

RESOLUTION NO: 01-047

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
GRANTING A MITIGATED NEGATIVE DECLARATION STATUS
FOR PLANNED DEVELOPMENT 01-003 AND CONDITIONAL USE PERMIT 00-019
(APPLICANT: PACIFIC COAST PROPERTIES I.)

WHEREAS, Pacific Coast Hotel Properties I has filed Planned Development 01-003, which is a proposal to construct a 3-story, 81-unit hotel and suites facility on an approximate 2.3 acre commercially designated site located on the southwest corner of Highway 46 West and Theatre Drive, and

WHEREAS, Conditional Use Permit 00-019 has been filed in conjunction with this Planned Development applicant consistent with Section 21.13.030(C) of the Municipal Code of the City of Paso Robles that requires approval of a conditional use permit for all uses located within the C2,PD district adjacent to Theatre Drive to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown, and

WHEREAS, a Traffic Analysis was prepared by John McCarthy & Associates for the cul-de-sac street design and a 70-unit hotel project which was forwarded to Caltrans for review and comment and became the subject of the January 31, 2001 response letter from Caltrans establishing their recommendations for project specific mitigation measures, and

WHEREAS, an additional referral was made to Caltrans on March 28, 2001 noting the revision of the project from 70 to 81 units, to which Caltrans staff responded verbally that no additional studies or information would be required beyond the initial January 31, 2001 (with the exception of the need to direct the applicant to obtain any necessary encroachment permits from Caltrans prior to any work within their right of way), and

WHEREAS, the applicant has provided water use and waste water projection figures that were used in conjunction with sewer capacity analysis that has been contracted to a civil engineering firm by the City of Paso Robles, and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department) which concludes and proposes that a Mitigated Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 12, 2001 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination; and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission action on the Negative Declaration) that establishes obligation

on the part of the property owner to mitigate potential future impacts as identified within the environmental document; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that there would be a significant impact on the environment based on the attached Mitigation Agreement (Exhibit A) and its attached Mitigation Summary Table that are also described in the initial study and contained in the resolution approving PD 01-003 as site specific conditions summarized below.

Topic of Mitigation	Condition #
Air Quality (Short and Long Term)	14 through 17
Traffic and Circulation	18 through 22 and 36 through 39
Cultural / Archaeological	23
Sewer (wastewater)	24 through 25
Aesthetics	26 through 27
Water and Fire Protection	30, 34 and 42

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, to approve a Mitigated Negative Declaration for Planned Development 01-003 and Conditional Use Permit 00-019 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 12th day of June, 2001 by the following roll call vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK, TASCONA, WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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