

RESOLUTION NO.: 05-087

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 05-010 FOR THE
INNS AT VINTNERS VILLAGE HOTEL PROJECT
(CENCO Investment)

APN: 009-631-011

WHEREAS, Planned Development 05-010 has been filed by R2L Architects on behalf of CENCO Investment, LLC & Alexander Samardzich to construct a 138 room, four story (55-foot tall) hotel with bungalows and ancillary parking lot and landscaping; 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 Project site is located in the vicinity of the northwest corner of Highway 46 West and South Vine Street; and

WHEREAS, the General Plan land use designation of the Project site is Regional Commercial (RC) and the Zoning designation is Highway Commercial, Planned Development Overlay (C2-PD); and

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, at its September 13, 2005 meeting, the Planning Commission held a duly noticed public hearing on the Project, to accept public testimony on the proposal including Planned Development 05-010 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 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 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 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.
3. The requirement for the dedication for the public right-of-way for the extension of Vine Street westerly through the subject property is in accordance with Municipal Code Section 11.12.030I. The requirement for this dedication is in direct proportion to the impacts that will be created by the 138 room hotel project that will be added to this area of the City which is already impacted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 05-010, and recommends that the City Council allow the building to be constructed to the proposed 55-foot tall height, subject to the following conditions:

STANDARD CONDITIONS:

1. The Project shall comply with all Conditions of Approval and Exhibits contained in this Resolution and the associated Resolutions for the above-referenced Conditional Use Permit 05-006.
2. 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.

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:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Project Data Sheet
C	Conceptual Site Plan
D	Grading & Drainage Plan
E	Grading Cross Sections
F	Tree Removal Plan
G	Landscape Plan
H1-H6	Architectural Elevations
I	Project Arborist Report
J	Color and Materials Board (on file in the Community Development Dept.)

4. 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. All other phases of the conceptual development will need to be reviewed under a separate development plan application as well as a separate environmental/traffic analysis.
5. Prior to issuance of a Building Permit for the 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, 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 (if applicable); (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, landscape lighting along South Vine Street, and the on-site walkways; (6) the precise grading and drainage; and (7) the street improvements.
 - b. The landscaping plan needs be revised to incorporate terracing which may need to include decorative retaining walls. The intent is to provide additional grading techniques, decorative walls and landscape material to “break-up” the long expanse of the steep slope along South Vine Street.
 - c. The final details for the television antenna and accessories and the method proposed for screening of the antenna and accessories.
 - d. 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. 3.
 - e. 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 Vintners Village Project as shown on the Exhibits B through I.
 - f. The proposed light fixtures shown on Exhibit H6 do not appear to meet the City Standards for fully shielded fixtures. Please provide additional light cut sheets that can be reviewed to insure proper light shielding.

6. 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).
7. All existing and new overhead utilities shall be placed underground.
8. 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.
9. The applicant shall agree not to protest the formation of an Assessment District to construct any future improvements at the intersections of Highway 46 West and 101 for the area served by Theatre Drive, Ramada Drive and South Vine Street. The agreement shall be in a form approved by the City Attorney. The applicant shall pay his pro-rata share based on the benefit to the hotel project. The agreement shall be fully executed prior to the issuance of a Certificate of Occupancy.
10. No Certificates of Occupancy or use of any building or structure will be issued until such time as Caltrans has accepted the Interim Improvements and has approved public use of these facilities.
11. 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.

AIR POLLUTION CONDITIONS:

12. 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 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:
 - a. Reduce the amount of the disturbed area where possible.
 - b. 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 (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
 - e. Exposed ground areas that are to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - g. 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.
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible
13. Provide the following standard recommendations for commercial and industrial projects include site design and energy efficiency standards:
- a. Provide on-site bicycle parking. One bicycle parking space for every ten car parking spaces in considered appropriate;
 - b. Provide on-site eating, refrigeration and food vending facilities to reduce lunch time trips;
 - c. Provide shower and locker facilities to encourage employees to bike and/or walk to work typically one shower and three lockers for every 25 employees.

OAK TREE MITIGATION:

- 14. All requirements/mitigation as described in the Arborist report prepared by E. Wesley Conner, dated May 30, 2005 (attached as Exhibit I) shall be complied with.
- 15. Prior to the issuance of a Grading Permit, a letter from the Project Arborist shall be submitted to the City indicating that all oak tree preservation requirements have been installed per the Arborist recommendations and that construction is ready to commence.
- 16. Prior to occupancy of the hotel or any other building, a letter from the Project Arborist shall be submitted to the City indicating that all mitigation has been complied with to his satisfaction and the Certificate of Occupancy can be released.

ENGINEERING SITE SPECIFIC CONDITIONS:

- 17. Prior to issuance of building permits, the applicant will provide the City with an irrevocable and perpetual offer of dedication for public right-of-way for the extension of Vine Street westerly through the subject property in accordance with Municipal Code Section 11.12.030I. The width of the offer shall be 68 feet. The horizontal alignment of the offer shall be subject to the approval of the City Engineer.
- 18. Prior to occupancy, the applicant shall improve the existing Vine Street frontage in accordance with Municipal Code Section 11.12.030. Frontage improvements shall include pavement widening to accommodate a center turning lane. Beginning at the north boundary of the project, Vine Street shall be

widened in accordance with the Theatre Drive standard south to the point where the Vine Street dedication turns to the west. All work shall be completed in accordance with plans approved by the City Engineer.

19. Prior to occupancy, the applicant shall extend an 8-inch sewer line in the existing Vine Street right-of-way to the north boundary of the property in accordance with Municipal Code Section 14.08.070C5 and plans approved by the City Engineer.
20. Prior to occupancy, the applicant shall extend a 16-inch water main in the existing Vine Street right-of-way to the north boundary of the property in accordance with plans approved by the City Engineer. The applicant will be eligible for reimbursement for oversizing in accordance with Code Section 14.04.040.

PASSED AND ADOPTED THIS 27th day of September, 2005 by the following Roll Call Vote:

AYES: Johnson, Mennath, Mattke, Hamon, Holstine

NOES: Flynn

ABSENT: Steinbeck

ABSTAIN: None

VICE CHAIRMAN ERIC MATTKE

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

h:darren/PD/PD05-010Resolution