RESOLUTION NO.:   03-090

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING
PROGRAM FOR PLANNED DEVELOPMENT 02-011 AND CONDITIONAL USE PERMIT 02-020 FOR
A PROPOSED RESTAURANT AT 201 ALEXA COURT
(PACIFIC COAST HOTEL PROPERTIES I, LLC)
APN: 009-831-016

WHEREAS, Planned Development 02-011 has been filed by S. Keith Belmont, Project Manager for Pacific Coast Hotel Properties I, LLC to construct an approximately 6,500 square foot, sit-down restaurant; and

WHEREAS, in conjunction with Planned Development 02-011, Conditional Use Permit 02-020 has been filed, seeking authorization to operate a restaurant in the C2 PD (Highway Commercial, Planned Development) Zoning District; and

WHEREAS, the approximately 1-acre project site is located at 201 Alexa Court at the southwestern corner of Route 46 West/Theater Drive intersection; and

WHEREAS, the General Plan Land Use Designation of this site is Regional Commercial (RC) and it is in the Highway Commercial, Planned Development Overlay Zoning District (C2, PD); and

WHEREAS, the Planned Development would establish the site plan, development standards, architectural theme, landscaping, and required infrastructure for the site; and

WHEREAS, the Conditional Use Permit would allow for operation of a restaurant if found not to have a significant adverse effect on the economic vitality of Downtown Paso Robles; and

WHEREAS, an Initial Study was prepared for this project (and IS on file in the Community Development Department) which concludes and proposes that a Mitigated Negative Declaration and a Mitigation Monitoring Program be adopted; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration and Mitigation Monitoring Program was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, at its December 9, 2003 meeting, the Planning Commission held a duly noticed public hearing on the proposed restaurant at 201 Alexa Court, to accept public testimony on the Planned Development, Conditional Use Permit and environmental review therefor; and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission action on the Mitigated Negative Declaration and Mitigation Monitoring Program) that establishes obligation on the part of the property owner to mitigate identified environmental effects as set forth therein, most notably with regard to the interim mitigation measures for vehicular traffic related impacts of pending development project applications within the geographic area of the Highway 46 West/Highway 101 Interchange; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds no substantial evidence that

there would be a significant impact on the environment based on the attached Mitigation Agreement and its attached Mitigation Summary Table that are also described in the initial study and contained in the resolution approving PD 02-011 as site specific conditions summarized below.

Topic of Mitigation	Condition #
Aesthetic	5
Traffic and Circulation	9 & 10
Air Quality (Short and Long Term)	11

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that the Mitigated Negative Declaration and Mitigation Monitoring Program for Planned Development 02-011 and Conditional Use Permit 02-020 are hereby adopted in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

PASSED AND ADOPTED THIS 9th day of December, 2003 by the following roll call vote:

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

NOES: None

ABSENT: Calloway

ABSTAIN: None

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CHAIRMAN RON JOHNSON

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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