

RESOLUTION NO: 04-021

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE
LA QUINTA PROJECT,
ADDRESSING REZONE 03-007, PLANNED DEVELOPMENT PD 03-016 AND
BORKEY AREA SPECIFIC PLAN AMENDMENT 03-005

WHEREAS, the La Quinta project (Planned Development 03-016) consists of the development by Arciero & Sons, Inc. to construct a 61,074 square foot, three story hotel with 5,000 square foot restaurant, ancillary swimming pool, parking lot and landscaping; and

WHEREAS, the La Quinta site is located on the northeast corner of Highway 46 east and Buena Vista Drive; and

WHEREAS, the General Plan land use designation of the La Quinta Project site is Residential Single Family, one acre lot size (RSF-1); and

WHEREAS, Arciero & Sons Inc. have applied for Rezone 03-005, to rezone the subject site to apply R/L Overlay (Resort/Lodging) which is necessary to in order to allow a hotel use on the RSF zoned property; and

WHEREAS, applying R/L Overlay to establish the ability to allow a hotel and restaurant 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, the applicants have applied for SPA 03-005 to amend the Borkey Area Specific Plan to allow for hotel and restaurants within Sub Area D, when the R/L Overlay has been applied to the property; 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 February 24, 2004 meeting, the Planning Commission held a duly noticed public hearing on the 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 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 La Quinta project the proposed PD 03-016, Rezone 03-007 and SPA 03-005, 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.

PASSED AND ADOPTED THIS 24th day of February, 2004, by the following roll call vote:

AYES: Ferravanti, Mattke, Kemper, Steinbeck, Johnson, Hamon, Flynn

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY