



## Planning Commission Agenda Report

From: Susan DeCarli

Subject: Hyatt Place Hotel – Report to City Council on a Determination of General Plan Consistency, for a City Initiated Property Exchange Agreement between Property Owned by Zenique Hotels at 1955 Theatre Drive/River Lodge Motel and City-Owned Property located at the Southeast Corner of SR 46W and Theatre Drive

Date: September 12, 2017

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### Facts

1. Rupesh Patel, of Zenique Hotels, applied for a Development Plan (PD 16-003) May 10, 2016 to construct a 4-story, 116-room Hyatt Place Hotel at 1955 Theatre Drive May 10, 2016. See Attachment 1, Location Map.
2. For the reasons described below, the City Council will be considering a property exchange agreement with the property owner, Rupesh Patel, regarding changing the location of the proposed Hyatt Place Hotel noted above to a city-owned property, as outlined in the following facts on the project background. In accordance with Section 65402 of the California Government Code (Planning, Zoning and Development Laws), it requires the Planning Commission to make a report to the City Council on all proposals for the City to acquire or dispose of property. This provision applies to this proposed property exchange.
3. The Hyatt Place Hotel project (at its current location) would necessitate demolition of the existing River Lodge Motel. In accordance with the California Environmental Quality Act (CEQA), as part of the project environmental review process it was determined that the existing River Lodge is an historic, cultural resource. Therefore, demolition of this historic resource would result in a Class I, Significant Unavoidable Environmental Impact, which required preparation of an Environmental Impact Report (EIR). Therefore, a Draft EIR was prepared and circulated to the public, as required by CEQA.
4. The City received comments on the Draft EIR from the Paso Robles Historic Society, Paso Robles Mainstreet Association, and neighboring property owner (Kevin Bierl), regarding the importance of the existing historic motel and motel sign, as contributors to the unique historic character of the community. The comments suggest that demolition of these resources would result in a loss to the historic fabric and roots of tourism of Paso Robles.
5. The proposed 4-story, 116-room Hyatt Place Hotel at the River Lodge Motel site would result in a large, building mass that would rise abruptly on the corner of Theatre Drive and Alexa Court, which would present a change in the visual perception of transitioning from lower-scale development towards taller buildings to the west. It would also reduce views of and from the adjacent hotel (La Bellasera) directly to the west, thus compromising the overall development pattern and aesthetics of this gateway to the City. Due to the site configuration of the lot size and shape of the River Lodge Motel site, and the applicant's development goals, the applicant requested to exceed the City's height limitations of 50 feet for a portion of the roofline. Therefore, the applicant also requested a height exception for this project. See Attachment 2, Project Site Plan and Elevations.
6. In an attempt to address the historic and aesthetics issues, over the past 12 months, City staff initially tried to work with the applicant (Zenique Hotels – Rupesh Patel) and neighboring property owner (Pacific West Hotels & Resorts – Kevin Bierl) to resolve the issues. However, the attempts to agree upon a three-party solution were unsuccessful.

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7. Given these circumstances, City staff considered a two-party property exchange between the City and Zenique Hotels as the only feasible option to eliminate a Class I historic impact and reduced visual impacts to the 46 West Gateway area. The applicant is amenable to the land swap based on the terms provided in a draft Property Exchange Agreement.
8. The action before the Planning Commission now is solely to make a determination as to whether the proposed property exchange for this intended purpose is consistent with the City's General Plan. The Commission is not being requested to evaluate the appropriateness of the potential property exchange, or to review the development details and/or potential impacts of the Planned Development application and EIR. The Planning Commission will be reviewing the full scope of the development project and environmental document at a future Planning Commission public hearing.
9. The General Plan Land Use Element land use designation for both the property owned by Rupesh Patel/Zenique Hotels and the City's property, is Regional Commercial (RC), which supports hotels and motels in this land use category. Therefore, there is no conflict with the proposed property exchange regarding the General Plan land use designation between the two properties because they have the same land use designation.
10. The General Plan Land Use, Conservation and Circulation Elements contain several policies that support and would be consistent with the proposed property exchange including support for enhancing the aesthetics of the City's gateways, preserving historic resources, and providing for good land use and circulation planning. There are no General Plan policies that would conflict with the proposed property exchange. Relevant policies that support the property exchange include:

### Land Use Element

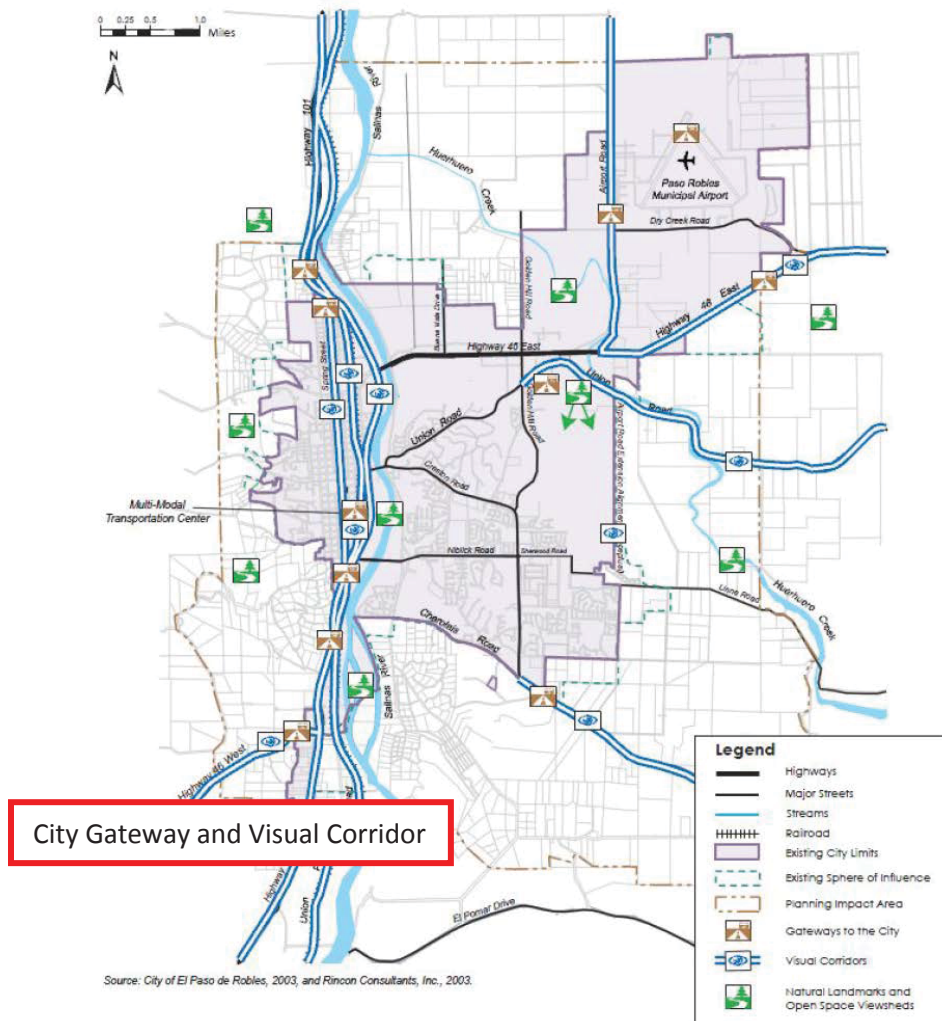
- GOAL LU-2: Image/Identity. Maintain/enhance the City's image/ identity.
  - POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects.
  - Action Item 2. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. This is to include, but not be limited to:
    - ❖ Enhancing views along highways, roads, streets, and rail corridors with landscaping, building setbacks, enhanced architecture and signage/monuments.
  - POLICY LU-2C: Local Heritage. Preserve/enhance downtown and the historic Vine Street neighborhood through adherence to established guidelines.
  - POLICY LU-2D: Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with:
    - ❖ Attractive streetscapes,
    - ❖ A pedestrian friendly setting,
    - ❖ Coordinated site design, architecture, and amenities,
    - ❖ Adequate public and private spaces; and,
    - ❖ A recognizable and high quality design aesthetic.
  - Action Item 2 (Quality of Life). Preserve health and safety, and strengthen the integrity of distinct and identifiable neighborhoods and districts, by protecting local streets from cut through traffic, speeding, parking intrusion, and traffic congestion and by implementing traffic calming measures.

- POLICY LU-2I: Infill. Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life.

**Conservation Element**

- GOAL C-5: Visual Resources. Enhance/upgrade the City’s appearance.
  - POLICY C-5A: Visual Gateways and Landmarks. Identify important visual resources: gateways, corridors, major arterials, natural/open space areas
- Table C-1. Important Visual Resources - Highway 46 West \* (between Arbor Road and Highway 101) - See figure below from the Conservation Element.

City of El Paso de Robles General Plan 2003  
**Conservation Element**



- Action Item 2. Coordinated/Complementary Design Standards: Establish and implement site design, landscaping, architecture, and sign design standards in order to ensure that gateways, corridors, major arterials, and natural areas are identifiable.

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- GOAL C-6: Cultural Resources. Strive to preserve/protect important historic and archeological resources.
  - POLICY C-6A: Historic Resources: Encourage the preservation and restoration of historic buildings in the downtown and the Vine Street neighborhood.

### Circulation Element

- GOAL CE-1: Establish a safe, balanced, efficient, and multimodal circulation system, focusing on the mobility of people, and preserving the City's small town character and quality of life.
  - **Action Item 2.** Set conditions of approval of development applications to provide access for all modes of travel and to make appropriate improvements to the transportation system serving subject sites including frontage improvements and all improvements needed to mitigate transportation impacts.

### Gateway Design Standards

See Gateway "N" below, which identifies the property location in a key gateway area.

### Gateway Location Key



### Historic Preservation Ordinance Chapter 21.50

#### 21.50.020. Purpose

The purpose of the Historic Preservation Ordinance is to provide for the recognition,

## Agenda Item 3

preservation, protection, and use of Historic Resources in the City by establishing procedures and regulations that are necessary to:

- 1) Assist the City in identifying and protecting its Historic Resources;
- 2) Ensure that new development maintains continuity with the City's historic character and scale;
- 3) Maintain Historic Resources as community assets; and
- 4) Fulfill the City's responsibilities regarding Historic Resources under applicable State and Federal laws, including the California Environmental Quality Act (CEQA) and Federal Section 106.

### 21.50.140. Demolition of Designated Historic Resources

The building or structure shall not be demolished unless the City Council, with a recommendation from the Planning Commission, makes one or more of the following findings:

- 1) There is sufficient evidence, including evidence provided by the applicant, that the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, and the costs of rehabilitation to meet the requirements of the building code or other City, state or federal law;
- 2) That the Demolition or Relocation of the structure is necessary to proceed with a Project consistent with and supportive of identified goals and objectives of the General Plan, and the demolition of the structure will not have a significant effect on the achievement of the purposes of this division or the potential effect is outweighed by the benefits of the new Project;
- 3) In the case of an application for a permit to relocate, that the structure may be moved without destroying its historic or architectural integrity and importance; or,
- 4) That the demolition or relocation of the structure is necessary to protect or to promote the health, safety or welfare of the citizens of the City, including the need to eliminate or avoid blight or nuisance.

## Options

1. Adopt Draft Resolution No. 17-XXX in Attachment 3, making a report to the City Council determining that the proposed property exchange is consistent with the City of Paso Robles General Plan, based on specific findings.
2. Modify Draft Resolution No. 17-XXX in Attachment 3, making a report to the City Council determining that the property exchange is not consistent with the City of Paso Robles General Plan, based on specific findings.

## Analysis and Conclusions

The General Plan Land Use Element land use designation for both the property owned by Rupesh Patel/Zenique Hotels and the City's property, is Regional Commercial (RC), which supports hotels and motels in this land use category. Therefore, there is no conflict with the proposed property exchange regarding the General Plan land use designation between the two properties because they have the same land use designation. Additionally, there are several policies in the General Plan Land Use, Conservation and Circulation Elements that support and would be consistent with the proposed property exchange, which support enhancing the aesthetics of the City's gateways, preserving historic resources, and providing for good land use and circulation planning. There are no policies that would conflict with the



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proposed property exchange. Relevant policies that support the property exchange are noted above in the “Facts” section of this report.

**Option 1** This option would allow the Planning Commission to make a report to City Council that the proposed property exchange would be consistent with the General Plan.

**Option 2** This option would allow the Planning Commission to make a report to City Council that the proposed property exchange would be not consistent with the General Plan.

**Options 3** This option would result in the same outcome as Option 1.

### **Fiscal Impact**

None.

### **Recommendation**

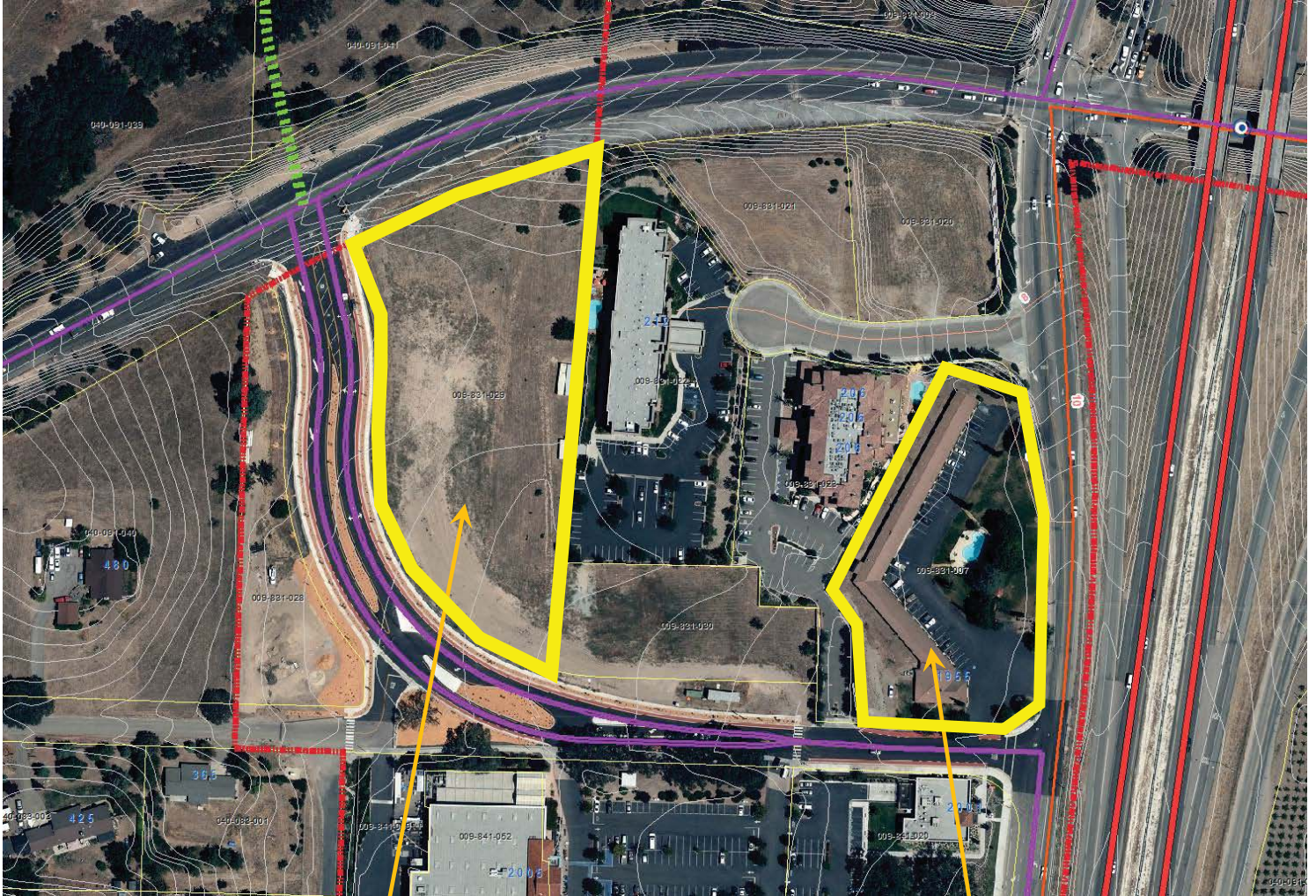
Option 1 - Approve Resolution No. 17-XXX, making a report to City Council that the Planning Commission has made a determination that the proposed property exchange would be consistent with the City of Paso Robles General Plan.

### **Attachments**

1. Vicinity Map of Proposed Property Exchange
2. Project Site Plan and Elevations
3. Historic Society Comment Letter
4. Paso Robles Mainstreet Association Comment Letter
5. Kevin Bierl Letter of Interest
6. Draft Resolution No. 17-XXX, Approval of a Determination of Consistency with the City of Paso Robles General Plan
7. Notices

# Attachment 1

## Location Map

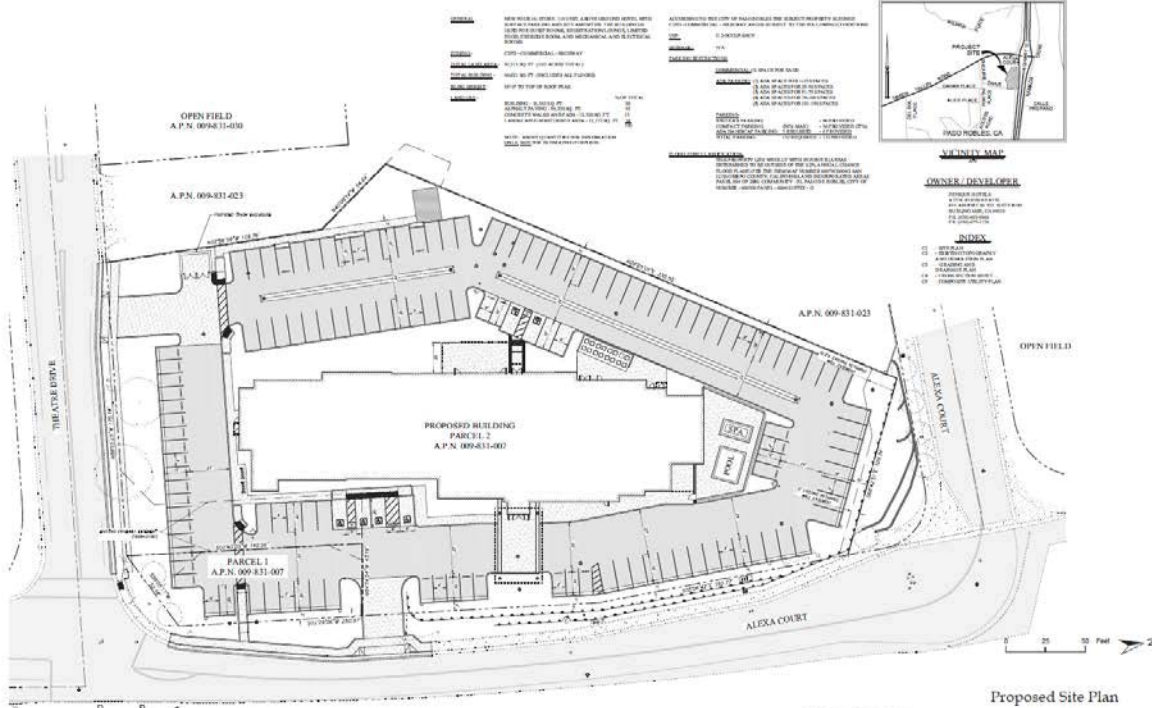


City Parcel

River Lodge - Hyatt Place Project Site

## Attachment 2 Project Site Plan and Elevations

Hyatt Hotel Project  
Initial Study



Source: Hawkins and Associates Engineering, Inc., 2016

Figure 3  
City of Paso Robles

Site Plan



Elevations



Building Appearance from Southeast

# Attachment 3



El Paso de Robles Area Historical Society  
P.O. Box 2875  
Paso Robles, CA 93447  
pasohistory1@sbcglobal.net  
(805) 238 - 4996

RECEIVED

JUN 05 2017

City of Paso Robles  
Community Development Dept.

June 1, 2017

Warren Frace  
Community Development Director  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

RE: Demolition of the River Lodge, 1955 Theatre Drive

Dear Mr. Frace:

On behalf of the El Paso de Robles Area Historical Society we are writing to formally oppose demolition of the River Lodge at 1955 Theatre Drive based on its historic value to the city of Paso Robles.

Both the EIR and the Historic Resources Study done on the property support the significant historical value of the River Lodge. Both studies refer to the standards set by the Secretary of the Interior and indicate that the River Lodge conforms to several of those standards, making it eligible for designation as a historic landmark for the City of Paso Robles and for placement on the National and State registers.

The River Lodge, formerly known as the Suburban Motel, represents a specific era of motel construction in the United States often referred to as Post World War II Roadside Lodging, a genre of architecture now considered of historic value. The property retains much of its original features that embody the characteristics of this period of motel architecture. A number of motels of this era are currently operational in Paso Robles on the north end of Spring Street and represent a district of historic value to our community.

Our city stands at a crossroads in its development plans for the future. It is incumbent upon our leaders to determine at last if the historic fabric of our community is to be swept away for the sake of development, or are the properties that represent the history and growth of Paso Robles to be considered of importance to be preserved for the contributions

Warren Frace  
June 1, 2017  
Page two

## Attachment 3

they make to the overall fabric of our community. The Historical Society strongly supports the preservation of such properties when their rehabilitation will create a strong statement of identity for Paso Robles and its long and unique history.

Tourism is important to the financial health of our town. Visitors come not only for the wine, but to experience first-hand our historic downtown, the finely preserved homes on the west side, and the many museums that showcase Paso Robles' long and interesting history. Much of that history resides in our commercial buildings and homes. If we lose those properties in favor of large commercial structures, we are eliminating much of the charm that adds to the fullness of our visitors' experience.

Our Board of Directors was perplexed as to why we were not contacted to comment on the EIR done for this project. We would certainly have provided a letter expressing our perspective on the project and its historic value.

We request that this letter be included with any materials presented to the Planning Commission and/or the City Council relating to the Hyatt request for demolition of the River Lodge.

Sincerely,



Shauna Davis  
President



Grace Pucci  
Past President

cc: Paso Robles City Council Members  
Paso Robles Planning Commissioners



# Attachment 4



## Paso Robles Main Street Association

City of Paso Robles  
Community Development Dept

835 12<sup>th</sup> St. Suite D, Paso Robles, CA 93446 805-238-4103 Fax 805-238-4029

July 20, 2017

Warren Frace  
Community Development Director  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

RE: RIVER LODGE – 1955 Theatre Drive

Dear Mr. Frace:

The Downtown Paso Robles Main Street Association actively creates and implements a comprehensive program that restores, promotes, and enhances the vitality and unique historical value of our community.

Our organization has become aware of the plan to demolish the River Lodge at 1955 Theatre Drive and we are concerned that this property has significant historic value to our community. The Post-World War II architecture of roadside motels represents a period of history that should be preserved for future generations. The River Lodge, or as it was earlier known, the Suburban Motel, represents this era and should be restored the same as the Motel Inn (formerly known as the Milestone Mo-Tel) currently under restoration in San Luis Obispo. Both motels are located in gateway locations to cities with rich histories.

We must decide now if we plan to “pave paradise” or protect it. Do we want to become just another cookie-cutter city along Highway 101, or do we want to preserve the architecture and history that makes our community the place that tourists crave?

It is our understanding that the original Historic Resources Inventory incorrectly included this property as part of the LaBellese Suites at 206 Alexa Ct. and should have been listed separately as having historic significance.

The Downtown Paso Robles Main Street Association Board of Directors strongly supports preservation of this property as having a unique history and identity for our city. Tourism is important to the financial stability of our community. Tourists love our wine as much as they love the unique charm of Paso Robles that is flavored by historic landmarks like the River Lodge.

Please include this letter in your materials to both the Planning Commission and the City Council in any discussions pertaining to the demolition of the River Lodge historic building.

Sincerely,

MARGARET HOLSTINE  
President of the Board of Directors

NORMA MOYE  
Executive Director





July 17, 2017

**City of El Paso De Robles**  
Tom Frutchey, City Manager  
1000 Spring Street  
Paso Robles, Ca. 93446

Re: Parcels APN: 009-831-029 and APN: 009-831-030

Dear Tom:

We have recently been made aware by the City of their potential desire to exchange the subject City property known as parcel APN: 009-831-029 (3.11 acres) and APN: 009-831-030 (1.03 acres) for the River Lodge Motel property known as parcel APN: 009-831-007.

This doesn't seem equitable or orderly for the City to pursue such a transaction that I feel would be publicly unpopular and not in the best interest of the tax payers within the City of Paso Robles. Furthermore, it would no doubt lack the integrity and promise that was represented in earlier conversations year after year between myself and the City. As you have been made aware, we have approached the City on many occasions since the City originally acquired the property and expressed to City officials that when the opportunity comes available for the city to market the property for sale, we would be most interested in providing a proposal to purchase the property as well as presenting to the City a highest and best land use plan that would be most beneficial and desirable to the City. We also sent several letters regarding our desire to purchase the property over the recent years so that City would have on record for future reference when the time arises the City would be in position to sell the property. Each time we approached the City of our desire to purchase the City's property even most recently in 2016, the City promised us that we would have an equal opportunity in the process. The process was described that first the City would be required to obtain an appraisal and then initiate a process to solicit bidders and bid submission instructions and then accept proposals to be reviewed and ultimately accepted by the City Council.

Most recently (summer of 2016) we were approached by the City to assist them in accommodating various traffic, and ingress egress concerns for further development that could occur on adjacent Theater Drive parcels in the near future. We whole heartedly agreed to assist the City with solutions that would ultimately achieve their goals. The significant issues that required solutions were: giving up land for the widening and improvement of existing right of ways on Theater Drive, moving the La Bellasera southern drive further west to line up with the road behind Chilis restaurant entering the Target shopping center, the possible development of a grand entry that would move all traffic off of Theater Drive and provide for a common entry to facilitate the City's property, Hampton Inn, La Bellasera, and River Lodge.

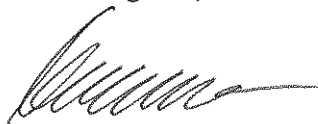
## Attachment 5

We understand, as a result of the draft Environmental Impact Report, the River Lodge property is subject to a Class I, Significant and Unavoidable Historical Impact that cannot be reduced to below the threshold levels given reasonable available and feasible mitigation measures. As fatal as the EIR determination may be to the proposed Hyatt Hotel project, we must accept that the very purpose of the study is to reveal negative impacts and compel the project to be redesigned or abandoned. Such is the nature of speculative development.

We have recently offered to purchase the River Lodge Property. This offer was made prior to the release of the draft EIR and certainly, now that the Draft document has been made public, the value of the property is negatively affected. Regardless, we would still consider extending our offer in an effort to reasonably compensate the developer. This would allow us ownership of the property with an assurance of preserving the River Lodge Motel and protecting the City's options for the 4 acre parcel to the west.

Since 2001, when we arrived in the City of Paso Robles, we have tried our best to be good members and business owners in the community and have also participated and contributed to many non-profit groups that serve the City's needs and requirements. We have the desire and look forward to a sustained presence in the community, and would hope that you continue to allow us as you always have to make great strides and positive difference for the entire City of Paso Robles as a whole.

Best Regards,



Kevin A. Bierl

CC/ Warren Frace  
Meg Williamson

# Attachment 6

## Draft Resolution A

Resolution PC 17-xxx

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
REPORTING ON GENERAL PLAN CONSISTENCY  
FOR A PROPOSED PROPERTY EXCHANGE BETWEEN CITY-OWNED PROPERTY  
LOCATED AT THE SOUTHEAST CORNER OF SR 46 WEST (APN 009-831-029)  
AND PROPERTY OWNED BY RUPESH PATEL/ZENIQUE HOTELS  
LOCATED AT 1955 THEATRE DRIVE (APN 009-831-007)

WHEREAS, Rupesh Patel, of Zenique Hotels, applied for a Development Plan (PD 16-003) May 10, 2016 to construct a 4-story, 116-room Hyatt Place Hotel at 1955 Theatre Drive May 10, 2016. See Exhibit A, Location Map; and

WHEREAS, the City Council will be considering a property exchange agreement with the property owner, Rupesh Patel, which would enable the relocation of a proposed Hyatt Place Hotel noted above to a city-owned property; and

WHEREAS, Section 65402 of the California Government Code (Planning, Zoning and Development Laws) requires the Planning Commission to make a report to the City Council on all proposals for the City to acquire or dispose of property; and

WHEREAS, approval of the existing Hyatt Place Hotel project application would necessitate demolition of the existing River Lodge Motel; and

WHEREAS, a Draft Environmental Impact Report was prepared and circulated to the public, as required by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the City received comments on the Draft EIR from the Paso Robles Historic Society, Paso Robles Main Street Association, and neighboring property owner (Kevin Bierl), highlighting the importance of the existing historic motel and motel sign as contributors to the unique historic character of the community and that the motel’s demolition would result in a loss to the historic fabric and roots of tourism of Paso Robles; and

WHEREAS, the proposed property exchange agreement would allow for the preservation of historic resources for the community and still allow the developer to develop the proposed Hyatt Place Hotel;

WHEREAS, the General Plan Land Use Element land use designation for both the property owned by Rupesh Patel/Zenique Hotels and the City’s property, is Regional Commercial (RC), which supports hotels and motels in this land use category. Therefore, there is no conflict with the proposed property exchange regarding the General Plan land use designation between the two properties because they have the same land use designation; and

WHEREAS, the General Plan Land Use, Conservation and Circulation Elements contain several policies that support and would be consistent with the proposed property exchange including support for enhancing the aesthetics of the City’s gateways, preserving historic resources, and providing for good land use and circulation planning. There are no General Plan policies that would conflict with the proposed property exchange. Relevant policies that support the property exchange include:

**Land Use Element**

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## Agenda Item 3

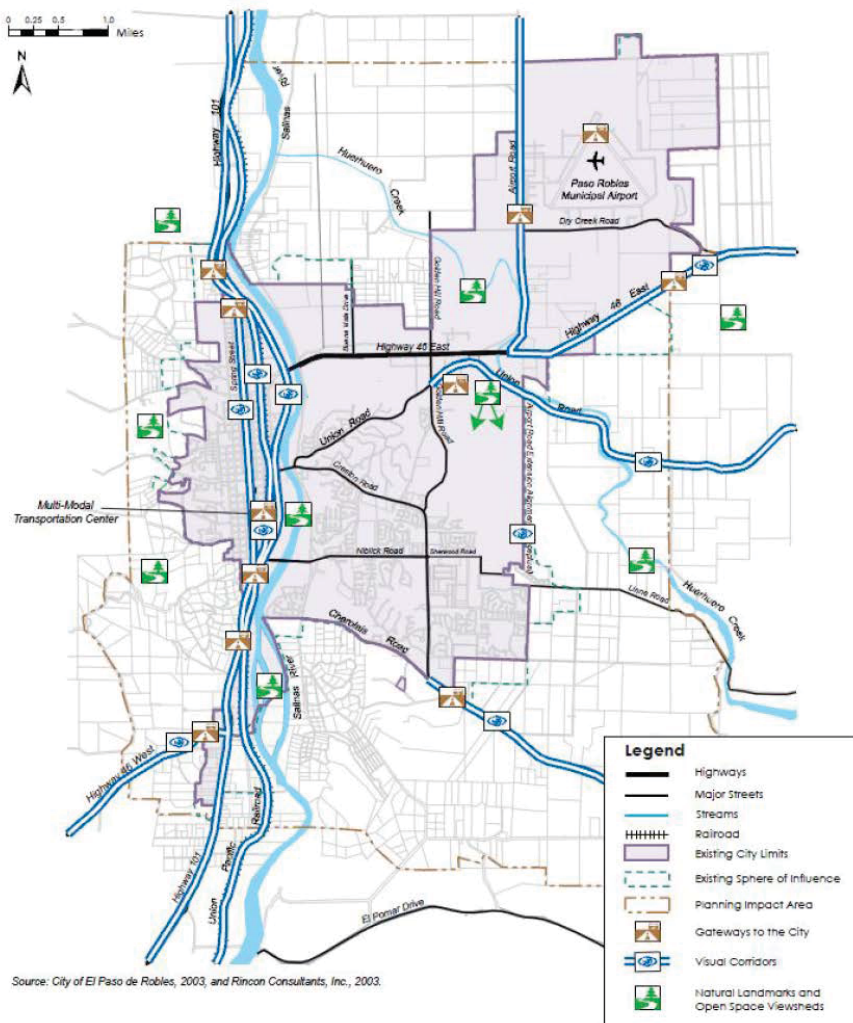
- GOAL LU-2: Image/Identity. Maintain/enhance the City's image/ identity.
  - POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects.
  - Action Item 2. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. This is to include, but not be limited to:
    - ❖ Enhancing views along highways, roads, streets, and rail corridors with landscaping, building setbacks, enhanced architecture and signage/monuments.
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    - ❖ Attractive streetscapes,
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    - ❖ A recognizable and high quality design aesthetic.
  - Action Item 2 (Quality of Life). Preserve health and safety, and strengthen the integrity of distinct and identifiable neighborhoods and districts, by protecting local streets from cut through traffic, speeding, parking intrusion, and traffic congestion and by implementing traffic calming measures.
  - POLICY LU-2I: Infill. Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life.

### **Conservation Element**

- GOAL C-5: Visual Resources. Enhance/upgrade the City's appearance.
  - POLICY C-5A: Visual Gateways and Landmarks. Identify important visual resources: gateways, corridors, major arterials, natural/open space areas
- Table C-1. Important Visual Resources - Highway 46 West \* (between Arbor Road and Highway 101) - See figure below from the Conservation Element.



City of El Paso de Robles General Plan 2003  
**Conservation Element**



## City Gateway and Visual Corridor

- Action Item 2. Coordinated/Complementary Design Standards: Establish and implement site design, landscaping, architecture, and sign design standards in order to ensure that gateways, corridors, major arterials, and natural areas are identifiable.
- GOAL C-6: Cultural Resources. Strive to preserve/protect important historic and archeological resources.
  - POLICY C-6A: Historic Resources: Encourage the preservation and restoration of historic buildings in the downtown and the Vine Street neighborhood.

## Circulation Element

- GOAL CE-1: Establish a safe, balanced, efficient, and multimodal circulation system, focusing on the mobility of people, and preserving the City's small town character and quality of life.

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- **Action Item 2.** Set conditions of approval of development applications to provide access for all modes of travel and to make appropriate improvements to the transportation system serving subject sites including frontage improvements and all improvements needed to mitigate transportation impacts.

### Gateway Design Standards

See Gateway “N” below, which identifies the property location in a key gateway area.

### Gateway Location Key



### Historic Preservation Ordinance Chapter 21.50

#### 21.50.020. Purpose

The purpose of the Historic Preservation Ordinance is to provide for the recognition, preservation, protection, and use of Historic Resources in the City by establishing procedures and regulations that are necessary to:

- 1) Assist the City in identifying and protecting its Historic Resources;
- 2) Ensure that new development maintains continuity with the City’s historic character and scale;
- 3) Maintain Historic Resources as community assets; and
- 4) Fulfill the City’s responsibilities regarding Historic Resources under applicable State and Federal laws, including the California Environmental Quality Act (CEQA) and Federal Section 106.

#### 21.50.140. Demolition of Designated Historic Resources

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The building or structure shall not be demolished unless the City Council, with a recommendation from the Planning Commission, makes one or more of the following findings:

- 1) There is sufficient evidence, including evidence provided by the applicant, that the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, and the costs of rehabilitation to meet the requirements of the building code or other City, state or federal law;
- 2) That the Demolition or Relocation of the structure is necessary to proceed with a Project consistent with and supportive of identified goals and objectives of the General Plan, and the demolition of the structure will not have a significant effect on the achievement of the purposes of this division or the potential effect is outweighed by the benefits of the new Project;
- 3) In the case of an application for a permit to relocate, that the structure may be moved without destroying its historic or architectural integrity and importance; or,
- 4) That the demolition or relocation of the structure is necessary to protect or to promote the health, safety or welfare of the citizens of the City, including the need to eliminate or avoid blight or nuisance; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), a determination of consistency with the City of Paso Robles General Plan for said proposed property exchange is not a “project” under CEQA, and an environmental review is not required.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

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

Section 2 Findings Based upon the facts and analysis presented in the staff report, and public testimony received, the Planning Commission finds that both the City’s disposition of the City Exchange Property and its acquisition of the River Lodge Motel property are consistent with the City of Paso Robles General Plan.

Section 3. Approval The Planning Commission of the City of Paso Robles does hereby report to the City Council that the proposed disposition of City-owned property located at the south east corner of SR 46 West and Theatre Drive and the City’s acquisition of property located at 1955 Theatre Drive are consistent with the City of Paso Robles General Plan.

## Agenda Item 3

PASSED AND ADOPTED THIS 12th day of September, 2017 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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John Donaldson, Planning Commission Chair

ATTEST:

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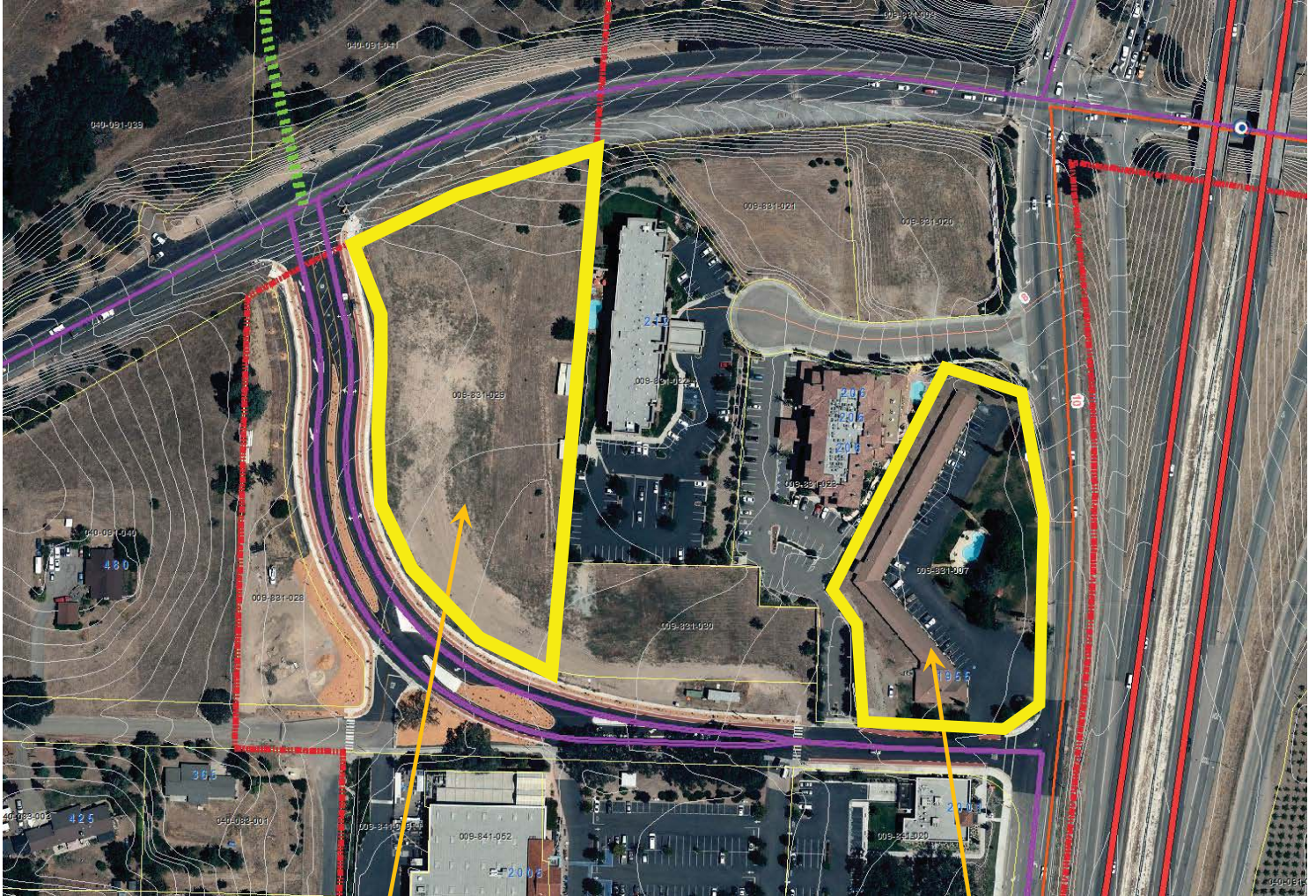
Warren Frace, Secretary of the Planning Commission

Exhibit A – Property Exchange Location Map



# Exhibit A

## Location Map



City Parcel

River Lodge - Hyatt Place Project Site



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Attachment 7

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City of Paso Robles  
Community Development Dept

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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; SEPTEMBER 1, 2017 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)

DATE: SEPTEMBER 1, 2017

AD COST: \$203.28

**CITY OF PASO ROBLES**

**NOTICE OF PUBLIC HEARING  
GENERAL PLAN CONSISTENCY FINDING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, September 12, 2017, at 6:30 p.m. in the Conference Center/City Council Chambers (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. Pursuant to Government Code section 65402, the Planning Commission will consider making a General Plan consistency finding and recommendation to the City Council regarding a proposed exchange of parcels as follows:

Property Exchange Agreement between Zen Paso Robles LLC, owner of 1955 Theatre Drive/River Lodge Motel and City, owner of property located at the Southeast Corner of SR 46W and Theatre Drive.

- City Exchange Property (Vacant Lot) – APN 009-831-029 – SE corner of Theatre Dr. and State Route 46 West (approximately 3.2 acres)
- Zen Property (River Lodge Motel) - APN 009-831-007 - 1955 Theatre Dr. (approximately 2.19 acres)

This activity is exempt from the California Environmental Quality Act, per Section 15061(b)(3). Written comments on the Staff Report may be mailed to the Community Development Department, City Hall, 1000 Spring Street, Paso Robles, CA 93446, provided that comments are received prior to the time of public hearing. Oral comments may be made at the hearing.

Should you have any questions regarding this project, please contact Susan DeCarli, City Planner at (805) 237-3970.

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

/s/ Warren Frace  
Community Development Director  
September 1, 2017

3259290



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

I, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Property Exchange Determination for Planned Development 16-003, on this 7<sup>th</sup> day of September, 2017.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Monica C. Hollenbeck  
Monica Hollenbeck



# Attachment 7

## CITY OF PASO ROBLES

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Warren Frace  
Community Development Director

*Please publish once on Friday, September 1, 2017.*