

RESOLUTION NO.: 99-024
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 99001
(MARTIN RESORTS, INC.)

APNS: 009-093-046 AND 009-093-047

WHEREAS, section 21.23.B.030 of the Municipal Code of the City of El Paso de Robles requires approval of a development plan for construction of buildings when located in the planned development overlay district, which is the case for these parcels, and

WHEREAS, E. Thomas Martin, on behalf of Martin Resorts Inc., has filed a development plan application to remodel and expand the Paso Robles Inn which is located on an approximate 4.5 acre site at 1103 Spring Street, and

WHEREAS, an environmental initial study was prepared for this development plan request, covering the physical site and design issues associated with the remodel and new construction, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 9, 1999, to consider the initial study prepared for this application, and to accept public testimony regarding this proposed environmental determination on the development plan, and

WHEREAS, a resolution was adopted by the Planning Commission approving a mitigated Negative Declaration status for this project, and a mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. That the proposed Planned Development is consistent with the goals and policies established by the general plan;
2. That the proposed Planned Development is consistent with the zoning code;
3. That the proposed Planned Development will be consistent with all other adopted codes, policies, standards and plans of the city;
4. That the proposed Planned Development will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;

5. That the proposed Planned Development accommodates the aesthetic quality of the city as a whole;
6. That the proposed Planned Development is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of environmental and social impacts;
7. That the proposed Planned Development contributes to the orderly development of the city as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

STANDARD CONDITIONS:

1. The applicant shall comply with all those conditions which are indicated on "Exhibit A" to this resolution.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site specific conditions, the site specific condition shall supersede the standard condition.

COMMUNITY DEVELOPMENT:

2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
B	Preliminary Site Plan
C	Typical Floor Plans for New Hotel Units
D	Typical Building Elevations - New Hotel Units
E	Typical Landscape Treatment and Streetscape Design
F	Preliminary Swimming Pool Design
G	Preliminary Phasing Plan
H*	Color and Material Board
I*	Color Rendering of Spring Street Elevations

* On file in the Community Development Department.

3. The approval of Planned Development 99001 authorizes the remodel and expansion of an existing hotel/resort and restaurant in multiple development phases, generally described as follows:
 - a. Refurbishment of existing 68 hotel rooms, restaurant, bar, lounge and outdoor gardens - This renovation portion includes work already underway for hotel rooms and the coffee shop and will involve an approximate 750 square foot addition of a downstairs

bar/lounge and remodel/upgrade of the outdoor dining area adjacent to the ponds and garden.

- b. Addition of 24 hotel rooms with outdoor hot springs spas for each around the interior garden area. Eighteen of these room/suites will be mainly in two new building footprints where the pool had previously existed, with an additional six units provided in two unit increments in three other buildings around the garden.
 - c. New construction of a Conference Center facility (approximately 6,500 square feet) attached at the southerly end of the existing coffee house. This expansion would include an outdoor seating area (garden alcove) facing Spring Street and approximately 30 new parking spaces at the corner of 10th and Spring Street.
 - d. Conversion of 18 existing hotel rooms within the existing “annex building” to a full service spa with hot springs accessibility. This improvement would include an approximately 700 square foot spa lobby addition as well as the porte cochere attachment to the hotel registration area. The spa facility would include an indoor/outdoor pool and a parking area directly to the west of the pool/spa area.
 - e. Restoration and seismic upgrade of existing historic ballroom building. This renovation would include the conversion of 16 existing rooms above the ballroom to 8 hotel suites.
 - f. Addition of ballroom lobby with 4 upstairs hotel suites at the east end of the ballroom building, and kitchen and service facilities for the ballroom at its west end.
 - g. New outdoor pool and refurbishment of the gardens and its water features.
- 4. The building architecture, use of color and materials shall be architecturally compatible with the remainder of the Paso Robles Inn character as depicted in the site rendering (Exhibit “I”).
 - 5. The overall remodel and expansion of the existing resort is to be accomplished in multiple development phases. The phasing of the project shall generally be as stated in the Preliminary Phasing Plan (Exhibit G). However, alternative phasing can be proposed in conjunction with the more detailed plan sets to be reviewed by the Development Review Committee and Planning and

Engineering staff prior to issuance of Building Permits. Appropriateness of phasing revisions shall be based on the ability for that particular phase to “stand alone” and /or contribute as necessary to orderly development of this project and the surrounding area.

- 6. This project approval shall expire within the term established in the standard conditions (Exhibit A), unless at least one of the phases of development designated in this approval are implemented within that same time frame. Implementation of one of the project phases will constitute exercising the permit and will alleviate the term of the approval.

7. Prior to the issuance of building permits for the construction of each phase, the developer shall submit detailed plans for review and approval by the Development Review Committee (DRC) as described in the standard conditions (Exhibit A). Portions of the project that are not visible from public rights of way and which are consistent with the Plot Plan permit thresholds established within the City's zoning code, may be reviewed and approved by City staff.
8. A 24 foot wide clear driveway access and City standard turning radii shall be maintained around the project perimeter in all portions of the project, with the exception of the short segment of 22 foot width located behind the existing buildings at the western boundary of the site. This constrained stretch of driveway is recognized as being part of the historic circulation for the site is constrained. Any further reduction in the 24 foot travel width and turning radii would require authorization by the Emergency Services Department.
9. Parking shall be developed in accordance with the preliminary site plan (Exhibit "B) and installed on a phased basis in a manner to be approved with future phase plan review. The provision of parking on a phased basis shall, to the greatest extent feasible, match the parking needs generated by the expanded use being developed in that phase. At project build-out, a minimum of 113 spaces shall be provided to meet the City's Down Town parking requirements.
10. Landscaping plans shall be submitted as part of future phased development plan details for DRC review and approval. The landscaping plans shall include informational detail on decorative and perimeter walls, fencing/screening of service areas, trash enclosures, signs, location and screening methods for electrical transformer vaults and back flow valves and related details. Use of planting materials should be maximized in parking areas and adjacent to public streets, with shade trees incorporated wherever possible.
11. All signs shall be subject to review and approval by the DRC, consistent with City zoning code.
12. The main center portion of the historic ball room building shall be preserved and renovated in conjunction with this phased project. However, the ancillary service portions of that building, located to the west of the main ball room, are permitted to be removed and the building materials generated from that partial removal may be used in other portions of the project site renovation. Any proposal to remove or destroy the main ball room facility, which is considered a historical

structure, shall require the processing of a Demolition Permit in accordance with the City's Municipal Code requirements for preservation of historical structures and the conditions and specifications of City Council Resolution 96-27, including compliance with provisions of the California Environmental Quality Act.

13. Roof and wall mounted heating and air conditioning equipment on existing buildings shall be screened and visually de-emphasized to the greatest degree feasible through the use of paint and physical screening methods. For new buildings, all such mechanical equipment shall be fully screened. Screening methods shall be demonstrated in conjunction with Building Permit Plan review and/or DRC review, whichever is applicable to a specific project phase.

14. The approval of this planned development application in no way is intended to preclude or modify rights as established by law. Planning Commission action does not add or take away any rights that have already been established by law.
15. Buildings shall either respect the existing internal parcel lines in terms of structural code requirements, or the existing parcels shall be merged prior to building permit issuance to avoid building code conflicts.

EMERGENCY SERVICES DEPARTMENT

16. On-site directional/directory signs shall be established with the Emergency Services Department review and approval to assure adequate identification for emergency response to rooms. This identification system shall be coordinated with the Emergency Service Run Books.
17. A minimum of 14 feet of clearance shall be maintained for the porte cochere structure for emergency vehicle access.

ENGINEERING DIVISION

18. Prior to the issuance of a Certificate of Occupancy for the renovation of the existing ballroom, the applicant shall consider installing a second water service connection at an existing 8-inch waterline in the alley behind the property.
19. The applicant shall utilize an existing driveway at 10th Street to access the future parking lot planned at a vacant property at the corner of 10th and Spring Streets.
20. The mitigation measures contained in the Negative Declaration adopted by the Planning Commission on January 12, 1999, for the re-establishment of the hot sulfur springs shall be complied with in full by the applicant.
21. The applicant shall submit design details and shall construct a decorative masonry screen wall along the western property line between the proposed parking lot and the adjacent residentially zoned parcel currently improved with apartments. The design of this wall shall

comply with Section 21.22.060(7J) of the zoning ordinance, in a manner to be approved by the Development Review Committee in conjunction with phased detail plans.

22. The applicant shall obtain necessary permits from the County of San Luis Obispo Air Pollution Control District for renovation and demolition activities and shall provide a copy of APCD's Authorization Letter prior to issuance of building permits for such activities.

PASSED AND ADOPTED THIS 9th day of March, 1999, by the following Roll Call Vote:

AYES: NEMETH, FERRAVANTI, STEINBECK, TASCONA, JOHNSON, WARNKE, FINIGAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN GEORGE FINIGAN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:\meg\PD\PD 99001\PD Reso