

RESOLUTION NO.: 04-022

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 03-016 FOR THE LA QUINTA HOTEL PROJECT
(ARCIERO & SONS, INC.)

APN: 025-391-076

WHEREAS, Planned Development 03-016 has been filed by North Coast Engineering to construct a 61,074 square foot, three story hotel with 5,000 square foot restaurant; and

WHEREAS, the La Quinta project is located on the 1.4 acre site located on the northeast corner of Highway 46 East and Buena Vista Drive; and

WHEREAS, the General Plan land use designation of the site is Residential Single Family, 1 unit per acre (RSF-1); and

WHEREAS, the Zoning designation for the project is R1,B4, residential single family, one unit per acre; and

WHEREAS, in conjunction with PD 03-016, Arciero & Sons, Inc. have applied for Rezone 03-007, to rezone the subject site to apply R/L Overlay (Resort/Lodging) which is necessary to in order to allow a hotel and restaurant use on the R1 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, in conjunction with PD 03-016 and Rezone 03-007, the applicants have also applied for SPA 03-005, an amendment to the Borkey Area Specific Plan to allow for the hotel and restaurant use in the residential single family zone; and

WHEREAS, at its February 24, 2004 meeting, the Planning Commission held a duly noticed public hearing on the La Quinta Project, to accept public testimony on the proposal including Planned Development 03-016 and related applications; 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, based on the information and analysis contained in the Initial Study, a determination has been made that the proposed La Quinta Project qualifies for adoption of a Mitigated Negative Declaration; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the

Planning Commission makes the following findings:

1. The proposed La Quinta Project will not be detrimental to the City's efforts to revitalize Downtown Paso Robles since the Project is a destination resort hotel with ancillary/related land uses consistent with the City's Economic Strategy.
2. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - A. The granting of the Planned Development (PD) will not adversely affect the policies, spirit and intent of the General Plan, the Zoning Ordinance, and the policies and plans of the City. Rather, the PD for the La Quinta Project implements the City's goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction.
 - B. The La Quinta Project maintains and enhances the significant natural resources on the site. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
 - C. The La Quinta Project is designed to be sensitive to, and blend in with, the character of the site and surrounding area. This has been accomplished through the use of extensive landscaping, and establishment of enhanced architecture.
 - D. Based on the project site being bounded by the Martin-Weyrich Tasting room to the west, the approved Provance Village Hotel Project to the north, Highway 46 East to the south and large lot, 1-acre minimum lot size single family residential to the east, the Project would not be disharmonious or disruptive to the surrounding area.
 - E. The La Quinta project is consistent with the purpose and intent of the Planned Development and Resort/Lodging Chapters of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.
 - F. The request to construct the architectural tower element of the building up to 60-feet in height would add to the aesthetic quality of the building and be a benefit to the general architectural appeal of the building.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 03-016, subject to the following conditions:

STANDARD CONDITIONS:

1. The Planned Development for the La Quinta Project shall not be operative or vested until Rezone 03-007, and BASP Amendment (SPA 03-005) have been approved and put into effect.
2. The La Quinta Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Rezone 03-003 and SPA 03-005.
3. The La Quinta Project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit A and incorporated by reference herein.

PLANNING SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

- 4. The La Quinta Project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Architectural Site Plan
C	Preliminary Grading & Drainage Plan
D	Preliminary Landscape Plan
E	Architectural Elevations (North and West)
F	Architectural Elevations (South and East)
G	Architectural Details
H	Architectural Details
I	Color and Materials Board (on file in the Community Development Dept.)

- 5. This Development Plan for PD 03-016, together with the application for R/L Zoning Overlay as established by Rezone 03-007 and Specific Plan Amendment SP 03-007 allows for development and operation of the 61,074 square foot, 101 room, three story hotel, with an architectural tower element that extends up to 60-feet in height, with 5,000 square foot restaurant and ancillary pool, landscaping and parking.
- 6. Prior to issuance of a Building Permit for the La Quinta hotel project, the following plans shall be filed with the City for Development Review Committee review and approval:
 - a. The Final Development Plan submittal is to be accompanied by submittal of the detailed plans of: 1) the site landscaping and irrigation including a detailed plan of the 30-foot landscape buffer along the southern edge of the site adjacent to Highway 46 East, 2) the signage program, 3) the precise grading and drainage plan.
 - b. The Final Plans and the accompanying detailed plans are to be in substantial conformance with Exhibits A through I, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 4.
 - c. All accessory elements including but in no way limited to trash enclosures, mechanical screens, decorative paving, fountains, outdoor lighting, building mounted lighting, tables, chairs, benches, and wall/fences shall be consistent with the architectural theme established for the La Quinta Project as shown on the Exhibits B through I.
- 7. Prior to issuance of a grading permit, the following notes shall be added to the plans:
 - a. The site grading is to be in substantial conformance with the graphic representation and site sections provided.
 - b. Disturbed areas will be replanted with appropriate ground cover and/or erosion control mix immediately following grading so as to stabilize the site and prevent erosion. Other erosion control measures (such as siltation fences, mulching and hydro seeding) may be required by the City as part of the Conditions attached to the grading permit.

- c. All existing Oak trees located on the project site shall be protected and preserved as required in City's Oak Tree Preservation Ordinance No. 835 N.S, as codified in Chapter 10.01 - Oak Tree Preservation of the Municipal Code, unless specifically authorized by the City Council to be removed.
 - d. If, during site preparation, archeological resources are discovered, all work in the area shall stop and the Planning Division shall be notified. An assessment, including specific mitigation measures, shall be prepared by a qualified individual/consultant, at the applicant's expense, and submitted to the City for review and approval. The recommended mitigation measures shall be followed prior to resuming work in the area.
 - e. The foundations and structural design of the buildings shall be consistent with the Uniform Building Code in order to address potential exposure to soils/geologic conditions and seismic hazards.
8. No underground or above ground storage of hazardous materials shall be allowed on-site without first obtaining City approval. (This provision is not intended to prevent small containers of fuel or maintenance chemicals normally associated with commercial lodging and/or landscape maintenance).
 9. All existing and new overhead utilities shall be placed underground.
 10. All necessary permits from Army Corps and Department of Fish and Game regarding working in and around creek way are necessary prior to the issuance of a Grading Permit.
 11. Prior to the issuance of a building permit, the revised Borkey Area Specific Plan fees will need to be recalculated (under contract from the City and at the cost of the applicant); the cost of recalculation contract and new fees are to be paid prior to issuance of a building permit.
 12. Prior to the issuance of a building permit for the 5,000 square foot restaurant building, the applicant shall submit an application for a Major Site Plan Review for review and approval of the building by the Development Review Committee. The architecture, colors and materials shall be consistent with the La Quinta building.
 13. As required by the Borkey Area Specific Plan for projects within Sub Area E (with the approval of SPA 03-005, all conditions for projects within Sub Area E will apply to this project although it is within Sub Area D) a 30-foot landscape setback is required along the project frontage adjacent to Highway 46 East. Prior to the issuance of a Building Permit for any building, a detailed landscape plan shall be submitted to the DRC for review and approval.

OAK TREE CONDITIONS:

14. The applicant shall record an open space easement over the oak woodland area along the south side of Experimental Station Road. There shall be no building located within this area. Area may be used for outdoor/recreation activities related to the hotel or restaurant. The easement shall be in a form to be approved by the City Attorney.
15. With the development of the final grading and drainage plans, the drainage pipe shown on the tentative grading plan shall be re-designed to be out of the Critical Root Zone of the oak trees.

ENGINEERING SITE SPECIFIC CONDITIONS:

16. Prior to occupancy, the applicant shall place sidewalk along Buena Vista Drive from the main entrance to Experimental Station Road. The sidewalk will include decorative railing to match the west side of Buena Vista Drive. An in-lieu fee will be required for the portion of frontage on Buena Vista Drive where sidewalk will be waived in accordance with the Municipal Code.

17. Prior to occupancy, the applicant shall improve Experimental Station Road with curb, gutter and sidewalk or apply for a waiver for some or all of these improvements. An in-lieu fee will be required for any improvements that are waived in accordance with the Municipal Code.
18. Prior to occupancy, the applicant shall relocate existing overhead utilities along Experimental Station Road underground.

TRAFFIC MITIGATION:

- T-1 Prior to occupancy, the applicant will be required to modify the existing painted median in Buena Vista Drive to provide a southbound left turn access lane to the project; and to provide measures to maintain adequate site distance at the entrance of the hotel at Buena Vista Drive.

NOISE CONDITIONS:

19. All recommendations regarding noise mitigation measures as described in the Noise Study by David Lord, PhD, dated June 9, 2003, shall be complied with to the satisfaction of the Noise consultant prior to the issuance of a Building Permit. The mitigation measures are as follows:

N-1 **Walls and Roofs:** The critical south elevation of the project shall have wall, ceiling and roof construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. For Instance, stucco exterior 2"x6" stud walls with R-13 bat insulation and two layers of ½" gypsum board screwed to resilient strips on the interior will provide an S.T.C. rating of 30 or greater.

All soffit or eave or dormer vents or doors or windows or skylights or other roof or wall penetrations facing south towards highway 46 shall be acoustically rated and designed.

Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof construction on the critical elevation shall receive special attention during construction. All construction openings and joints on the walls on the east side of the site shall be insulated, sealed and caulked with a resilient, non-hardening caulking material. All such openings and joints shall be airtight in order to maintain sound insulation.

N-2 **Windows:** To meet STC 30 dba requirements, south facing windows on the critical elevation shall be of double glazed construction, with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with the STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. An example of such a window is the horizontal slider window by Peerless, series 6001HS, Model Number 6001125125HS, tested by Riverbank Acoustical Laboratories, which has an S.T.C. 37. Other manufacturers may have similar products with equal or better performance.

N-3 **Ventilation:** In order to achieve quiet conditions during noisy periods, it is assumed that all operable windows and doors on the south side of the buildings may be voluntary shut. Mechanical ventilation is required for habitable spaces in accordance with the UBC. It is recommended that a outdoor air intake for mechanical ventilation be located on the east, north or west side of the building.

N-4 Prior to the issuance of a building permit, the noise consultant shall review the construction plans to ensure that noise reductions measures as outlined in the Noise Report dated June 9, 2003 have been addressed.

AIR POLLUTION CONDITIONS:

20 The project shall comply with the conditions requested by the Air Pollution Control District

The project shall be conditioned to comply with all applicable District regulations pertaining to the control of fugitive dust (PM-10) as contained in section 6.4 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

- AQ-1. Reduce the amount of the disturbed area where possible.
- AQ-2 Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- AQ-3. All dirt stockpile areas should be sprayed daily as needed.
- AQ-4. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- AQ-5. Building pads should be laid out as soon as possible after grading unless seeding of soil binders are used.

Site Designing Elements:

These measures will increase the viability of choosing an alternative form of transportation thus decreasing dependence on private vehicle trips and they will reduce evaporative emissions from parked vehicles. Include as many of the following Site Design measures as feasible:

- AQ-6 Provide bike parking at a ratio of one bike parking space for every 10 employee automobile spaces.
- AQ-7 Provide preferential carpool parking for employees.
- AQ-8 Provide shower and locker facilities to encourage to bike and/or walk to work, typically one shower and three locker for every 25 employees; and
- AQ-9 Increase building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be done in a number of ways (increase attic, wall or floor insulation, etc).

Discretionary Mitigation Measures

(Please select 3 of the following measures as defined in the CEQA Air Quality Handbook)

Increase street tree planting;

- AQ-10. Use roof materials with a solar reflective meeting the EPA/DOE Energy Star rating to reduce summer cooling needs;
- AQ-11 Shade tree planting in parking lots to reduce evaporative emissions from parked vehicles
- AQ-12. If the project is located on an established transit route, improve public transit accessibility by providing transit turn out with direct pedestrian access to project;

AQ-13. Install high efficiency or gas space heating; or

AQ-14. Use energy efficient interior lighting.

EMERGENCY SERVICES SITE SPECIFIC CONDITIONS:

21. Prior to the start of construction information shall be submitted to the Fire Department showing the required fire flows can be provided to meet all demands.

PASSED AND ADOPTED THIS 24th day of February, 2004 by the following Roll Call Vote:

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

NOES: Flynn

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:darren/PD/LaQuintaPDRes