

RESOLUTION NO.: 04-078

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AMENDMENT TO PLANNED DEVELOPMENT 97-019
FOR THE HOLIDAY INN EXPRESS EXPANSION
(J.P. PATEL)

APN: 008-122-036

WHEREAS, Planned Development 97-019 (Resolution No. 98-011) was approved by the Planning Commission on January 27, 1998, allowing the construction of a 60 unit, three story hotel for Holiday Inn Express on the 2-acre site located at 2455 Riverside Avenue; and

WHEREAS, J.P. Patel, on behalf of Holiday Inn Express had submitted an application to amend PD 97-019 in order to construct a 32-room three story building expansion to the existing site; and

WHEREAS, the site is located at 2525 Riverside Avenue; and

WHEREAS, the General Plan land use designation of the site is Commercial Service (CS) and the Zoning designation is Highway Commercial (C2); and

WHEREAS, at its June 22, 2004 meeting, the Planning Commission held a duly noticed public hearing on the Holiday Inn expansion project, to accept public testimony on the proposed PD amendment; 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 Project qualifies for adoption of a 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 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 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 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 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. The Project is consistent with the purpose and intent of the Planned Development Chapter of the Zoning Ordinance and the Project is not contrary to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 97-019 Amendment, subject to the following conditions:

STANDARD CONDITIONS:

- 1. The 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.

- 2. The 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Standard Conditions of Approval
B	Architectural Site Plan & Landscaping
C	Exterior Elevations
D	Color and Materials Board (on file in the Community Development Dept.)

- 3. This Development Plan for PD 97-019 Amendment allows for development and operation of the 32 room, three story hotel expansion with ancillary landscaping and parking.
- 4. Prior to issuance of a Building Permit for the project, the following plans shall be filed with the City Staff 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 details for transformer and backflow device screening, 2) the architectural elevations showing four-sided architectural detail, including the painting of the air conditioner vents to match the building, 3) details for

- retaining walls, boundary walls and any other walls/fencing, 4) the signage program, 5) specific exterior light fixture details including type and height of parking lot pole lights and 6) the precise grading and drainage.
- b. The final details for the television antenna and accessories and the method proposed for screening of the antenna and accessories.
 - c. The Final Plans and the accompanying detailed plans are to be in substantial conformance with Exhibits A through D, which Exhibits have been incorporated into this Resolution as per Site Specific Condition No. 3.
 - d. 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 Project as shown on the Exhibits B through D.
 - e. The final plan shall incorporate conditions related to oak tree preservation as outlined in Condition No. 10 of this resolution. The arborist shall review the plans and acknowledge that conditions have been incorporated to his satisfaction.
5. No underground or aboveground 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).
 6. All existing and new overhead utilities shall be placed underground.
 7. Temporary construction noise levels in excess of 60 dBLdn shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
 8. All development impact fees, including signalization and bridge impact fees that are in effect at the time of building permit issuance, shall be paid in conjunction with the issuance of the building permit.
 9. All conditions within Resolution 98-011, approving PD 97-019 for the original hotel shall be complied with and remain in effect.
 10. All conditions outlined in the Arborist Report performed by James Patterson, Certified Arborist for the project. The conditions are as follows:
 - Tree 1:
 - a. Concrete curb for paving should not be closer than 10-feet from the base of the trunk.
 - b. No more than 40-percent of the CRZ should be covered with paving (pavers)
 - c. Landscape planting should be kept 15-feet from base of trunk
 - d. Permanent fence that blocks pedestrians should be installed along property line.

- Tree 2:
- a. Concrete curb for paving should not be closer than 5-feet from base of trunk.
 - b. No more than 50-percent of the CRZ should be covered with paving (pavers) as shown below.
 - c. Landscape planting should be kept 5-feet from base of trunk.
 - d. Landscape planting should be kept outside of CRZ

PASSED AND ADOPTED THIS 22nd day of June, 2004 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN TOM FLYNN

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY