

RESOLUTION NO.: 01-050  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE AN AMENDMENT TO PLANNED DEVELOPMENT 99001  
(MARTIN RESORTS, INC.)

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

WHEREAS, on March 9, 1999 the Planning Commission adopted Resolution 99-024 to approve a master plan for the expansion and remodel of the Paso Robles Inn resort,

WHEREAS, an environmental initial study was prepared for that master development plan request, covering the physical site and design issues associated with the remodel and new construction and a Negative Declaration status was approved in conjunction with the project's approval (Resolution 99-023), and

WHEREAS, the project site is located at 1103 Spring Street and was originally approximately 4.5 acres in size, and

WHEREAS, the project area was expanded in size by approximately 7,500 square feet through the adjustment of an existing lot line at the northwest corner to the site, and

WHEREAS, Martin Resorts Inc., has filed a request to amend the original master development plan to relocate the Spa Building and Spa Pool facility to the northwest corner of the project site, west of the Ballroom, and

WHEREAS, the proposed amendment would eliminate the conversion of hotel rooms within the existing Annex building, thereby keeping the existing total of 100 rooms, and

WHEREAS, this proposal was reviewed by the Development Review Committee at their meeting of June 11 2001, and

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 2001 to consider the staff report and informational exhibits prepared for this application, and to accept public testimony regarding this proposed development plan amendment, and

WHEREAS, the nature the proposed development plan amendment will not significantly change the original approved intensity and character of the use, and additional environmental analysis is not deemed necessary at this time 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 approve an Amendment to Planned Development 99001 based upon the facts and analysis presented in the staff reports, public testimony received, and subject to the following conditions:

1. All conditions of Resolution 99-024, including standard and site specific conditions, shall still apply to the build-out of this project site.
2. The amended project shall be constructed so as to substantially conform with the following additional listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Preliminary Site Plan
B1-B2	Floor Plans for Spa Facility
C1-C2	Building Elevations for Spa Facility
D	Rendering of Spa Facility
E	Floor Plan of Fitness/Locker Room Facility
F	Building Elevations of Fitness/Locker Room
G	Resolution 99-024

3. The approval of this amendment to Planned Development 99001 authorizes the relocation of the Spa Building and its associated indoor/outdoor Spa Pool and grounds to the northwest portion of the site (rather than its previously location as conversion and remodel of the Annex building at the northeast corner of the site).

4. The 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 "D").
5. The decorative perimeter wall shall be extended along the entire western project boundary (adjacent to the alley). The wall shall have decorative plaster and cap detail when viewed from both sides. There shall be no public access from the alley for vehicles or pedestrian use. Maintenance/utility access shall be permitted.
6. The utility equipment area shown at the far northwestern corner of the site shall be fully screened from public view with a wall enclosure and decorative view obscuring gates.
7. The 48-inch mature oak tree shall be preserved. Any landscape/hardscape materials to be placed within the dripline of the tree shall be submitted to the City Engineering and Planning staff for review and approval prior to work being done. The applicant shall comply with the City's Oak Tree Preservation code at all times.
8. At final build-out, the Hotel Resort complex shall provide a minimum of 117 parking stalls to meet the Downtown Parking requirements. The applicant is encouraged to maximize and/or exceed the required number of parking spaces wherever possible.
9. The plant palette and character of the final landscaping for the Spa Building shall match the remainder of the resort.
10. Landscape plans for the planters in front of the Spa Building and its parking area shall be submitted for staff 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. Prior to issuance of Building Permits, construction drawings and site details shall be subject to review by the Planning Staff for compliance with project conditions and exhibits.
13. All pool facilities (indoor/outdoor pool and spa pools) shall be designed with operational service/maintenance systems that will not continually "pass through" into the City's sewer system. All pool operations must be within the parameters of the operator's Industrial Waste Discharge permit.

PASSED AND ADOPTED THIS 26th 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