

RESOLUTION NO: 08-035

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT 03-016 FOR THE
LA QUINTA HOTEL PROJECT
(ARCIERO & SONS, INC.)
APN: 025-391-076

WHEREAS, the Planning Commission on February 24, 2004 adopted Resolution 04-022 approving PD 03-016 allowing for the construction of a 61,074 square foot La Quinta hotel; 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 intent for the original approval was to approve the 100 room hotel in two phases, however, the documentation only describes approval for 71 rooms; and

WHEREAS, Pults & Associates on behalf of Arciero & Sons, Inc. have filed an application to amend PD 03-016, to add an additional 30 rooms to the existing 70 room Hotel; and

WHEREAS, staff has determined that the original Mitigated Negative Declaration approved with PD 03-016 (Res. 04-021) is adequate for this proposed amendment since the original traffic study was based on the 100 room hotel, therefore no further environmental review is necessary for the addition; and

WHEREAS, at its August 12, 2008 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 Amendment; 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 Provence 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.

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

1. 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	Architectural Site Plan
B	First Floor Plan
C	Second Floor Plan
D	Third Floor Plan
E	Architectural Elevations

2. Planned Development PD 03-016 Amendment, allows for development and operation of the 61,074 square foot, 100 room, three story hotel, with 5,000 square foot restaurant and ancillary pool, landscaping and parking.
3. All conditions of approval including any mitigation measures within Resolutions 04-021 & 04-022 shall remain in full effect, except that PD 03-016 will allow for the construction of a total of 100 rooms.

4. If portable equipment, 50 horsepower or greater, are used during construction, a California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the Districts CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50hp or greater;
- IC Engines;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

PASSED AND ADOPTED THIS 12th day of August, 2008 by the following Roll Call Vote:

AYES: Johnson, Treatch, Holstine, Flynn, Peterson, Hodgkin, Steinbeck

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

Architects, Planning & Graphics
 310 Grand Street, Suite 100
 San Francisco, California 94102
 415.541.4271
 415.541.4271 Fax

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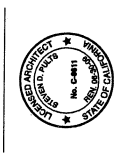
ADDITION FOR LAQUINTA INN & SUITES

2815 BUENA VISTA DRIVE
 PASADENA, CA 91348
 (651) 237-7864

Client:
 ARCIERO & SONS, INC.

828 RIVERSIDE AVENUE
 SUITE 100
 PASADENA, CA 91348
 (651) 237-7864

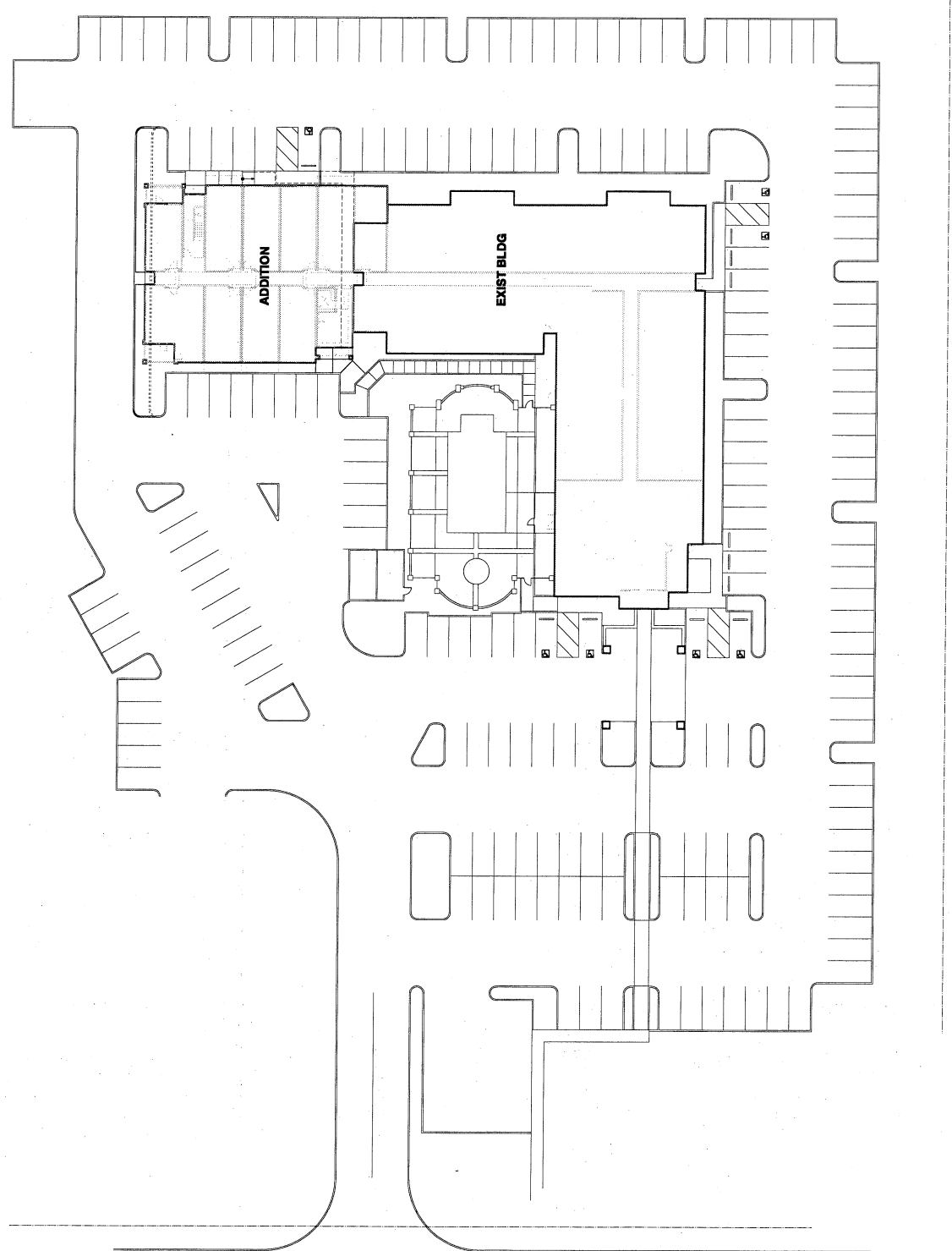
Site Plan

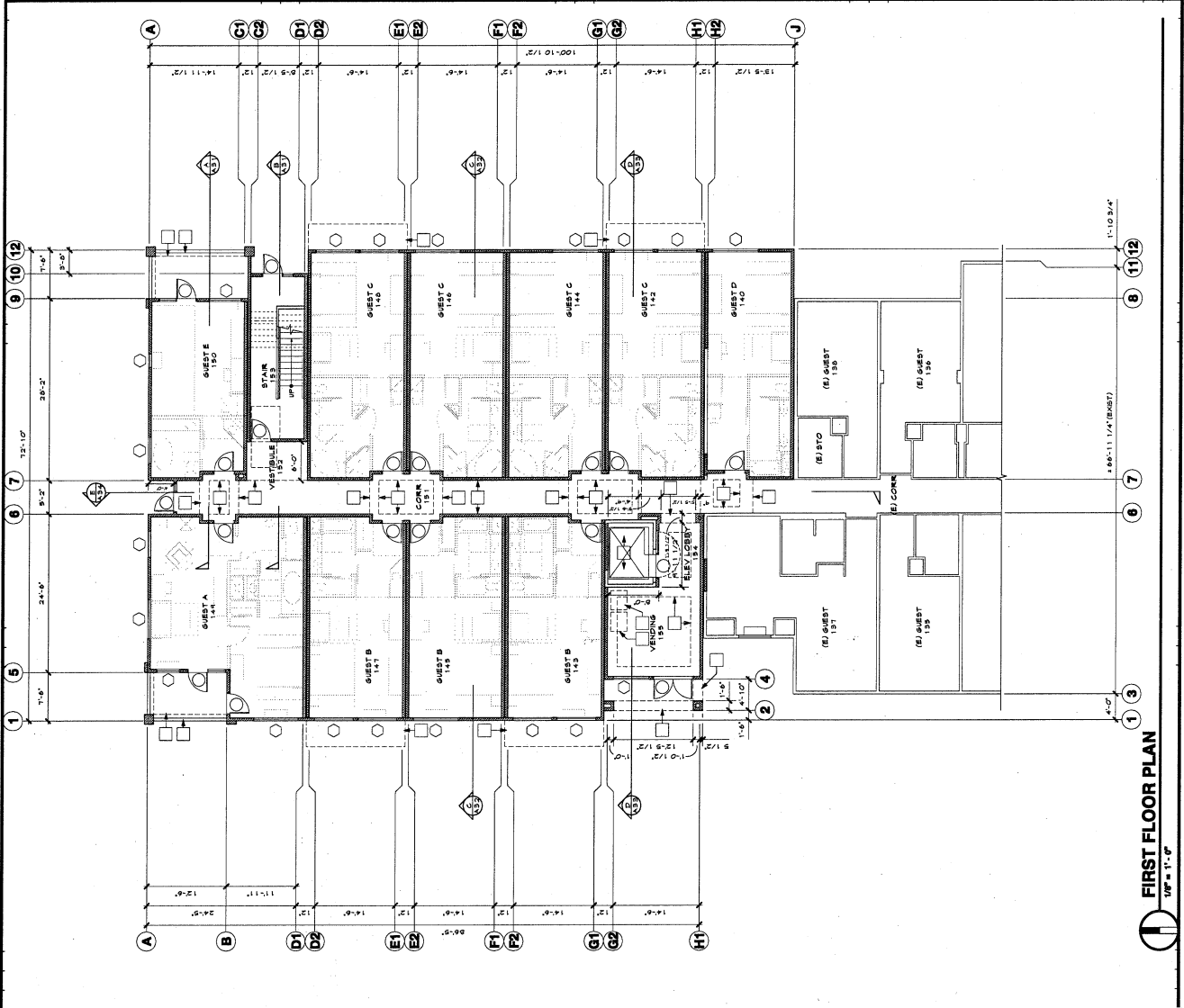


Date: 25 JAN 09
Revised:

Job No.: 0789

Sheet: C1 of





FIRST FLOOR PLAN
 1/8" = 1'-0"

Exhibit B
 First Floor Plan
 PD 03-016 Amend. - LaQuinta
 (Arciero & Sons)

JUN 25 2008

These drawings are instruments of service and are prepared by the architect under the supervision of the architect. They shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for the accuracy of the information provided by others. The architect shall not be responsible for the accuracy of the information provided by others. The architect shall not be responsible for the accuracy of the information provided by others.

Project: ADDITION FOR LAQUINTA INN SUITES

Client: ARCIERO & SONS, INC.
 825 RIVERSIDE AVENUE
 SUITE 800
 PASADENA, CA 92340
 (805) 257-7824

Architect: Steven D. Pulls, AIA & Associates, LLP

Scale: 1/8" = 1'-0"

Sheet: A1.3

Date: 07/09

Revised: 07/09

Job No: 0709

Sheet: A1.3

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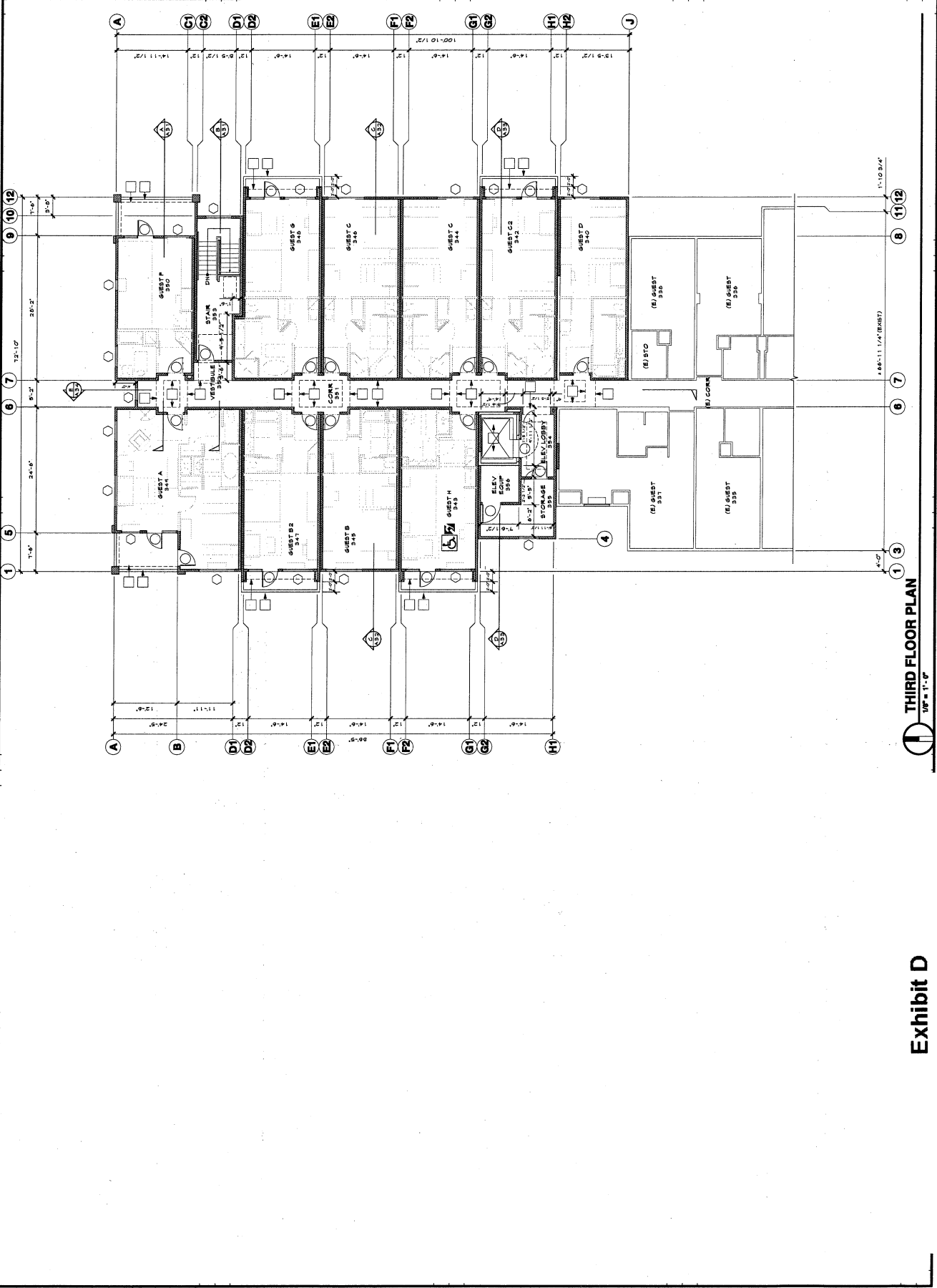
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THIRD FLOOR PLAN
 1/8" = 1'-0"

Exhibit D
 Third Floor Plan
 PD 03-016 Amend. - LaQuinta
 (Arciero & Sons)

JUN 25 2006

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PROJECT:
 ADDITION FOR
LAQUINTA INN & SUITES

CLIENT:
 BUENA VISTA DRIVE
 PALM BEACHES
 FLA 33480
ARCERO & SONS, INC.

DATE:
 02/20/08
PROJECT NO.:
 0799

DATE:
 07/25/08
PROJECT NO.:
 A4.1

DATE:
 07/25/08
PROJECT NO.:
 A4.1

DATE:
 07/25/08
PROJECT NO.:
 A4.1

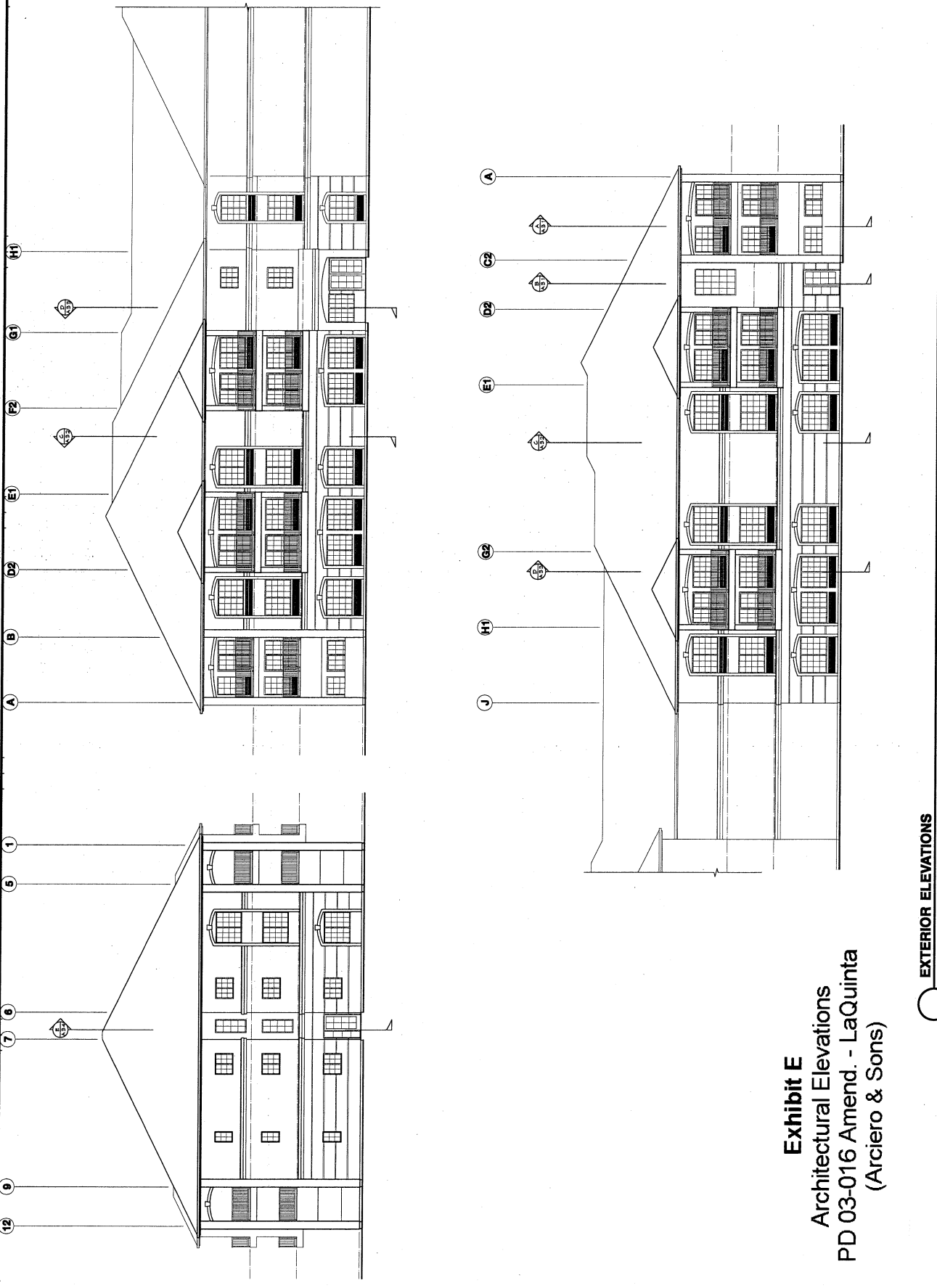


Exhibit E
 Architectural Elevations
 PD 03-016 Amend. - LaQuinta
 (Arciero & Sons)

EXTERIOR ELEVATIONS
 1/8" = 1'-0"