

RESOLUTION NO.: 05-086

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES,
APPROVING CONDITIONAL USE PERMIT 05-006
INNS AT VINTNERS VILLAGE HOTEL PROJECT
(CENCO Investment)
APN: 009-631-011

WHEREAS, Section 21.13.030 of the Zoning Code which requires approval of a Conditional Use Permit for commercial use of C2 PD-zoned properties in the Theatre Drive area so as to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, in conjunction with Planned Development 05-010, R2L Architects on behalf of CENCO Investment, LLC, has filed Conditional Use Permit 05-006, seeking authorization to operate a hotel in the C2 PD (Highway Commercial, Planned Development) Zoning District; and

WHEREAS, the Project site is located in the vicinity of the northwest corner of Highway 46 West and South Vine Street; and

WHEREAS, the proposed project being studied at this time with PD 05-010 & CUP 05-006 is Phase 1 of a conceptual multi-phase master plan that would include additional hotel buildings as well as commercial/retail facilities, all other phases will need to be reviewed under a separate development plan including a separate environmental analysis; 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 hotel if found not to have a significant adverse effect on the economic vitality of Downtown Paso Robles; and

WHEREAS, at its September 13, 2005 meeting, the Planning Commission held a duly noticed public hearing on the proposed Project, to accept public testimony on the proposal, including Conditional Use Permit 05-006, Planned Development 05-010 and environmental determination therefore; and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds, subject to the conditions of approval set forth herein this Resolution, that:

1. The establishment, maintenance and operation of the proposed project, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of persons residing or working in the neighborhood of the proposed hotel, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

2. The proposed project will not have significant adverse impacts on the economic vitality of the downtown, based on the fact that hotels would not have a significant impact on the economic vitality of the downtown based on the following:
 - (a) Development and operation of a hotel on this site is consistent with the City's Economic Strategy; and
 - (b) Development and operation of a hotel on this site at the northwest corner of Highway 46 West and Vine Street takes advantage of its accessibility to, and visibility from, Highway 101 and Highway 46 West; and
 - (c) The hotel will cater to area visitors and shoppers, thereby improving the Paso Robles market share of the San Luis Obispo County highway commercial tourism business and regional shoppers.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 05-006 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 05-010 and its exhibits.
2. This Development Plan for PD 05-010, together with the application for Conditional Use Permit 05-006 allows for development and operation of the 69,225 square foot, 118 room, four story hotel and a 20 bungalow rooms totaling 12,450 square feet (total of 138 rooms) with ancillary pool, landscaping, and parking.
3. No outdoor storage of recreational vehicles, besides those of overnight visitors of the facility shall be permitted.
4. Approval of this CUP does not preclude the property owner from applying for independent Temporary Use Permit(s) for special events/activities that would be outside of the general scope of this CUP approval. Any approval of such a TUP would be subject to an independent set of conditions as deemed necessary, per Chapter 21.23C of the Municipal Code (Temporary Use Permits).
5. Approval of this conditional use permit shall run concurrently with the Planned Development approval, and shall expire under the same conditions of that entitlement (2 years, with additional one year time extension increments permitted to be considered). However, once the project/site

development is complete, the CUP will run indefinitely (in accordance with the Zoning Code provisions).

6. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses) - attached as Exhibit "A" to this resolution.
7. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

PASSED AND ADOPTED THIS 27th day of September, 2005 by the following roll call vote:

AYES: Johnson, Menath, Mattke, Hamon, Holstine

NOES: Flynn

ABSENT: Steinbeck

ABSTAIN: None

VICE CHAIRMAN ERIC MATTKE

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY