

RESOLUTION NO.: ~~01-048~~
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 00-019
(PACIFIC COAST HOTEL PROPERTIES I)
APN: 009-831-011 & 013

WHEREAS, Planned Development 01-003 has been filed by Pacific Coast Hotel Properties I (Kevin Bierl) for the development of a 3-story, 81-unit hotel and suites facility on an approximate 2.3 acre site that is located at the southwest corner of Highway 46 West and Theatre Drive, and

WHEREAS, in conjunction with PD 01-003, Conditional Use Permit 00-019 has also been submitted as required by Section 21.13.030 of the Zoning Code for all of the C2,PD properties located on Theatre Drive, and

WHEREAS, Section 21.13.030 requires that in order to approve a conditional use permit request along Theatre Drive, that the Planning Commission make findings that such a use will not have a significant adverse impact on the economic vitality of the downtown, and

WHEREAS, the project would consist of the construction of an 81-unit hotel (of which 24 are suites that have larger quarters with extended care amenities that include a microwave, refrigerator and wetbar, but no kitchen facilities), along with a conference room for up to approximately 100 person occupancy, hospitality meeting room, gift/convenience store, fitness room, outdoor pool and related hotel amenities, and

WHEREAS, this use permit request had initially included a request to establish a highway oriented pylon sign, but the applicant subsequently withdrew that portion of his request, reserving the right to file for a separate use permit in the future should he wish to pursue that design option, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 12, 2001 to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this project proposal, and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, and

WHEREAS, the Planning Commission additionally finds that the project will not have significant adverse impacts on the economic vitality of the downtown, based upon this use meeting a regional tourism need that will benefit all portions of the community by providing additional hospitality options within the Paso Robles city limits, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 00-019 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 01-003 and its exhibits.
2. This Conditional Use Permit (CUP 00-019) in conjunction with the Development Plan application (PD 01-003) would allow the construction of a 3-story, 81-unit hotel (of which 24 are suites will have larger quarters with extended care amenities that include a microwave, refrigerator and wetbar, but no kitchen facilities), along with a conference room for up to approximately 100 person occupancy, hospitality meeting room, gift/convenience store, fitness room, outdoor pool and related hotel amenities.
3. No outdoor storage of recreational vehicles, besides those of overnight visitors of the facility shall be permitted.
4. Approval of this CUP does not preclude the property owner from applying for independent Temporary Use Permit(s) for special events/activities that would be outside of the general scope of this CUP approval. Any approval of such a TUP would be subject to an independent set of conditions as deemed necessary, per Chapter 21.23C of the Municipal Code (Temporary Use Permits).
5. Approval of this conditional use permit shall run concurrently with the Planned Development approval, and shall expire under the same conditions of that entitlement (2 years, with additional on year time extension increments permitted to be considered). However, once the project/site development is complete, the CUP will run indefinitely (in accordance with the Zoning Code provisions).
6. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses) - attached as Exhibit "A" to this resolution.
7. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

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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