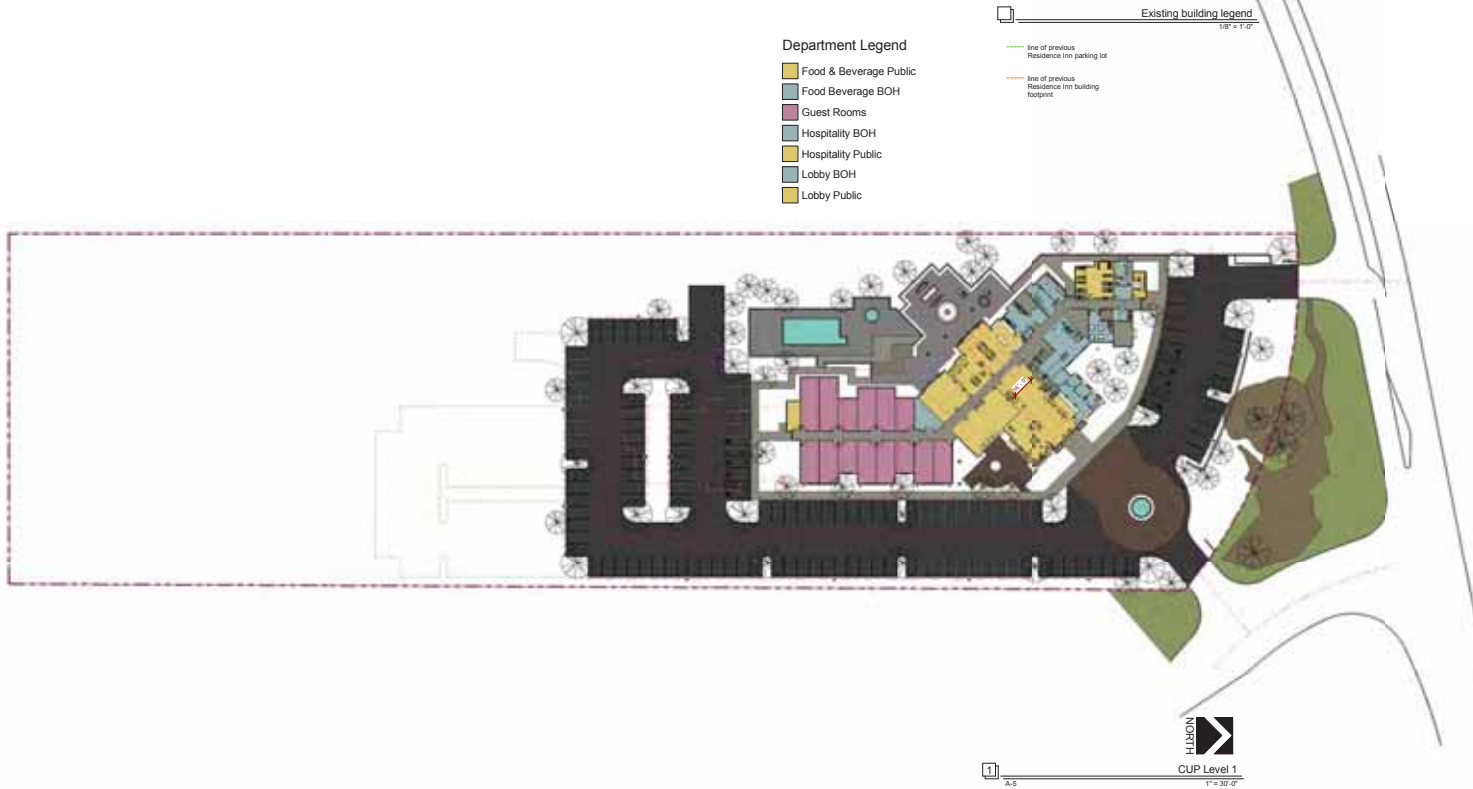
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Night Rendering

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Development Summary, Fairfield Inn & Suites, Paso Robles

floor	ft to ft height	king		king suite		dble queen		dble queen suite		Hospitality		food & beverage		lobby		total	total net area (SF)	gross area (SF)	percent efficiency	parking provided		total
		type	area	type	area	type	area	type	area	public	BOH	public	BOH	public	BOH					surface	beds	
4	10'-4"	13	305	7	404	13	503	2	504							35	15,349	16,930	80%			
3	10'-4"	13	305	7	404	13	503	2	504							35	15,710	17,721	80%			
2	10'-4"	13	305	7	404	13	503	2	504							35	15,710	17,770	80%			
1	15'-0"	6	305	6	404	2	503	0	504	2917	2590	1516	395	3098	1120	14	17,259	20,419	78%	124	8	132
1	15'-0"	45		27		41		6		1	1	1	1	1	1	119	64,028	72,880	79%	124	8	132

Total Site Area	Building Coverage		Pavement Coverage		Total	Landscaping Coverage (Includes Enhanced Paving)†		Total	Total	F.A.R.	
	Area	%	Area	%		Area	%				Area
233,989 SF	17,259 SF	7.4%	44,994 SF	19.2%	26.6%	4,052 SF	1.7%	157,053 SF	67.1%	68.8%	100%

As indicated
1/17/2017 8:51:29 AM

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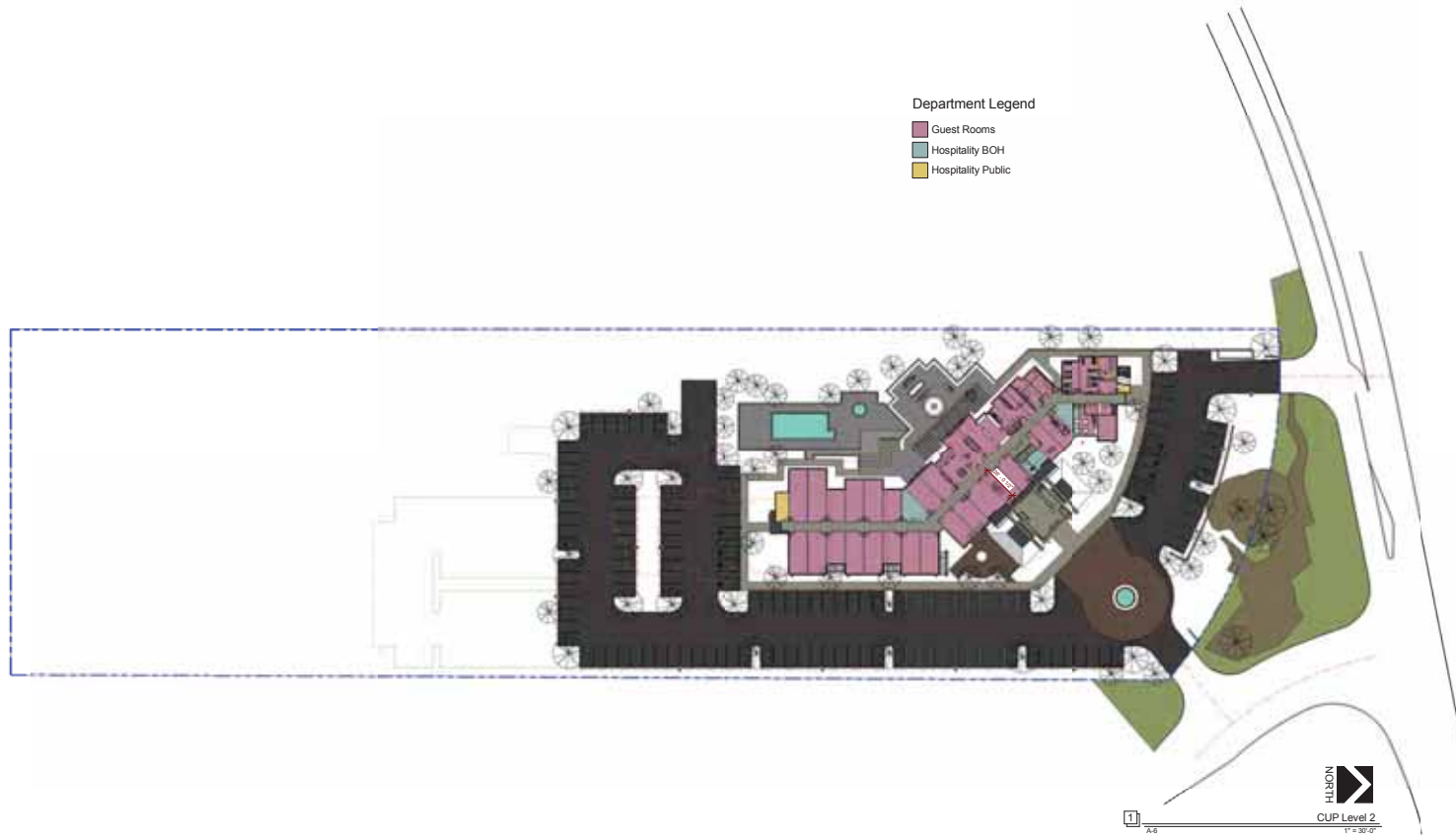
Fairfield Inn & Suites by Marriott, Paso Robles, California

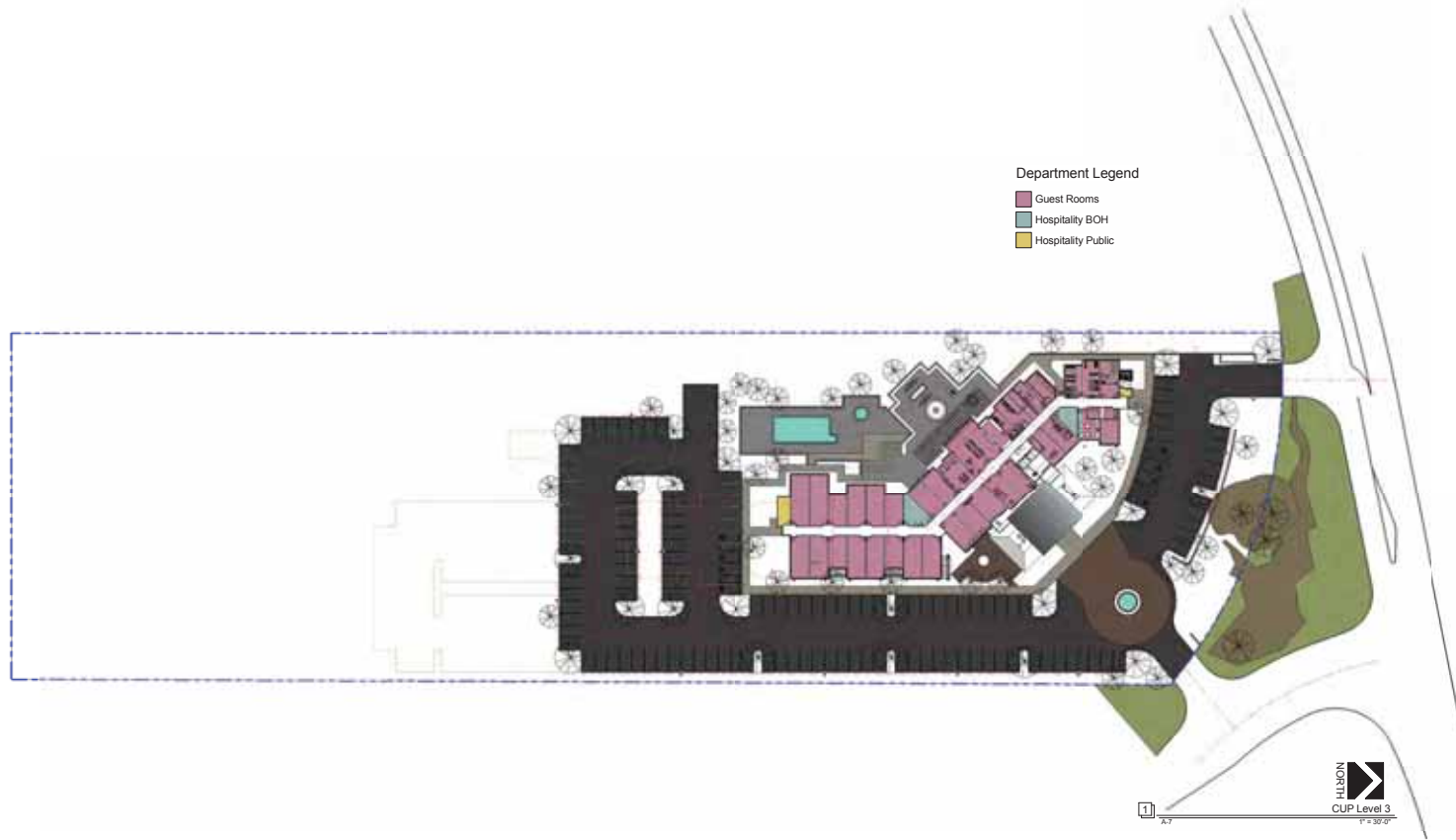
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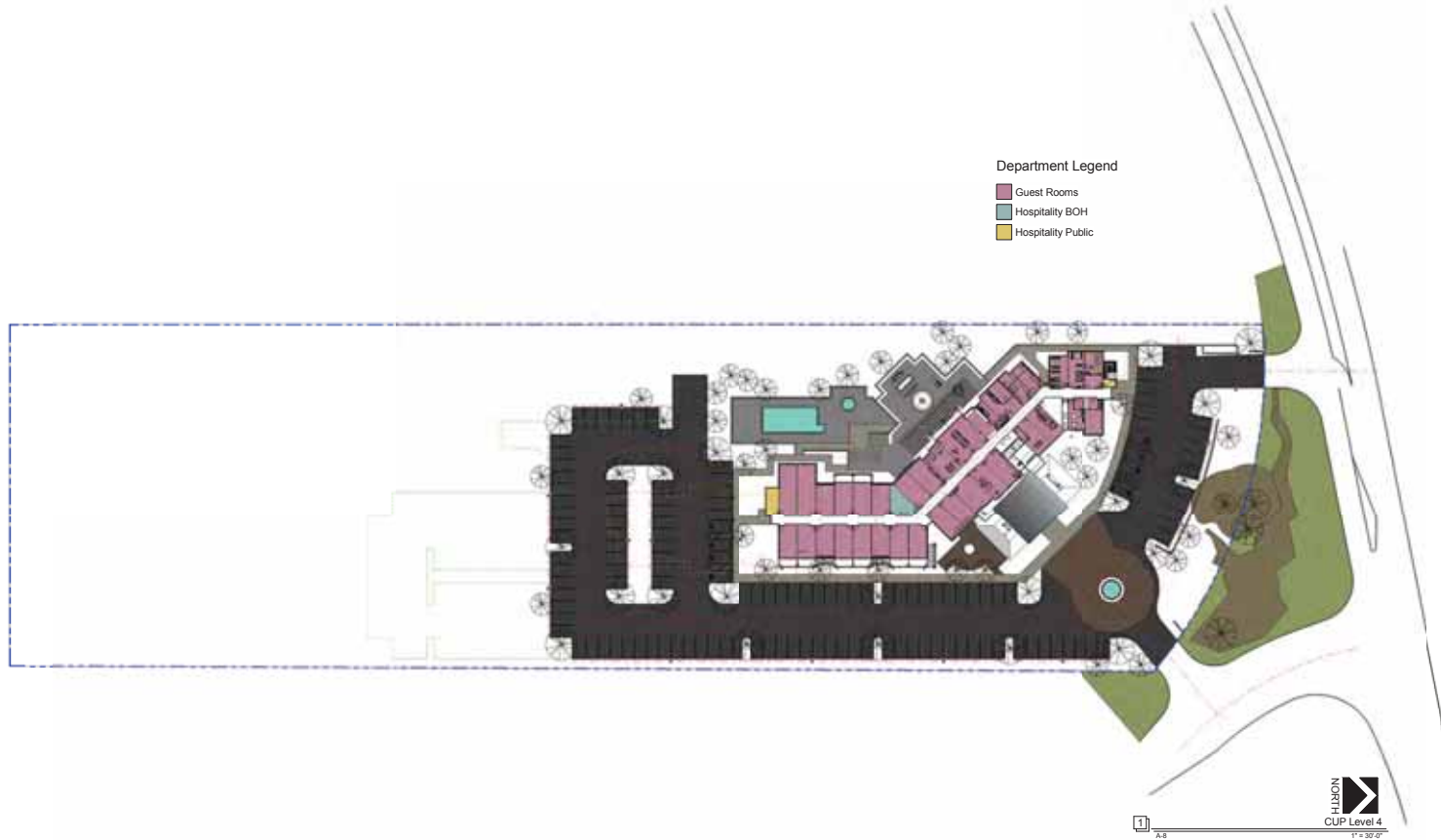
January 13, 2017
First Floor Plan

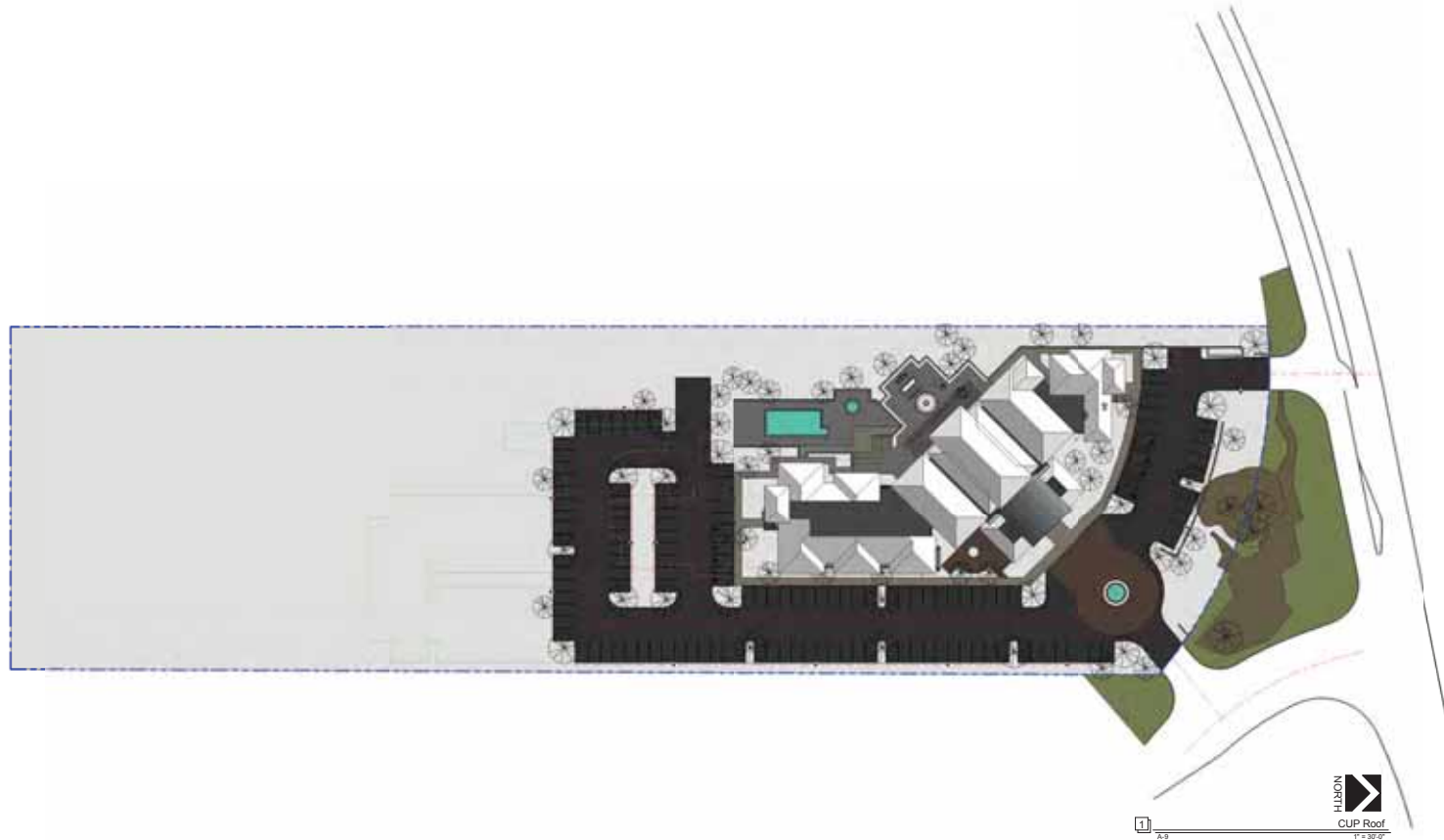
Robert F. Tuttle Architects, Inc.

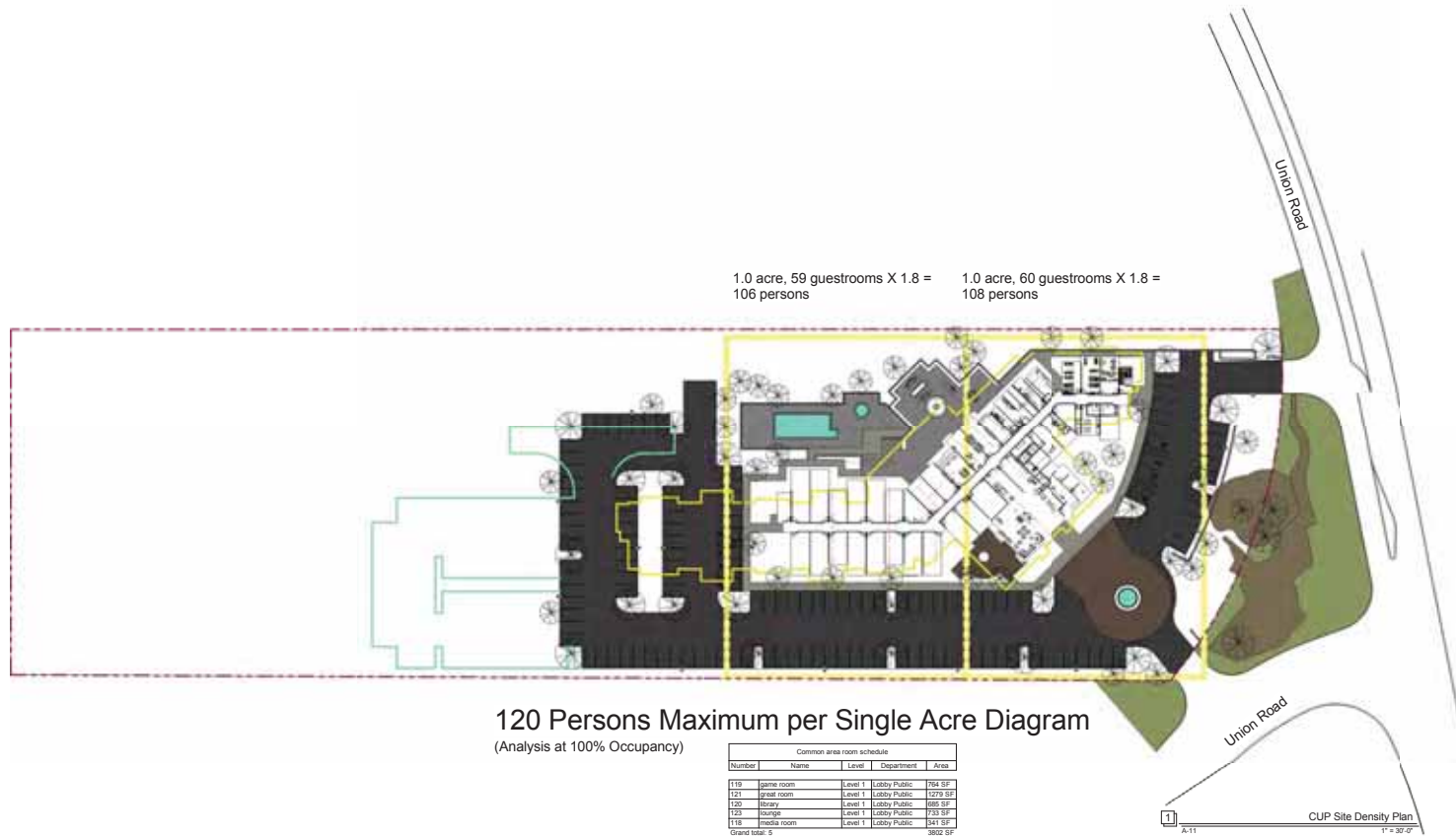
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2] ELEV Northeast camera_1
A-12 12" = 1'-0"



1] ELEV East camera_1
A-12 12" = 1'-0"



2] ELEV West camera_1
A-13 12" = 1'-0"



1] ELEV Southwest camera_1
A-13 12" = 1'-0"



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Fairfield Inn & Suites by Marriott, Paso Robles, California

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Photo Slim 1

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Fairfield Inn & Suites by Marriott, Paso Robles, California

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Photo Slim 1 + Bldg

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Fairfield Inn & Suites by Marriott, Paso Robles, California

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Photo Slim 2

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Photo Slim 3

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Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

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Photo Slim 3 + Bldg

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Residence Inn



Fairfield Inn

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Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

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2940 Union Road, Paso Robles, California 93446

Photo Comparison

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Residence Inn



Fairfiled Inn



Residence Inn



Fairfiled Inn



**Attachment 6
Photo Simulation Comparison**



Original Marriott Residence Inn - Photo Simulation from SR 46E



Proposed Fairfield Inn & Suites – Photo Simulation from SR 46E



Original Marriott Residence Inn - Photo Simulation from SR 46E (close)



Proposed Fairfield Inn & Suites – Photo Simulation from SR 46E (close)



Original Marriott Residence Inn - Photo Simulation from Union Road



Proposed Fairfield Inn & Suites – Photo Simulation from Union Road

Gateway Location Key



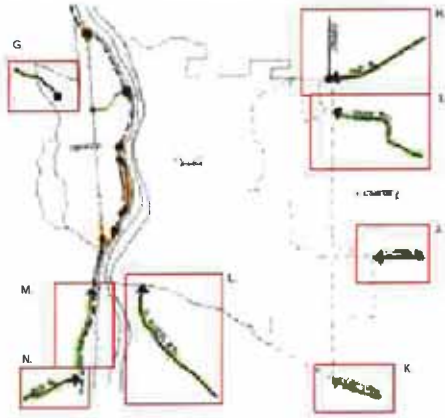
- A. N. Spring Street @ Highway 101
 - B. S. Spring Street @ Highway 101
 - C. 4th Street @ Highway 101 South
 - D. Paso Robles Street & 101 Access
 - E. 16th Street @ Highway 101 South
 - F. 24th Street @ Highway 101
 - G. 24th Street @ Lake Nacimiento Drive
 - H. Highway 46 East
 - I. Union Road @ Airport
 - J. Linne Road
 - K. Creston Road
 - L. S. River Road
 - M. S. Vine Street
 - N. Highway 46 West
- Central Gateway
● Town & Country Gateway



GATEWAY DESIGN PLAN

City of Paso Robles

Town and Country Gateways



and Open Space Elements expanded upon the idea of the "Purple Belt," which was further developed in the "Paso Robles Purple Belt Action Plan (DRAFT, 2005)." The Purple Belt Action Plan pertains to the Gateway Design Plan in that it seeks to preserve and enhance entry ways, scenic corridors, views and ridgelines.

Relevant City Policy

Land Use Element Goal LU-2: Image/Identity. Maintain/enhance the City's image/identity.

Policy LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects.

Action Item 2. Adopt design standards to clearly articulate how important public views, gateways and landmarks (as shown on Figure CE-3) are to be maintained/enhanced. This is to include but not be limited to:

- Enhancing views along highways, roads, streets, rail corridors with landscaping, building setbacks, enhanced architecture and signage/monuments.
- Ensuring that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape.

Policy LU-2E: Purple Belt (Open Space/Conservation Areas around the City). Create a distinct "Purple Belt" surrounding the City by taking actions to retain the rural open space and agricultural areas.

Action Item 2. As feasible, acquire development rights/easements within the designated purple belt area. Use these development rights/easements to limit land uses within the designated purple belt to agricultural and/or open space.

Action Item 4 (and Open Space Element Policy OS-1A, Action Item 10): Implement strategies that help preserve or protect agriculture beyond the City limits, including:

- Establishment of agricultural buffer easements, berms and/or vegetative screening on property proposed for urban development as a condition of approval of discretionary development applications...

Recommended Action Items

1. Work with Caltrans to ensure that grading and landscaping along the highway is consistent with T2 Rural Standards and include the use of native trees including oaks.
2. Work with the County to create a visual corridor easement along Highway 46.
3. Work with developers to relocate select mature oak trees to key gateway locations.
4. Work with the County Public Works department to develop standards that include planting additional roadside trees, including oak trees.



Highway 46 is a larger version of a country road. As it is further widened, the character of its edges should not change from the existing rural condition.



Many of the rolling grass-covered hills have been recovered with vineyards which highlight the rolling terrain and provide dramatic fall color. Simple, rural fencing is key to the success of these rural frontages.



Single oaks standing in the roadway verge define a strong and uniquely California country road character. The openness of the fencing and the absence of suburban buildings are vital to preserving the character of this rural environment.

The Town and Country Gateway marks the transition from the rural roadscape environment outside of town to the urban streetscape environment in town. Identification and directional signage elements will help to orient and direct the visitor, but the essence of this gateway is the experience of moving from a beautiful rural environment into a beautiful town. The key to the design success of each of these gateways is the integrity of the rural landscape and the coherence of the townscape.

Relationship to City/Purple Belt Policies

In 2003, Paso Robles updated its General Plan. Through that process, the City identified the goal of creating a physical boundary to urban growth and development. The intent of this vision "was not to limit growth at the City boundaries identified in the General Plan, but rather to leave room for continued growth and expansion and retain the rural character of the surrounding areas (Paso Robles Purple Belt Action Plan)." The updated Land Use



H. Highway 46 East (1/2)

H. Highway 46 East

Background

This is the easternmost gateway into Paso Robles. This roadway is under Caltrans' jurisdiction, with a right-of-way varying between 150 and 170 feet. The highway (or country road) is lined with vineyards and a beautiful natural landscape, and in certain stretches native vegetation is also present. The transition from countryside to townscape is subtle, in terms of both time and distance: views are very long, with elevated vistas, and physical change is very slow.

Design Recommendations

Future development could quickly change the character of this major gateway from the east. The success of this Gateway is dependent on the clarity of the passage from a rural setting to an urban setting. The nature of suburban development is that it blurs this edge. Mainly, there is a need to keep new suburban development from encroaching into the "Rural Corridor," the area prominently visible from the highway. Landscaping improvements along the corridor, as it transitions from country to town, should have a unifying effect, and also screen/soften adjacent uses.

1. The intersection of Highway 46 and 101 is a potential location for a sculptural element to highlight the Purple Belt nature of the area, similar to what has been done in the wine country north of San Francisco.
2. Work with Caltrans to develop policies and criteria for the establishment of a Rural Corridor viewshed easement which adheres to the design standards set out for T2 Country Thoroughfare (p. 33).
3. Prepare standards for site planning along Highway 46, encouraging development of rurally detailed



Location Key of Highway 46 East

frontage roads, or parking areas detailed as such, along the highway edge so that new buildings front toward the highway, rather than turning their backs on it. Frontage roads should be separated from the main highway by rows of large street trees.

4. Develop standards for individual development projects through the PD process on a case-by-case basis along the highway, with a priority on storefronts and building-mounted signage facing the highway, simple rural roof forms, careful screening of roof-mounted equipment and loading and storage areas, and standards for rustic colors and natural materials. These standards should apply to the Chandler Ranch Specific Plan area abutting Highway 46.
5. Amend the zoning standards for properties adjacent to or visible from the highway to prohibit mini-storage facilities, loading areas, large parking lots and other unsightly service areas visible from the highway.



Maintain rural character of viewshed.



Example of landscaping screening roadside development.



Plant vegetation and trees native to Paso Robles region.



Example of landscaping softening roadside edge.



Limit prominent roadside signage to well-designed signs that reflect the rural character of Paso Robles.





October 26, 2016

Excel Hotel Group
c/o Rob Miller, Wallace Group
10660 Scripps Ranch Blvd, Suite 100
San Diego, CA 92131

Mr. Miller:

Central Coast Transportation Consulting prepared a Transportation Impact Study (TIS) in May 2016 for the Residence Inn hotel proposed at the corner of Union Road/Union Road East in the City of Paso Robles. The TIS evaluated potential impacts of a 120-room hotel.

It is our understanding that a different hotel brand is under consideration for the site. The new brand would include the same number of rooms, but the rooms would be smaller.

The change in brand and room size would have no effect on the findings of the TIS since the project's trip generation is predicated on the number of rooms, not a specific brand or room size. The TIS would therefore apply to the different brand currently under consideration. No changes to the TIS are necessary.

Please let me know if you have any questions.

Sincerely,

Central Coast Transportation Consulting

A handwritten signature in black ink, appearing to read "Joe Fernandez", is written over a faint, illegible stamp.

Joe Fernandez, PE, AICP
Principal

**Attachment 9
Draft Resolution A**

DRAFT RESOLUTION 17-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 72,890 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; 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. The Planning Commission considered the modified project on December 13, 2016, and continued the public hearing to January 13, 2017. The applicants’ materials were not ready for this meeting, therefore, the Commission continued the public hearing again to the meeting on January 24, 2017.

Agenda Item 1

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 72,890 square feet, and the associated building elevation modifications, as shown in Exhibits A, B and C (attached), and incorporated herein by reference.

APPROVED this 24th day of January, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

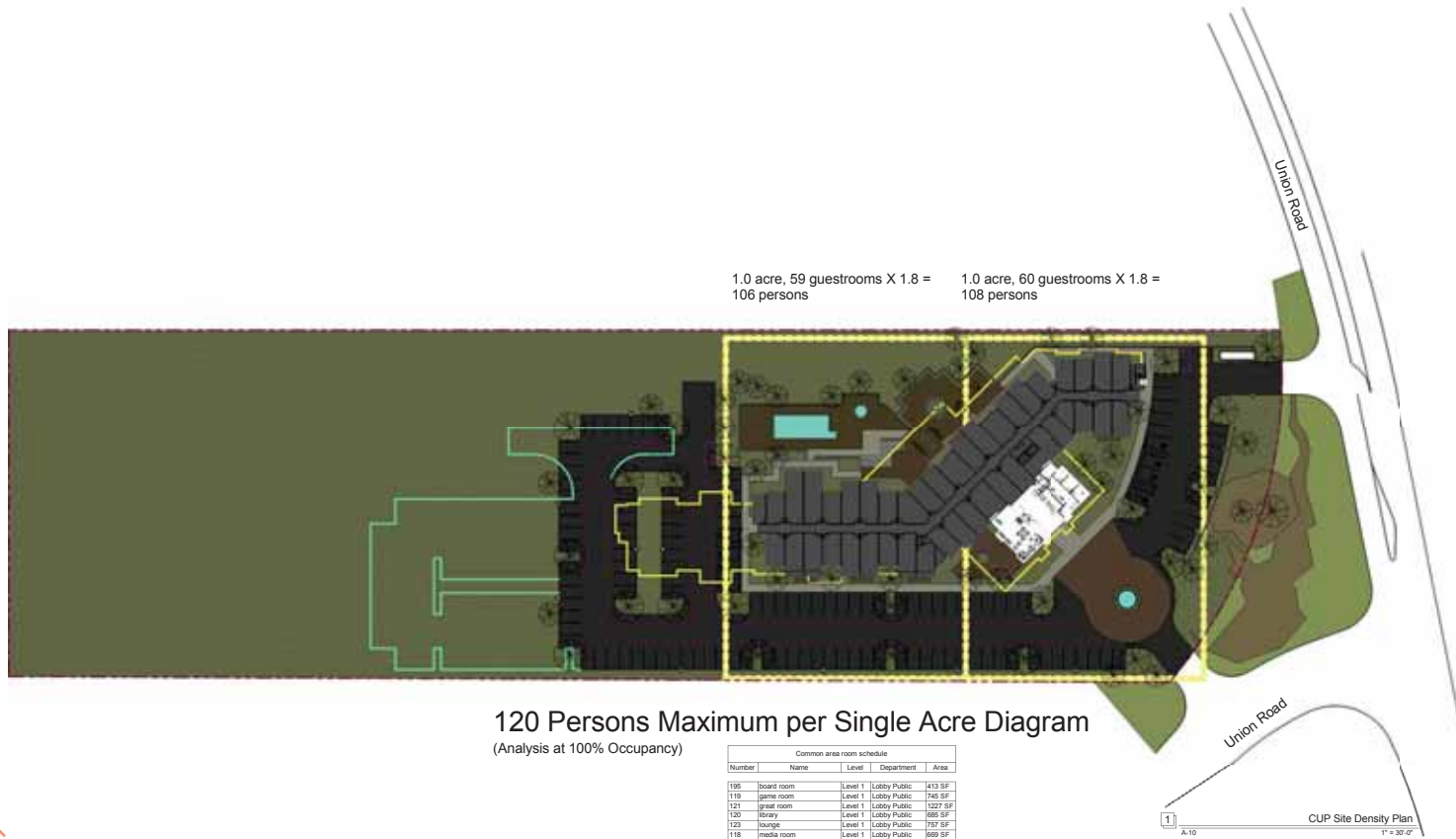
Bob Rollins, Chairperson

ATTEST:

Warren Frace, Community Development Director

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

Agenda Item 1



1.0 acre, 59 guestrooms X 1.8 = 106 persons
 1.0 acre, 60 guestrooms X 1.8 = 108 persons

120 Persons Maximum per Single Acre Diagram
 (Analysis at 100% Occupancy)

Common area room schedule					
Number	Name	Level	Department	Area	
195	board room	Level 1	Lobby Public	413 SF	
119	game room	Level 1	Lobby Public	745 SF	
121	great room	Level 1	Lobby Public	1223 SF	
120	library	Level 1	Lobby Public	686 SF	
123	lounge	Level 1	Lobby Public	737 SF	
118	media room	Level 1	Lobby Public	669 SF	
Grand total:				6	4695 SF

1 A-10 CUP Site Density Plan 1" = 30'-0"

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

1" = 30'-0"
 10/3/2016 1:35:14 PM
 Excel Hotel Group
 10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446
 September 27, 2016
 Site Density Diagram
 Robert F. Tuttle Architects, Inc.
 765

A-10

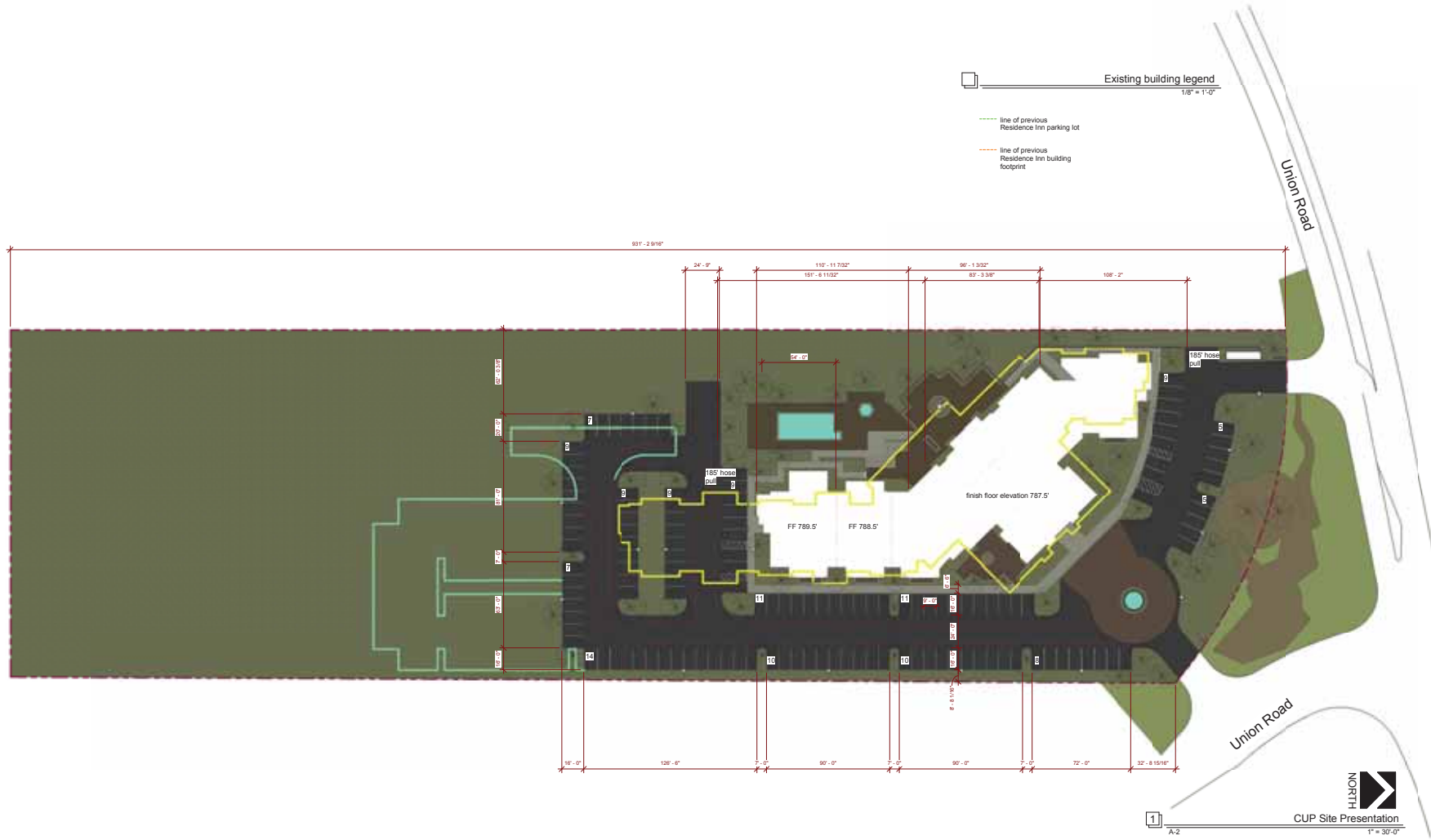


Exhibit B



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/17/2017 8:48:11 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Cover

765

A-1



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/17/2017 8:48:12 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Night Rendering

765

A-2

W1 - BR. BURLIN
W2 - HUNGARY DARK
WOOD FRAMES, DOORS & WINDOWS
WOOD TRELLISES, SITE FURNITURE, ACCENTS

T1 - SA TERRACOTTA
T2 - TERRACOTTA
T3 - MISSION TILE ROOF, 3-COLOR RANDOM BLEND

M1 - MACHINED
M2 - W. BATHING

P1 - BLAZING
P2 - BEACH BROWN
P3 - SUNSET RED

F1 - MATEA DETAIL @ HOTEL CHEVAL
F2 - STANING DEAR METAL ROOF, SIMILAR COLOR TO HOTEL CHEVAL

P4 - PRECAST CONCRETE
P5 - BRICKS, SAND BLENDED FINISH
P6 - BRICKS, SAND BLENDED FINISH

S1 - EL DONADO MONTECITO CLIFFSTONE @ GATHOUSE AND OUTDOOR AMENITY SPACES

C1 - SPANISH SAND FINE CEMENT PLASTER
C2 - MICROLOGIC PERMEABLE CONCRETE PLASTER

"Warm tones of brown, green, gold, russet 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 plentiful vineyards, farmhouses & tile roofs. The raw textures and rich colors 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 HOTEL GROUP
Fairfield Inn & Suites by Marriott, Paso Robles, California

Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017
Color and Material Board

Robert F. Tuttle Architects, Inc.

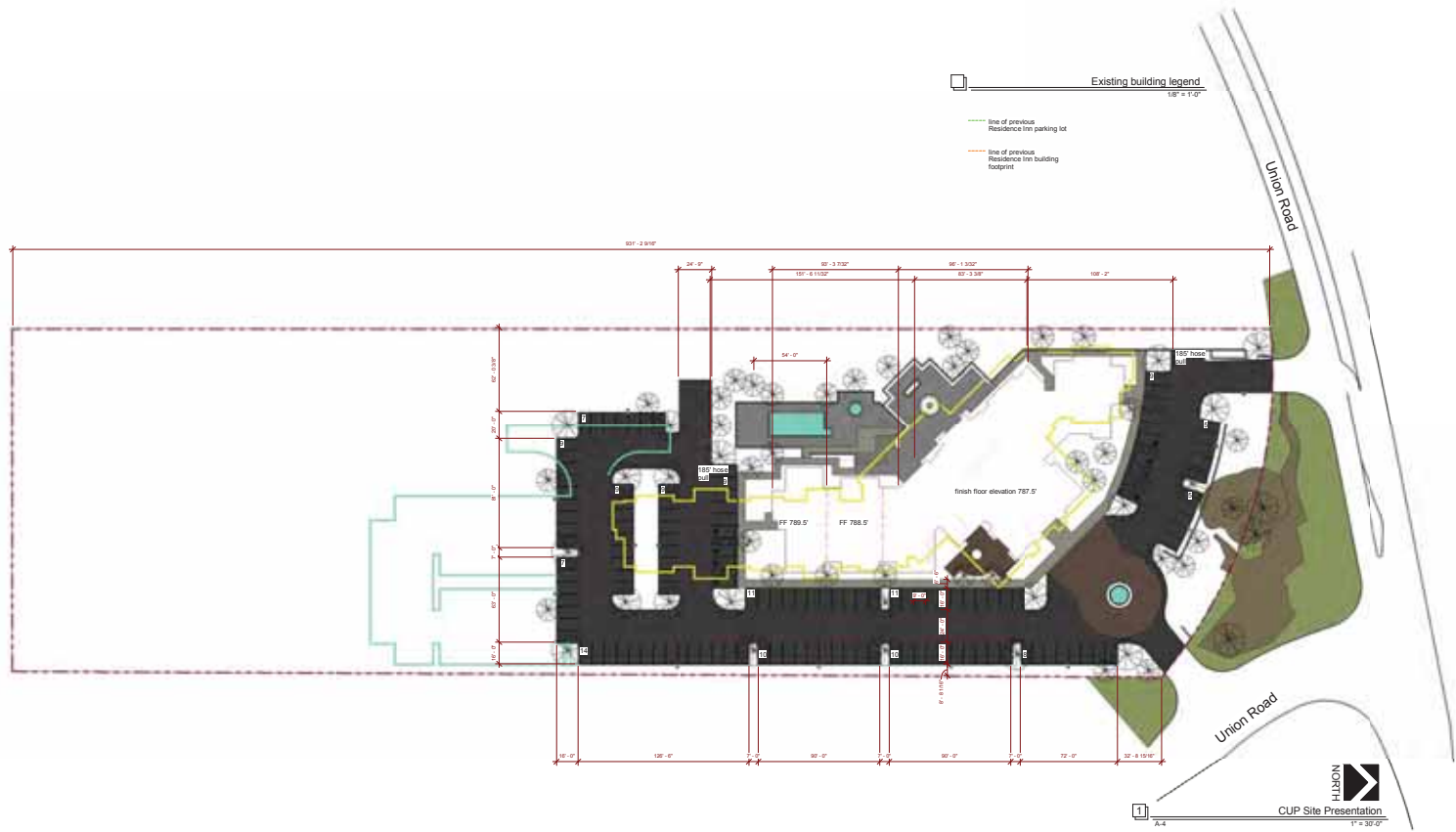
1/17/2017 8:50:17 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

765
A-3

Agenda Item 1



As indicated
1/17/2017 8:51:12 AM

Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

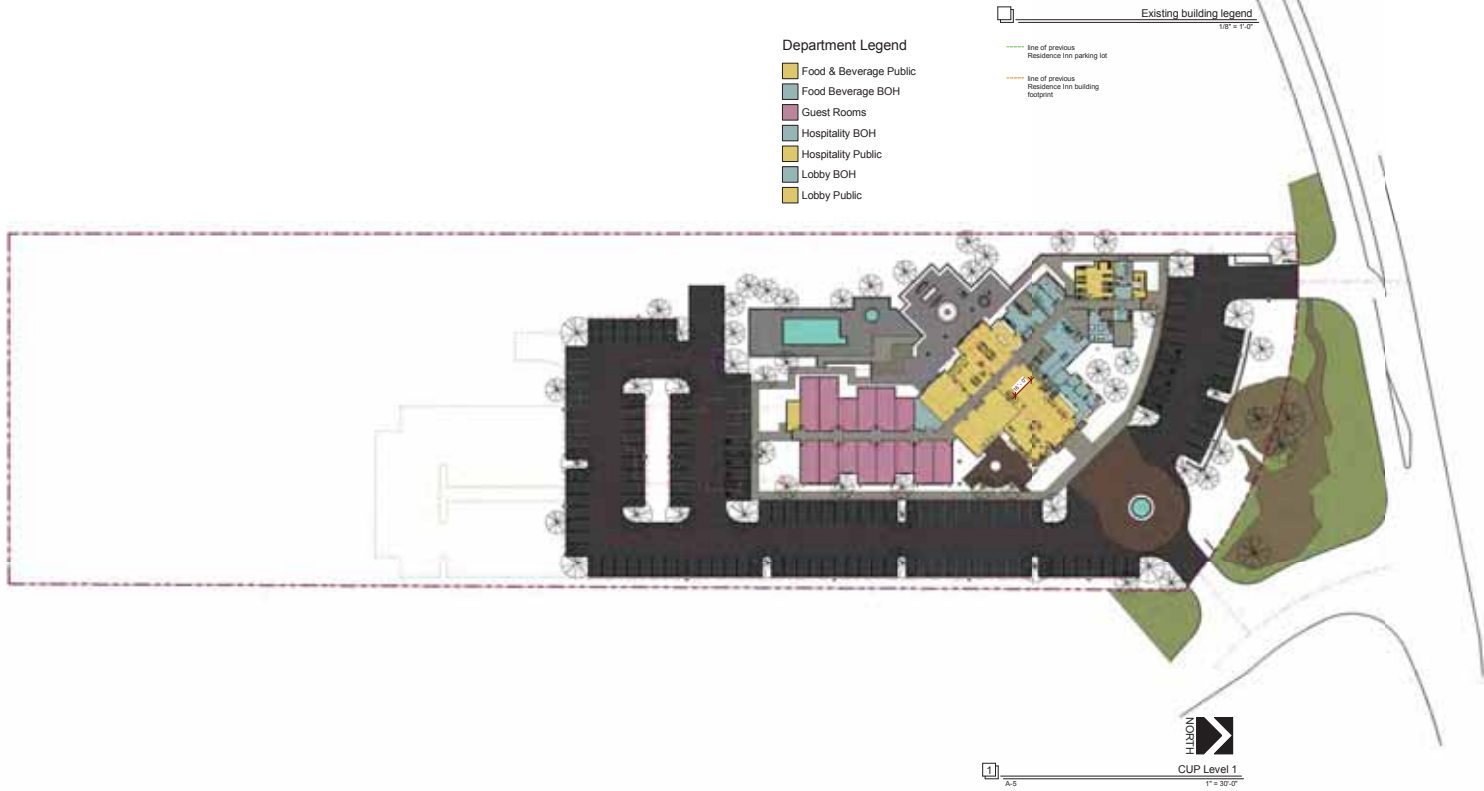
January 13, 2017

Presentation Site Plan

Robert F. Tuttle Architects, Inc.

765

A-4



Development Summary, Fairfield Inn & Suites, Paso Robles

floor	ft to ft height	king		king suite		dble queen		dble queen suite		Hospitality		food & beverage		lobby		total	total net area (SF)	gross area (SF)	percent efficiency	parking provided		total
		beds	area	beds	area	beds	area	beds	area	public	BOH	public	BOH	public	BOH					beds	spaces	
4	10'-4"	13	305	7	404	13	503	2	504							35	15,349	16,930	80%			
3	10'-4"	13	305	7	404	13	503	2	504							35	15,710	17,721	80%			
2	10'-4"	13	305	7	404	13	503	2	504							35	15,710	17,770	80%			
1	15'-0"	6	305	6	404	2	503	0	504	2917	2590	1516	395	3098	1120	14	17,259	20,419	78%	124	8	132
1	15'-0"	45		27		41		6		1	1	1	1	1	1	119	64,028	72,880	79%	124	8	132

Total Site Area	Building Coverage		Pavement Coverage		Total	Landscape Coverage (Includes Enhanced Paving)*		Total	Total	F.A.R.	
	Area	%	Area	%		Area	%				Area
233,989 SF	17,259 SF	7.4%	44,994 SF	19.2%	26.6%	4,052 SF	1.7%	157,053 SF	67.1%	68.8%	100%

As indicated
1/17/2017 8:51:29 AM

Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

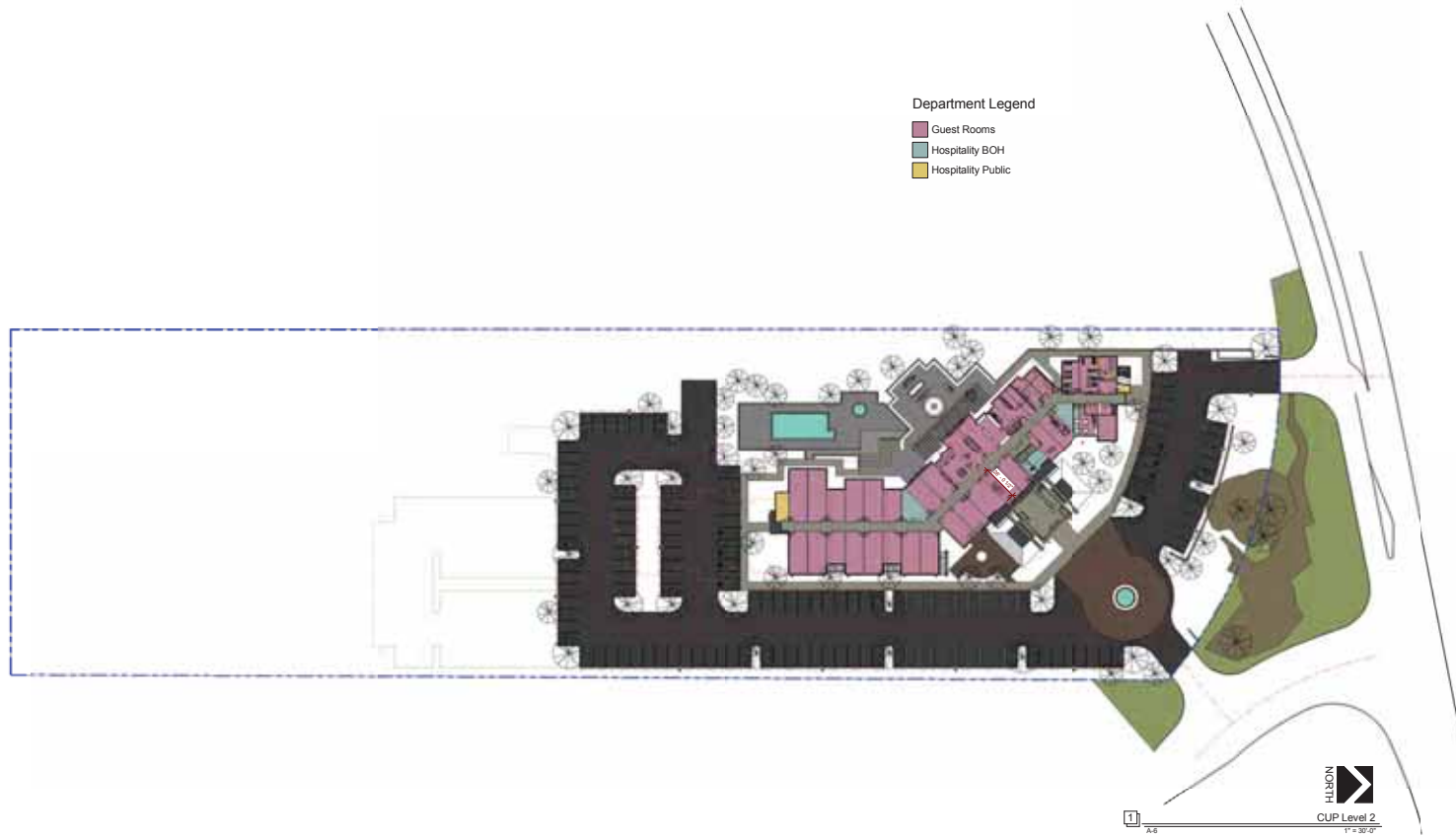
2940 Union Road, Paso Robles, California 93446

January 13, 2017
First Floor Plan

Robert F. Tuttle Architects, Inc.

765
A-5

Agenda Item 1



1" = 30'-0"
1/17/2017 8:51:39 AM

Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

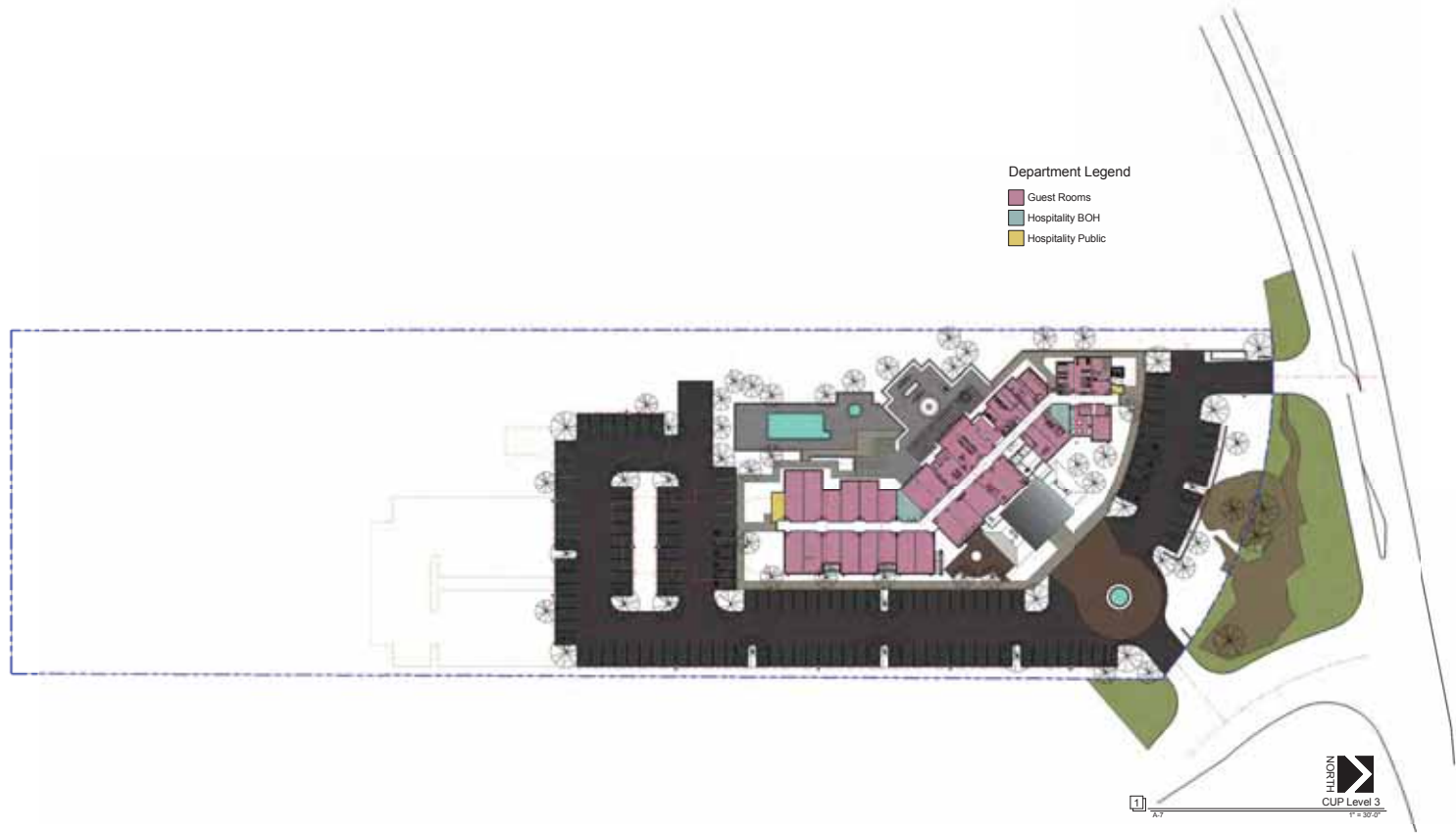
2940 Union Road, Paso Robles, California 93446

January 13, 2017
Second Floor Plan

Robert F. Tuttle Architects, Inc.

765
A-6

Agenda Item 1



1" = 30'-0"
1/17/2017 8:51:45 AM

Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

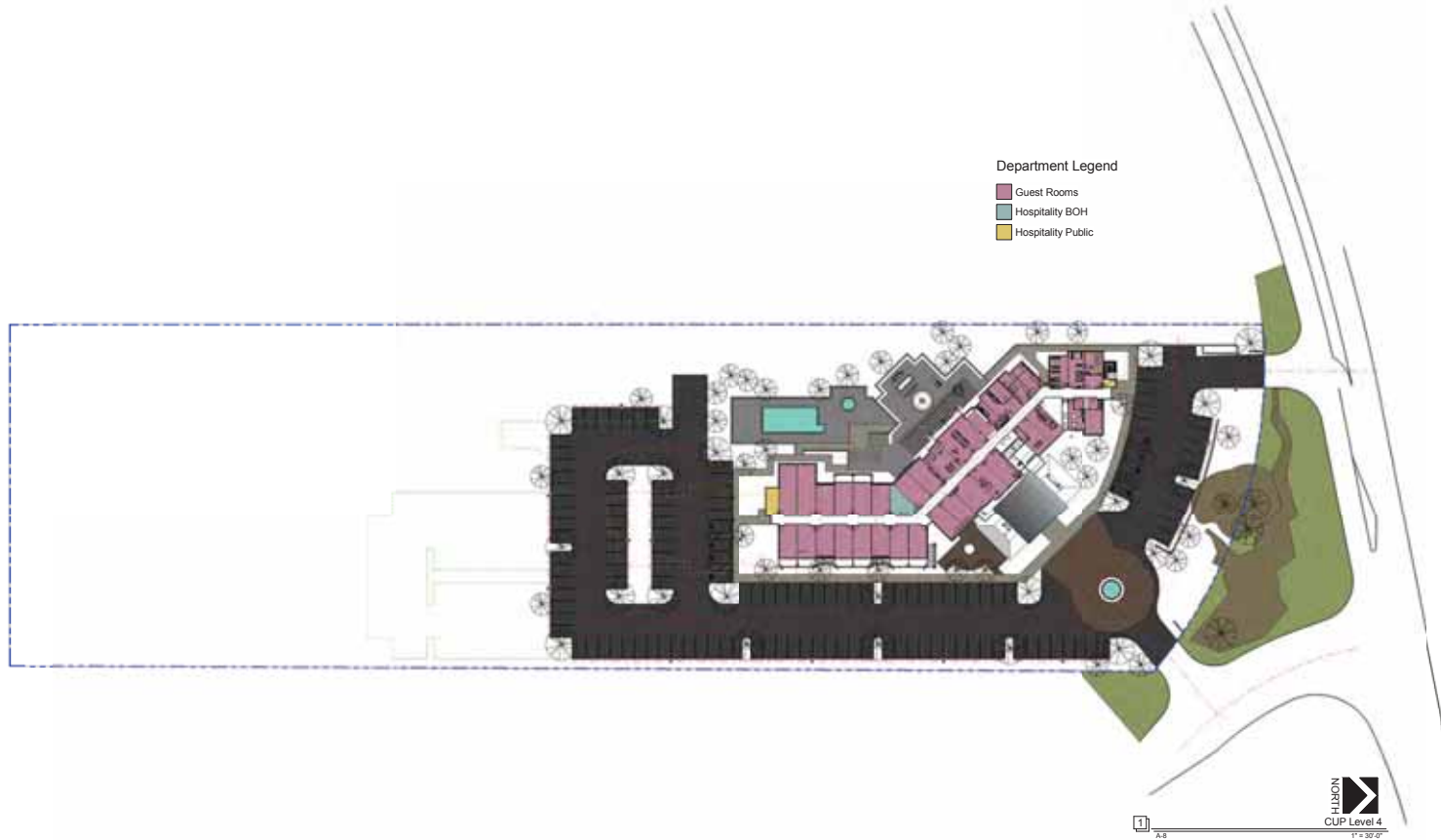
Fairfield Inn & Suites by Marriott, Paso Robles, California

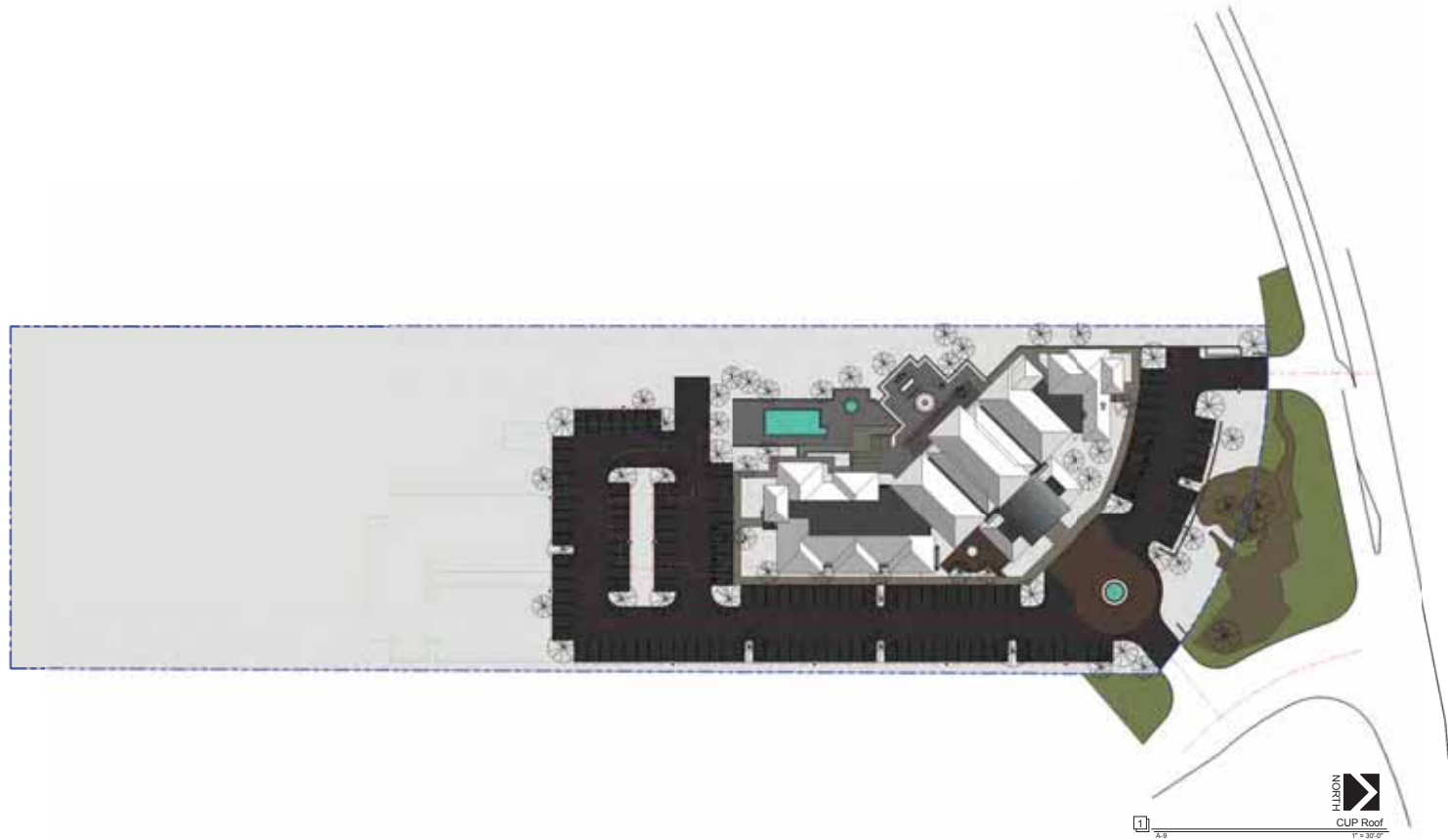
2940 Union Road, Paso Robles, California 93446

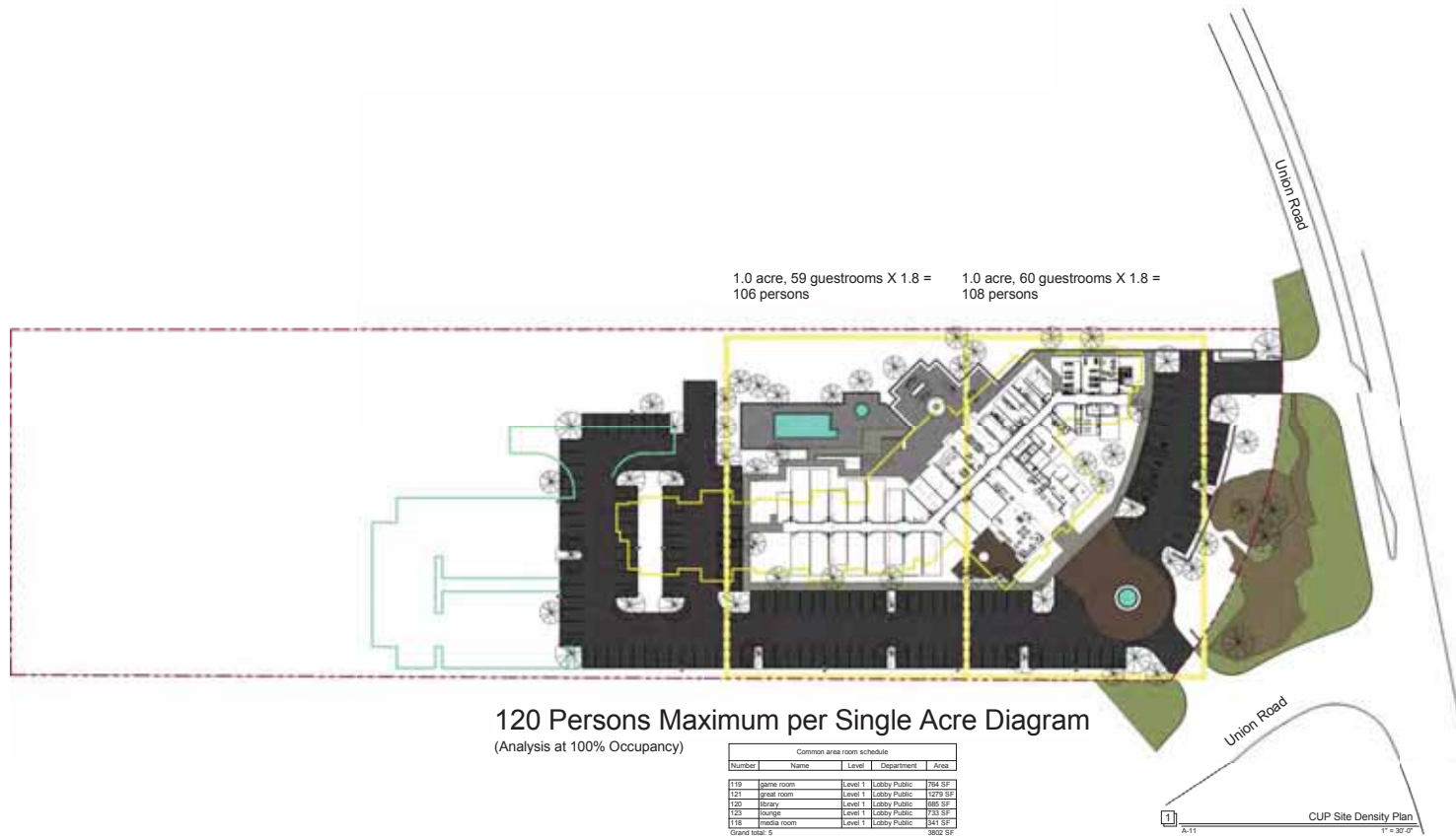
January 13, 2017
Third Floor Plan

Robert F. Tuttle Architects, Inc.

765
A-7







Agenda Item 1



2] ELEV Northeast camera_1
A-12 12" = 1'-0"



1] ELEV East camera_1
A-12 12" = 1'-0"

12" = 1'-0"
1/17/2017 8:52:35 AM

Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

January 13, 2017

Rendered Elevations

Robert F. Tuttle Architects, Inc.

765

A-12

Agenda Item 1



2] ELEV West camera_1
A-13 12" = 1'-0"



1] ELEV Southwest camera_1
A-13 12" = 1'-0"

12" = 1'-0"
1/17/2017 8:52:35 AM

Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

2940 Union Road, Paso Robles, California 93446

January 13, 2017

Rendered Elevations

Robert F. Tuttle Architects, Inc.

765

A-13

Agenda Item 1



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/13/2017 8:52:49 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Slim 1

765

A-14

Agenda Item 1



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/13/2017 8:52:51 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Slim 1 + Bldg

765

A-15

Agenda Item 1



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/17/2017 8:53:06 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Slim 2

765

A-16



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/13/2017 8:53:21 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Slim 2 + Bldg

765

A-17

Agenda Item 1



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/17/2017 8:53:50 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Slim 3

765

A-18

Agenda Item 1



Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/13/2017 8:54:16 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Slim 3 + Bldg

765

A-19

Agenda Item 1



Residence Inn



Fairfield Inn

Excel Hotel Group

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.

1/17/2017 8:54:16 AM

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

2940 Union Road, Paso Robles, California 93446

Photo Comparison

765
A-20

Agenda Item 1

Residence Inn



Fairfiled Inn



Residence Inn



Fairfiled Inn



**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 PD 15-005 Amendment request on this 28th day of December, 2016.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Susan DeCarli
Susan DeCarli



CITY OF EL PASO DE ROBLES

“The Pass of the Oaks”

December 28, 2016

Dear Property Owner:

You are hereby notified, as the owner of property within 300 feet of the site listed below, that the Planning Commission will hold a public hearing to consider the following application in your neighborhood:

APPLICATION: Continued public hearing on an amendment to the approved Planned Development 15-005, Site Plan and Building Elevations, to reduce the 119-room hotel from 98,00 sf to 72,890 sf, and to change the hotel brand from a Marriott Residence Inn to a Fairfield Inn and Suites, by Marriott.

APPLICANT: Paso Highway Hotel Partners, L.P

LOCATION: 2940 Union Road, Paso Robles, APN 025-362-004

ENVIRONMENTAL DETERMINATION: In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was adopted by the City Council on May 16, 2016 for this project, which indicates that all potential environmental impacts can be mitigated to a less than significant level.

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, January 10, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

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 application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Sincerely,

Susan DeCarli
City Planner



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 1

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 1

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

City of Paso Robles
Susan DeCarli
City Planner
1000 Spring Street
Paso Robles, CA 93446

January 17, 2017

RE: Fairfield Inn Hotel
 Union Road
 Paso Robles, California

Dear Susan,

Every effort has been made to preserve the original design intent of the project, although the size has been reduced significantly, the building masses and proportions retain the same character as the building that was originally approved. Here is an itemized list of changes made to the approved Residence Inn Project (referred to as RI) to convert it into a Fairfield Inn (referred to as FI).

1. Building Square Footage
 - a. RI approved footage: 98,000 SF
 - b. FI proposed footage: 72,890 SF
2. Parking Stalls
 - a. RI Approved: 132
 - b. FI Proposed: 132
3. Parking Lot SF
 - a. RI Approved: 66,700 SF
 - b. FI Proposed: 49,046 SF
4. Landscape area
 - a. RI approved footage: 135,732 SF
 - b. FI approved footage: 153,001 SF
5. Exterior Materials and colors
 - a. All proposed exterior materials and colors are to remain the same as approved on the RI, with the exemption of the wood doors on the first floor. These have been changed to anodized aluminum to comply with brand standards. The materials and colors are shown on sheet A-3.
6. Roof pitch
 - a. RI approved pitch: 4:12
 - b. FI proposed pitch: 4:12

Agenda Item 1

7. Extent of Exterior Stone
 - a. Two tower elements adjoining the main entry were approved with stone in the RI. Due to reduced scale and massing the stone was eliminated to be more proportional and balanced.
8. Main Lobby
 - a. FI public spaces are significantly smaller than RI so the lobby, dining room, and other public spaces have been reduced to reflect the FI project. Even though the overall size of the lobby is smaller, it is proportional to the overall building design.
 - b. The front entry barrel roof has reduced prominence. The barrel roof proposed is slightly narrower than the approved barrel roof. For this reason, the height was reduced by a corresponding amount.
9. Main Entry
 - a. The front steps approved on RI are no longer necessary for a change in grade and are deemed unsafe and not desirable with both the franchise and the owner. The steps have been eliminated.
 - b. FI primary entrance doors, secondary public, and mullions are shown with correct materials and colors (dark bronze aluminum). The RI primary entrance does not accurately depict the approved doors and mullions.
10. Fourth Floor Balconies
 - a. Remains unchanged
11. Roof Exposed Rafters
 - a. The Roof exposed rafters are exposed wood and they remain the same.
12. Wood Trellis 1st floor
 - a. Wood Trellis between the pop outs has been modified to fit the reduced geometry. An additional wood trellis has been added in the front near the Lobby.
 - b. At the FI the columns supporting the trellis between the tower elements have been eliminated due to the reduced span.
13. A/C units
 - a. Residence Inn uses a vertical unit with a vertical grill. The approved design did not show these vertical grills.
 - b. Fairfield uses a PTAC unit with a grill below the window. It is an integral grill, all part of the window.
14. Recessed arch window casings. The approved design shows recessed arch window casings, the proposed design shows arch window casings.

Agenda Item 1

15. Corridor Windows

- a. Windows were added in the FI design at the corridor in two locations. The windows bring light into a long corridor to enhance the guest experience. The windows are designed to match the windows on each end of the building at the corridor near the stair towers.
- b. Window to the right of the entrance on RI had the top arched. The window on the FI is now a rectangular window. This is due to back of house program changes from the RI to the FI.

16. Roof Material

- a. Tile roof is to match the blend on the material board used on both the RI and FI.
- b. RI arched roof support color is wrong. Should match the wood shown in the FI (the dark brown).

The guest experience is the focus of these efforts. We want the hotel to be inviting, comfortable, and functional. We want them to return to Paso often.

Respectfully,

Bob Tuttle
Architect