

RESOLUTION NO.: 03-041
A RESOLUTION OF THE PLANNING COMMISSION
OF
THE CITY OF EL PASO DE ROBLES
ADOPTING A NEGATIVE DECLARATION FOR THE PALAZZO PROJECT, ADDRESSING
REZONE 03-003 AND PLANNED DEVELOPMENT 02-016

WHEREAS, Planned Development 02-016 has been filed by South Valley Developers, Inc. to construct a 86,337 square foot, four story hotel with ancillary parking lot and landscaping; and

WHEREAS, the Palazzo site is located on the southern portion of the property bounded by 1st Street on the north, South Vine Street on the west, the southbound on-ramp to Highway 101 on the east and an existing single family residence on the south; and

WHEREAS, the General Plan land use designation of the Palazzo Project site is Office Professional (OP); and

WHEREAS, in conjunction with PD 02-016, South Valley Developers Inc. have applied for Rezone 03-003, to rezone the subject site to apply R/L Overlay (Resort/Lodging) which is necessary in order to allow a hotel use on the OP zoned property; and

WHEREAS, applying R/L Overlay to establish the ability to allow a hotel on the subject site would be consistent with the City's adopted Economic Strategy where a goal is to develop Paso Robles into an "end destination" tourist attraction; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment; and

WHEREAS, at its May 27, 2003 meeting, the Planning Commission held a duly noticed public hearing on the Palazzo Project, to accept public testimony on the proposal (including all of the applications filed) and the environmental determination therefore; and

WHEREAS, public notice of intent to adopt a Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, based on the information and analysis contained in the Initial Study and the attachments thereto, a determination has been made that the proposed Palazzo Project qualifies for adoption of a Mitigated Negative Declaration.

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles, using its independent judgment and analysis, does hereby:

1. Find and determine that the proposed Palazzo Project will not have a significant impact on the environment. This finding and determination was made based upon the substantial evidence presented at the public hearing, including the whole record before the Planning Commission

(including the Initial Study, the Staff Report and attachments thereto, and any public comments or testimony received thereon).

2. Adopt a Mitigated Negative Declaration for the proposed Planned Development.
3. Recommend to the City Council that a Mitigated Negative Declaration be adopted for the proposed Rezone.

PASSED AND ADOPTED THIS 27th day of May, 2003, by the following roll call vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Steinbeck, Kemper

NOES: None

ABSENT: Calloway

ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY