

RESOLUTION NO.: 01-073  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE PLANNED DEVELOPMENT 01-021  
(KEVIN BIERL / PACIFIC COAST HOTEL PROPERTIES I, LLC)  
APNS: 009-831-016, 017 & 019

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 rough grading of land in excess of 20,000 square feet in area, and

WHEREAS, Kevin Bierl (Pacific Coast Hotel Properties I, LLC) in conjunction with Keith Belmont of Hastings Enterprises, has filed a development plan application to rough grade three commercial lots in conjunction with construction of Alexa Court to facilitate the construction of an approved hotel development on a fourth commercial lot on that same street, and

WHEREAS, the proposed project grading is located on the southwest corner of Highway 46 West and Theatre Drive, and

WHEREAS, no other development entitlements are being requested for these three lots at this time, beyond the proposed pre-project pad grading, and

WHEREAS, the combined acreage of the three commercial lots is approximately 4.25 acres in size, and

WHEREAS, rough grading these lots in conjunction with the construction of Alexa Court will reduce the amount of retaining wall and/or fill slopes adjacent to Alexa Court were the lots not to be graded at this time, and

WHEREAS, rough grading these lots in conjunction with the construction of Alexa Court and the development of Lot 3 (Hampton Inn) will eliminate the need to either stock pile or haul excess (export) dirt off site, and

WHEREAS, this project is Categorically Exempt form environmental review per Section 15304 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), and

WHEREAS, the rough grading of these properties does not constitute an entitlement for future construction and/or development of which would be the subject of independent future consideration, and

WHEREAS, on August 27, 2001 the Development Review Committee (DRC) reviewed this proposal and recommended approval to the Planning Commission based on the already "disturbed natural conditions" of the project area (previously pad graded conditions), and the requirement that the all retaining walls be of the decorative block to match the wall materials used adjacent to Alexa Court and Theatre Drive, and

WHEREAS, on September 11, 2001 the Planning Commission opened the noticed public hearing (for which mail notices had been circulated) and continued the open public hearing to September 25, 2001 to allow for a newspaper notice publication to be correctly published, and

WHEREAS, on September 25, 2001 the Planning Commission considered public testimony and written materials of record regarding this rough grading development plan request, 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. The proposed rough grading will reduce soil export from the site thereby reducing off-site haul trips;
9. The rough grading will not be visually or environmentally detrimental in this case since this project area has been partially pad graded in the past and does not possess high merit as a natural and undisturbed area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles in its independent judgment, does hereby approve the rough grading proposed by Planned Development 01-021, subject to the following conditions of approval:

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

2. The applicant shall be responsible for properly hydroseeding slopes created within the project area and shall assure that the generation of silt is controlled at adjoining State and Municipal rights of way in a manner to be approved by the City Engineer.
3. The rough grading for this site shall be in substantial compliance with the attached "Exhibits A and B" to this resolution.
4. The applicant shall utilize the same "allen block" retaining wall materials for all lots as shown in the project exhibits for PD 01-003 (Hampton Inn). The retaining walls on Parcel 1 and between Parcels 2 and 3 are not required, and may be eliminated by the developer, provided that the finished slopes comply with the requirement of the soils report for the property, and provided that the slopes are seeded for erosion control in a manner approved by the Community Development Department.
5. The developer shall obtain a grading permit from the City of Paso Robles, to be approved by the City Engineer.
6. The developer shall obtain any and all required permits from State Agencies (and other Responsible Agencies as may be identified) for the grading work proposed if and when required.
7. In accepting the terms of this approval, the developer and owners of said lots acknowledge that the rough grading approved herein does not constitute or imply any development entitlement for these lots. Any future development of each independent parcel would be subject to subsequent independent review and must comply with all aspects of applicable laws, including the California Environmental Quality Act (CEQA).

PASSED AND ADOPTED THIS 25th day of September 2001, by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK, TASCONA,  
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 NOES: NONE  
 ABSENT: NONE  
 ABSTAIN: NONE

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CHAIRMAN, RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY