

RESOLUTION NO.: 01-049

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 00-003
(PACIFIC COAST HOTEL PROPERTIES I)
APNS: 009-831-011 & 13
(LOT 3 OF PRAL 00-240)

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 subdivision and/or construction of buildings when located in the planned development overlay district, which is the case for this parcel, and

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, the cul-de-sac street access to the project site has been designed by the project proponent in conjunction with this project, and proposes to construct an integral sidewalk design in order to facilitate a combination landscape and decorative retaining wall design to soften the visual impacts of grading associated with the road construction, and

WHEREAS, the City Engineering Division's "Standard Details and Specifications" allows for the Planning Commission and/or City Council to consider and approve revisions to the location of sidewalk and parkway locations, and

WHEREAS, the applicant has proposed to establish a name for the new cul-de-sac street (referred to on the plans as "A" Street) and the proposed street name is "Alexa Court," and

WHEREAS, the Development Review Committee (DRC) met on March 25, 2001 and May 21, 2001 to review and comment on the project and concluded with a positive recommendation on the project's design and operations, and

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

WHEREAS, a public hearing was conducted by the Planning Commission on June 12, 2001, to consider the initial study prepared for these applications, and to accept public testimony regarding this proposed environmental determination on the planned development and conditional use permit, 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 and Conditional Use Permit applications 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;
8. That the proposed integral sidewalk design is appropriate in this case because it will facilitate the installation of a combination of landscaping and retaining walls that will soften the visual impacts of grading associated with the construction of the new road access to the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 01-003 based upon the facts and analysis presented in the staff reports, public testimony received, and subject to the following conditions:

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	Preliminary Grading & Development Plan
D1-D3	Floor Plans
E	Preliminary Elevations
F1-F2	Preliminary Landscaping Plans & Sight Line Section
G	Site Details
H	Preliminary Pool & Hardscape Plans
I	Preliminary Sign Plans
J1-J3	“A” Court & Theatre Drive Improvement Plans / Prelim. Striping
K1-K2	Landscape/Retaining Treatment for “A” Court and Theatre Drive
L*	Color and Material Board
M1-M2	Color Renderings - Front and Rear of Building (color copies on file)
N1-N2	Preliminary Lighting Plans

* On file in the Community Development Department.

3. The approval of Planned Development 01-003 authorizes the construction and operation of a hotel facility with 81 hotel units (24 of which are suites), along with conference and hospitality service rooms, fitness center, gift & convenience store, and related accessory use for the hotel.
4. The building architecture, use of color and materials shall be architecturally compatible with the exhibits and renderings approved by this resolution. The City Staff and the Development Review Committee shall have the ability to make determinations of substantial compliance of final details with these approved exhibits.
5. The on-going operation of the hotel shall adhere to all conditions of Conditional Use Permit 00-019 and any and all mitigation measures designated in the mitigated negative declaration document (mitigation table).
6. Prior to building permits, a final landscaping plan shall be submitted for review and approval by the Development Review Committee (DRC). The final landscaping plan shall be modified and comply with the following:
 - a. The plant palette shall be modified to group materials in accordance with water demand needs (e.g., trees requiring regular watering would not be planted in planters that are a xeriscape zone);

- b. Plant materials that are delicate and subject to frost, wind and/or exposure damage (e.g. California Fan Palm and Japanese Maple), shall be either replaced with appropriate substitute plant species or it shall be demonstrated by the Landscape Architect that the plants are appropriately placed to avoid long term failure.
 - c. The plant palette shall be modified to eliminate conflicts between the plant's growth characteristics and its proposed location (e.g. low branching Western Redbud should be relocated out of parking area planters).
 - d. The general design comments listed in the City staff's review of the conceptual landscaping plan provided to the applicant at the TRC meeting of May 22, 2001 (and on file in the Community Development Department).
7. Prior to building permits, the applicant shall provide the final material and specification information on the building exterior, hardscape areas around entrance and pool, fence and screen wall materials, lighting fixtures, column design and cap details, and details for backflow and related equipment screening to the DRC for final review.
 8. Exterior light fixtures including parking lot pole lights and building mounted lights shall be designed to be fully shielded and subject to planning staff review prior to issuance of construction permits.
 9. The street name for "A" Street shall be "Alexa Court".
 10. The integral sidewalk design for "Alexa Court" shall be permitted in this case based on the difficult topographical characteristics of the site. The elimination of the parkway will enable the applicant to install the combination of landscaping and retaining wall design approach shown in Exhibits K1 and K2, which are considered necessary to offset the visual impacts otherwise created by the grading for the road construction. Any alternative design to the wall and landscaping shall be subject to approval by the DRC and must be found to keep with the spirit and intent of providing visual and vegetative relief at the street entrance.
 11. The final perimeter wall design along the western and southern project boundaries shall be allowed to be reduced in height and combined with vegetative screen landscaping (rather than a solid 5 foot high wall). This condition does not preclude the applicant from meeting all health and safety requirements for the pool enclosure. The DRC shall make the final determination on the design of the wall and fencing.
 12. The monument sign shall be no taller than 6 feet tall (from the base to the top) and the sign area can not be greater than 32 square feet. Final monument sign shall be approved by the Development Review Committee and receive the necessary building permits.
 13. A Conditional Use Permit must be applied for and considered independently to install a highway oriented sign if one is requested in the future.

ENVIRONMENTAL

Air Quality

14. The applicant shall incorporate the following design and operational measures to minimize short term air emissions:
 - Reduce the amount of disturbed areas where possible;
 - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceeds 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - All dirt stock-pile should b sprayed daily as needed;
 - Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grasses seed and watered until vegetation is established;
 - All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the local agency (who may consult with APCD);
 - Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - All trucks hauling dirt, san, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer);
 - Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - Sweep streets at the end of each day if visible soil material is carried onto adjacent road. Water sweepers with reclaimed water should be used where feasible.

15. The applicant shall design and provide for the following long term air emission mitigations as part of the project design as follows:
 - When feasible, orient buildings to maximize natural heating and cooling;
 - Provide for street tree planting and landscaping as shown;
 - When feasible, use of built-in energy efficient appliances, double-paned windows, and energy efficient interior lighting.

16. All on-site operations of this facility shall comply with Section 21.21.040 of the Zoning Code (General Performance Standards for all uses) in relation to noise, dust, odor, hazards, vibrations, glare, etc.

17. The developer shall utilize dust control methods in a manner prescribed by the City Engineer to minimize nuisance to surrounding properties during grading.

Traffic and Circulation

18. The applicant shall agree not to protest the formation of an Assessment District to construct any future improvements at the intersections of Highway 46 West and 101 for the area served by Theatre Drive, Ramada Drive and South Vine Street. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the hotel project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.
19. All development impact fees, including signalization and bridge impact fees that are in effect at the time of building permit issuance, shall be paid in conjunction with the issuance of the building permit.
20. The applicant shall construct all public improvements on Theatre Drive, "Alexa" Court, and the Highway 46 West and Theatre Drive intersection (as necessary) to provide for appropriate deceleration, turn-lanes, striping, and turning movements prior to occupancy of this project in a manner to be approved by the City Engineer.
21. All public improvements, including installation of landscaping, shall be completed to the satisfaction of City staff and accepted by the City Council prior to issuance of certificates of occupancy.
22. Prior to any grading or any improvement work occurring with the Caltrans right of way, the applicant shall show evidence that he has obtained an encroachment permit from Caltrans to allow such work on their property.

Cultural/Archaeological

23. Additional monitoring is not deemed necessary. However, in the event that during site construction there are archaeological or historical resources unearthed, work shall stop and the developer and/or his contractor shall contact the Community Development Department so that appropriate mitigation measures can be identified and implemented per CEQA requirements.

Sewer

24. Prior to issuance of building permits, the developer shall enter into an agreement to not protest the formation of an assessment district to construct a future off-site sewer collection system deemed necessary to serve this project. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on benefit to the project.
25. The applicant shall implement water use reduction measures outlined in the applicant's project statement dated February 16, 2001 that include, but may not be limited to: a) use of low volume water efficient devices in all rooms; b) linen reuse programs; c) use of water efficient irrigation systems and plant materials throughout the project.

Aesthetics

26. In conjunction with final street construction drawings, the applicant shall implement the retaining wall and landscape planting approach depicted in Exhibits K1-K2 of this exhibit. The purpose of this approach is to provide a cohesive landscape design that will minimize

the negative visual impact of the grading associated with road construction. The final plans shall be subject to review and approval by the Development Review Committee (DRC) and City staff.

27. The final landscape plan shall incorporate evergreen tree and shrub species into the plant palette along the north side of the hotel (areas within the line of sight from Highway 46 West). The intent of this requirement is to maximize the amount of year-round vegetative screen along this corridor.

EMERGENCY SERVICES

28. An approved enunciator panel and directional signs shall be installed prior to building occupancy in a manner to be approved by the Emergency Services Department to assure adequate emergency response to rooms. This identification system shall be coordinated with the Emergency Service Run Books.
29. A minimum of 13'6" feet of clearance shall be maintained for the porte cochere structure for emergency vehicle access.
30. The applicant shall comply with required fire-flow requirements and on-site hydrant spacing as required by the Fire Chief. No buildings shall be occupied until fire suppression measures are adequately demonstrated. This may entail installation of an approved automatic fire pump system.
31. The window sill or door frame of all habitable space (means of egress) shall not exceed 32 feet in height.
32. An approved fire alarm system shall be installed per the UBC/UFC prior to occupancy.
33. Appropriate provisions shall be made to update the Fire Department Run Books.
34. Two sources of water shall be provided to this parcel (and all others accessing from "A" Court) as part of the final design for "A" Street and Theatre Drive improvements. This shall include a point of connection at Theatre Drive and Gahan Place.
35. The entire project shall be protected by an automatic fire sprinkler system, as required by Municipal Code Section 17.04030 (Changes or Additions to the Uniform Fire Code), as adopted by Ordinance 706 N.S.. Plans for the automatic fire sprinkler system shall be submitted to the Building Division of the of the Community Development Department.

ENGINEERING SITE SPECIFIC CONDITIONS

36. In conjunction with final improvements drawings the applicant shall submit a detailed striping plan that shall be subject to approval by the City Engineer. This striping plan shall demonstrate the proposed turning movements of vehicles northbound on Theatre Drive will not conflict with vehicles traveling southbound on South Vine Street.
37. The applicant shall dedicate "Alexa Court" as a public street. Public improvements shall be made to this street as shown in the exhibits to this resolution and as required by the City

Engineer. Prior to the applicant obtaining a certificate of occupancy, these improvements must be accepted by the City in accordance with adopted standards.

38. The final improvement drawings shall address the northbound left turn off of Theatre Drive onto Alexa Court. It shall either be demonstrated to the satisfaction of the City Engineer that a left turn pocket is not necessary, or one shall be designed and installed as deemed necessary.
39. Prior to the issuance of a Certificate of Occupancy, the applicant shall have widened Theater Drive and installed curb, gutter, sidewalk, pavement, streetlights and parkway landscaping along the property frontage of the lots on either side of Alexa Court in accordance to the Environmental Impact Report prepared for the Target Shopping Center and in accordance with the improvement plans approved by the City Engineer.
40. Prior to the issuance of a Grading Permit, the applicant shall complete and file an Industrial Waste Discharge Permit with the Public Works Department.
41. Prior to the issuance of a Certificate of Occupancy, the applicant shall install a backflow prevention device at its domestic, landscape, and fireline services.
42. Prior to issuance of Building Permits, the developer shall enter into an agreement to not protest the formation of an assessment district to construct future off-site water system improvements deemed necessary to serve this project. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on benefit to the project.
43. The developer shall mitigate additional storm drain run-off generated by this project. Appropriate drainage facilities shall be designed in accordance with current City Standards, and design plans shall be reviewed and approved by the City Engineer.

PASSED AND ADOPTED THIS 12th day of June, 2001, by the following Roll Call Vote:

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

NOES: STEINBECK

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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