

RESOLUTION NO. 11-007

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: 025-391-083 & 84

WHEREAS, the Planning Commission on February 24, 2004 adopted Resolution 04-022 approving PD 03-016 allowing for the construction of the 70 room La Quinta hotel; and

WHEREAS, the Planning Commission on August 12, 2008 adopted Resolution 08-035 approving PD 03-016 allowing for the construction of 30 room expansion to hotel for a total of 100 rooms; 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, Pults & Associates on behalf of Arciero & Sons, Inc. have filed an application to amend PD 03-016, to add an additional 37 rooms to the existing 100 room Hotel; and

WHEREAS, at its April 12, 2011 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, a resolution was adopted by the Planning Commission approving a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; 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 wine tasting room to the west, the vacant 20 acre R2 property 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 15 foot setback to the property line adjacent to Buena Vista Road is warranted since the parcel is a corner lot (therefore it could be considered a street side yard setback), the portion of the building oriented to Buena Vista Drive is the side of the building, and since the property line jogs into the lot at the building location and the street does not widen, the building will be the same distance from the back of the curb as the proposed future building on the existing pad at the front corner of the lot.

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	Title Sheet
B	Schematic Site Plan
C	Schematic Grading Plan
D	First Floor Plan
E	Second Floor Plan
F	Third Floor Plan
G	Enlarged Floor Plan
H	Exterior Elevations
I	Exterior Elevations

2. Planned Development PD 03-016 Amendment, allows for the addition of a separate hotel structure accommodating 37 rooms, to the existing 100 room hotel project site. The project shall be substantially compliant with the above listed Exhibits A-I.

3. All conditions of approval (except for mitigation measures which are outlined in this resolution for the 37 room expansion project) within Resolutions 04-021 & 04-022 and 08-035 shall remain in full effect, except that PD 03-016 will now allow for the construction of a total of 137 rooms.
  
4. Regarding construction phase mitigation, because the project site is within 1,000 feet of a sensitive receptor (existing residential to the west, northwest and east) the following mitigation measures shall be implemented to minimize nuisance impacts and to significantly reduce fugitive dust:
  - 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. 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;
  
  - AQ-5. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast germinating, non-invasive grass seed and watered until vegetation is established;
  
  - AQ-6. 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.
  
  - AQ-7. 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-8. Vehicle speed for all construction vehicles shall not exceed 15mph on any unpaved surface at the construction site.
  
  - AQ-9. 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;
  
  - AQ-10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment before leaving site;
  
  - AQ-11. Sweep streets and the end of the day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-12 All of these fugitive dust mitigation measures shall be shown on grading and building plans.

AQ-13. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in process. The name and telephone number or such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

5. (T-1) Prior to the issuance of a Certificate of Occupancy all necessary Traffic Impact Fees will need to be paid to the City of Paso Robles Building Department.
6. The grading design will be subject to the City's Interim Low Impact Development Guidelines for Tier 2 projects.
7. All existing improvements on Buena Vista Drive along the frontage of the property will be reviewed for ADA compliance. Any improvements not complying with current ADA standards must be improved accordingly.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of April, 2011 by the following Roll Call Vote:

AYES: Holstine, Vanderlip, Garcia, Peterson, Barth, Gregory

NOES: None

ABSENT: Treach

ABSTAIN: None



CHAIRMAN STEVE GREGORY

ATTEST:



RON WHISENAND, PLANNING COMMISSION SECRETARY

h.darren/PD/2008/ LaQuintaPDRes





**CLIENT:**  
 ARCIERO & SONS, INC.

**DATE:**  
 02/14/2016

**PROJECT:**  
 La Quinta Inn & Suites  
 2615 Buena Vista Drive  
 Buena Park, CA 92620  
 949.237.7534

**DATE:**  
 02/14/2016

**PROJECT:**  
 La Quinta Inn & Suites  
 2615 Buena Vista Drive  
 Buena Park, CA 92620  
 949.237.7534

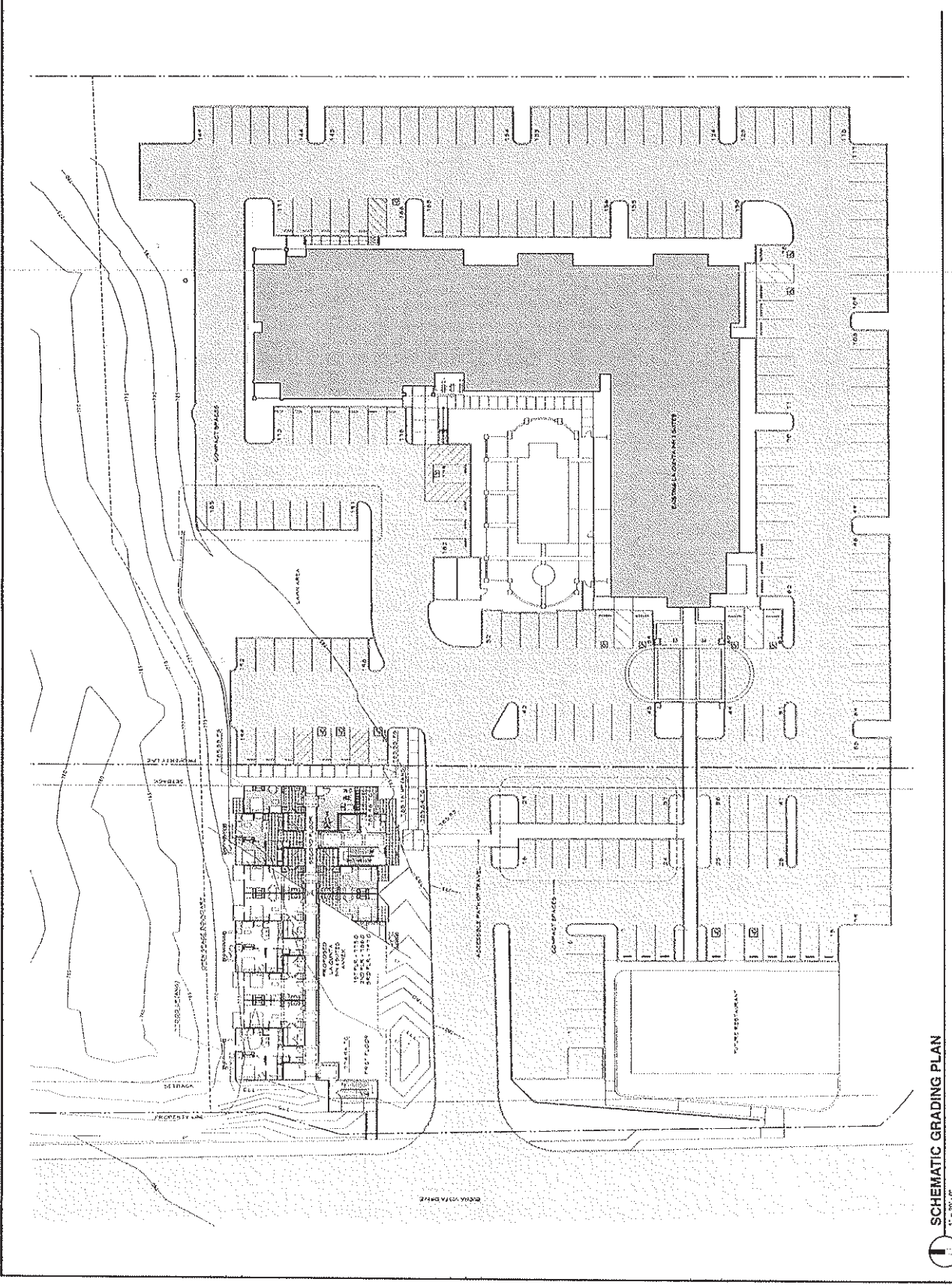
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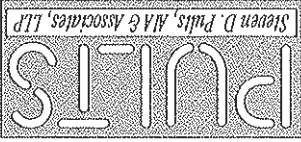
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**DATE:**  
 02/14/2016

**C-2**



**Exhibit C**  
 Schematic Grading Plan  
 PD 03-016 Amendment  
 2615 Buena Vista Drive  
 (La Quinta)



Architect: Steven D. Pullis, MA & Associates, LLP  
 1122 S. Bascom Avenue, Suite 100  
 San Jose, CA 95128  
 (408) 951-1504  
 (408) 951-4571 Fax

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**LA QUINTA  
 INN & SUITES  
 ANNEX**

1541 OAK STREET  
 SUITE 101  
 PASO ROBLES  
 CA 92545

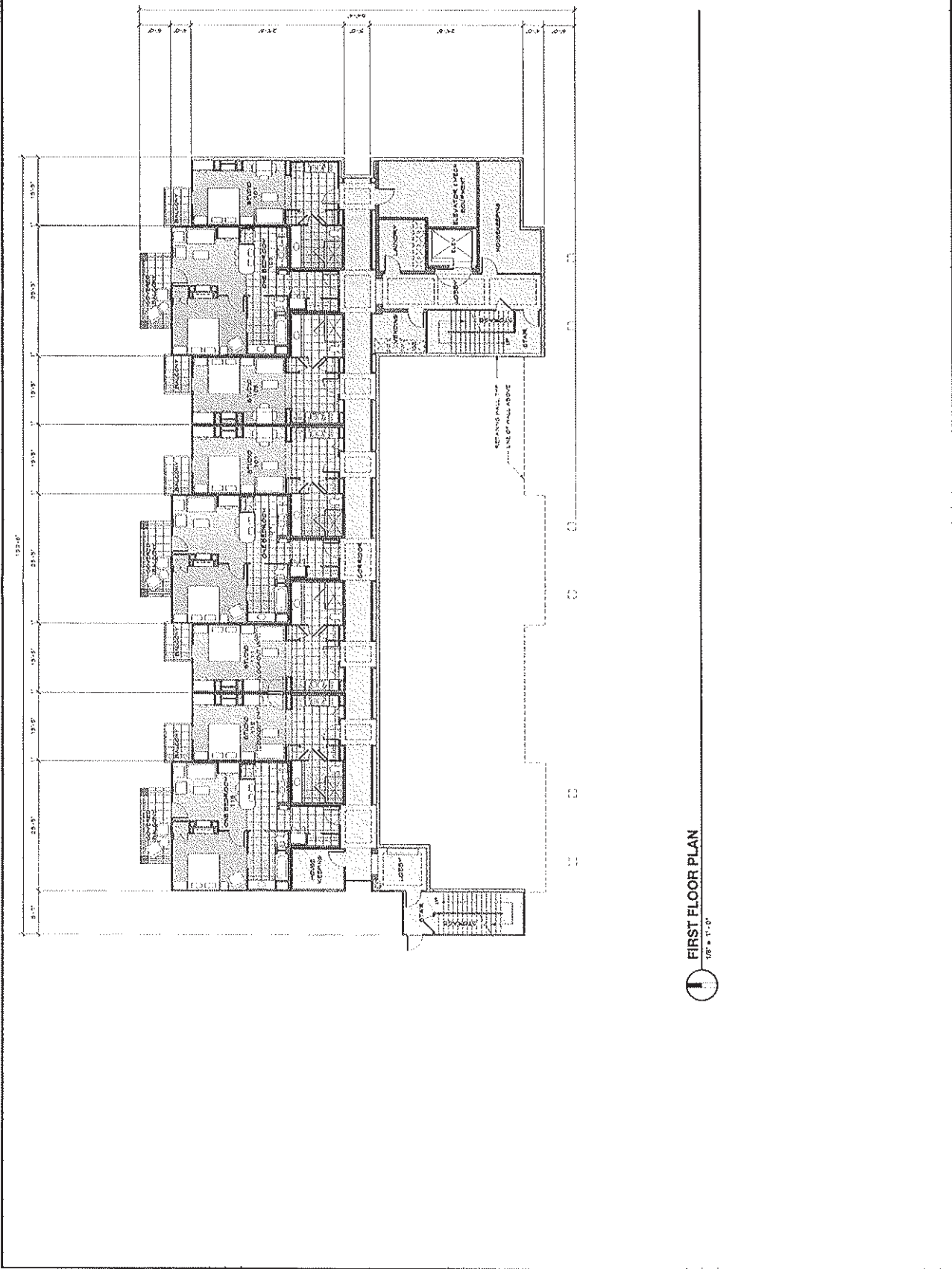
Client:  
**ARCIERO & SONS, INC.**

1541 OAK STREET  
 SUITE 101  
 PASO ROBLES  
 CA 92545  
 (805) 237-7924

Architect:  
**PULLITS**  
 FIRST  
 FLOOR PLAN



Date: 22 FEB 11  
 Project:  
 Sheet: 1044  
 Scale: A-1



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

**Exhibit D**  
 First Floor Plan  
 PD 03-016 Amendment  
 2615 Buena Vista Drive  
 (La Quinta)



**PUTTS**  
 Steven D. Putts, MA & Associates, LLP  
 3125 Pinedale Drive, Suite 100  
 San Jose, CA 95128  
 (408) 251-8534  
 (408) 251-4274 Fax

*Professional Seal of Steven D. Putts, MA & Associates, LLP  
 State of California, License No. 10000  
 Steven D. Putts, MA & Associates, LLP  
 3125 Pinedale Drive, Suite 100  
 San Jose, CA 95128*

**LA QUINTA  
 ANNEX**  
 2615 BUENA VISTA DRIVE  
 PALO ALTO, CA 94304

**ARCHERO & SONS, INC.**  
 1044 OAK STREET  
 SUITE 101  
 PALO ALTO, CA 94304  
 (650) 837-7234

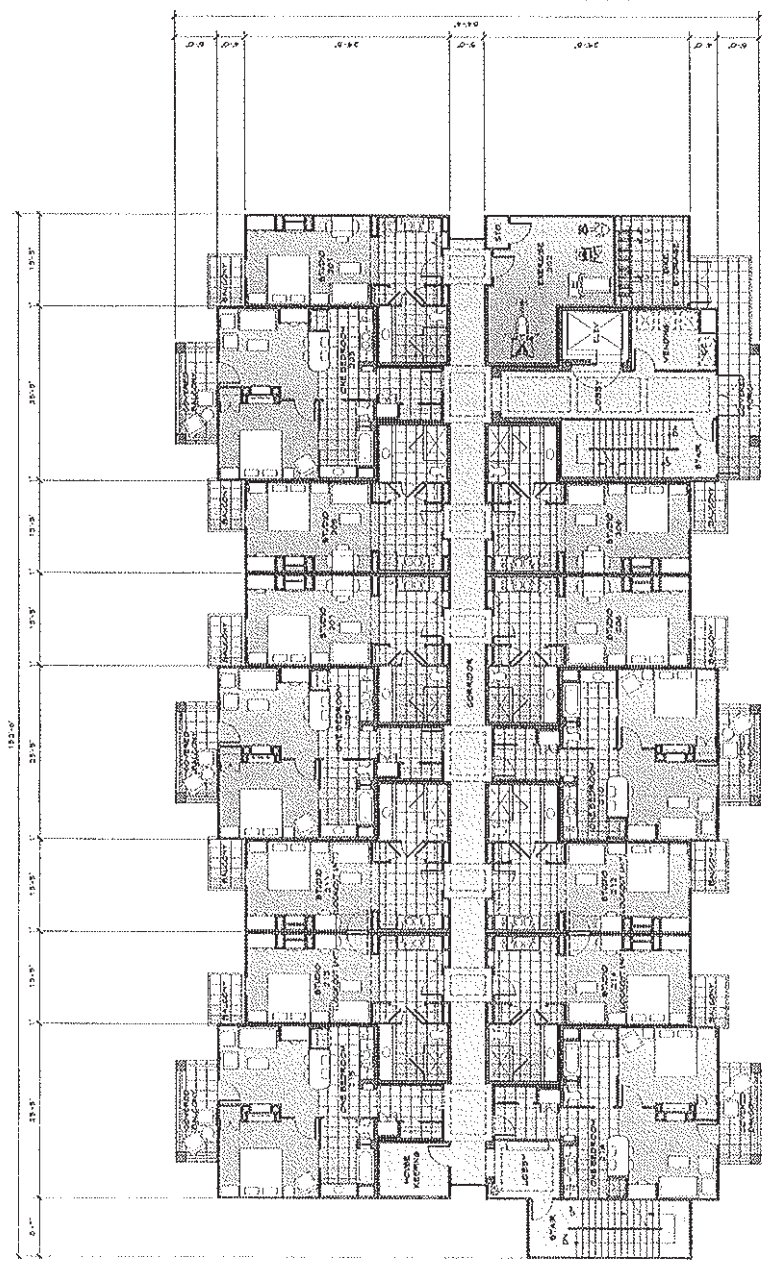
**SECOND FLOOR PLAN**



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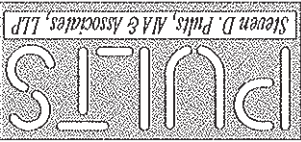
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**A-2**



**SECOND FLOOR PLAN**  
 1/8" = 1'-0"

**Exhibit E**  
 Second Floor Plan  
 PD 03-016 Amendment  
 2615 Buena Vista Drive  
 (La Quinta)



Steven D. Pults, AIA & Associates, LLP  
Architectural, Planning, & Graphic  
2115 Road Drive, Suite 208  
San Jose, California 95127  
(408) 291-1111  
www.pults.com

**LA QUINTA  
INN & SUITES  
ANNEX**

2615 BUENA VISTA DRIVE  
PASO ROBLES  
CA 93646

Client:  
**ARGERO & SONS, INC.**

13404 STREET  
SUITE 101  
PASO ROBLES  
CA 93646  
(805) 277-7334

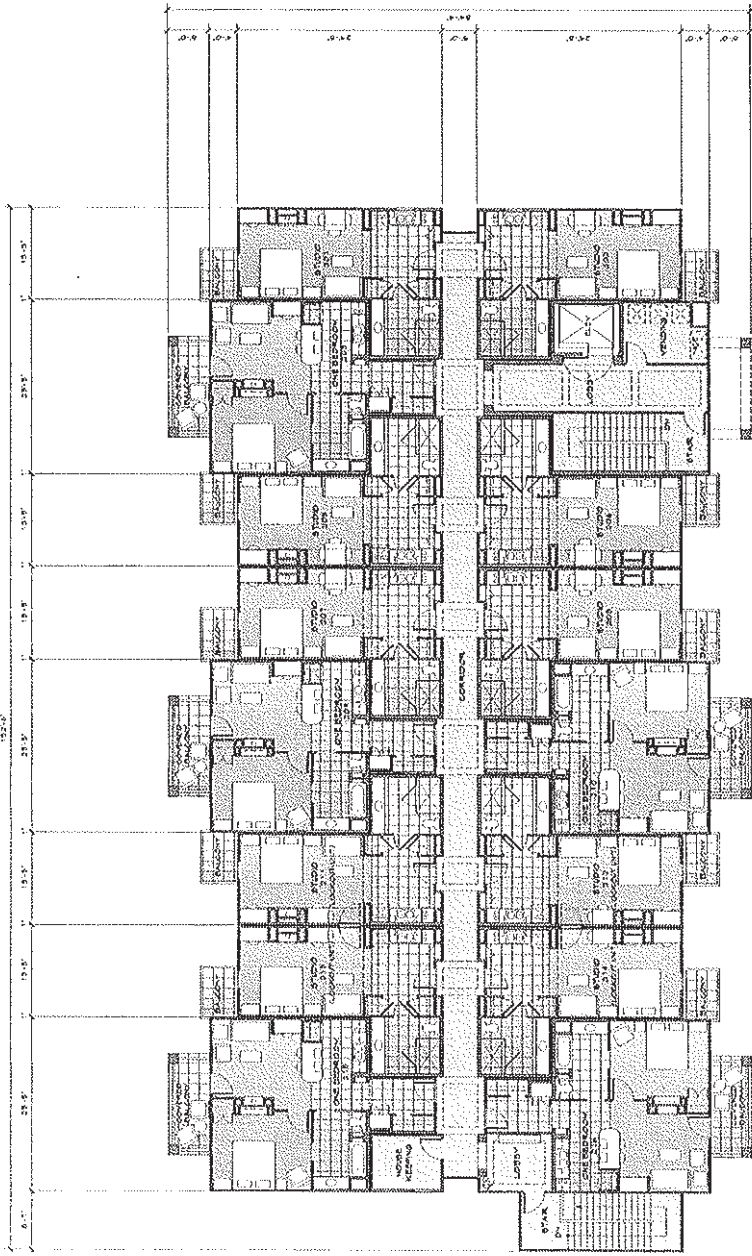
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**THIRD  
FLOOR PLAN**



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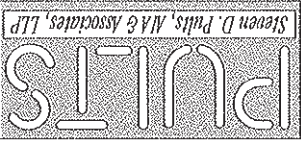
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**A-3**



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

**Exhibit F**  
Third Floor Plan  
PD 03-016 Amendment  
2615 Buena Vista Drive  
(La Quinta)



Architecture, Planning & Graphics  
 2615 Grand Street, Suite 205  
 San Francisco, California 94133  
 Tel: 415.774.1100  
 Fax: 415.774.1101

**LAQUINTA  
 INN & SUITES  
 ANNEX**

2015  
 BUENA VISTA DRIVE  
 PASO ROBLES  
 CA 94646

Client:  
**ARGERO & SONS, INC.**

1040 LAY STREET  
 SUITE 200  
 SAN FRANCISCO  
 CA 94102  
 (415) 337-7934

Scale: 1/8" = 1'-0"  
**ENLARGED  
 FLOOR PLANS**



Date: 22 FEB 11  
 Author:

Drawn:  
 1044

**A-5**



**Exhibit G**  
 Enlarged Floor Plan  
 PD 03-016 Amendment  
 2615 Buena Vista Drive  
 (La Quinta)



**LAQUINTA  
INN & SUITES  
ANNEX**

2615  
BUENA VISTA DRIVE  
PASO ROBLES  
CA 94646

Client:  
**ARCERO & SONS, INC.**

1241 OAK STREET  
SUITE 101  
PASO ROBLES  
CA 94646  
(805) 837-7634

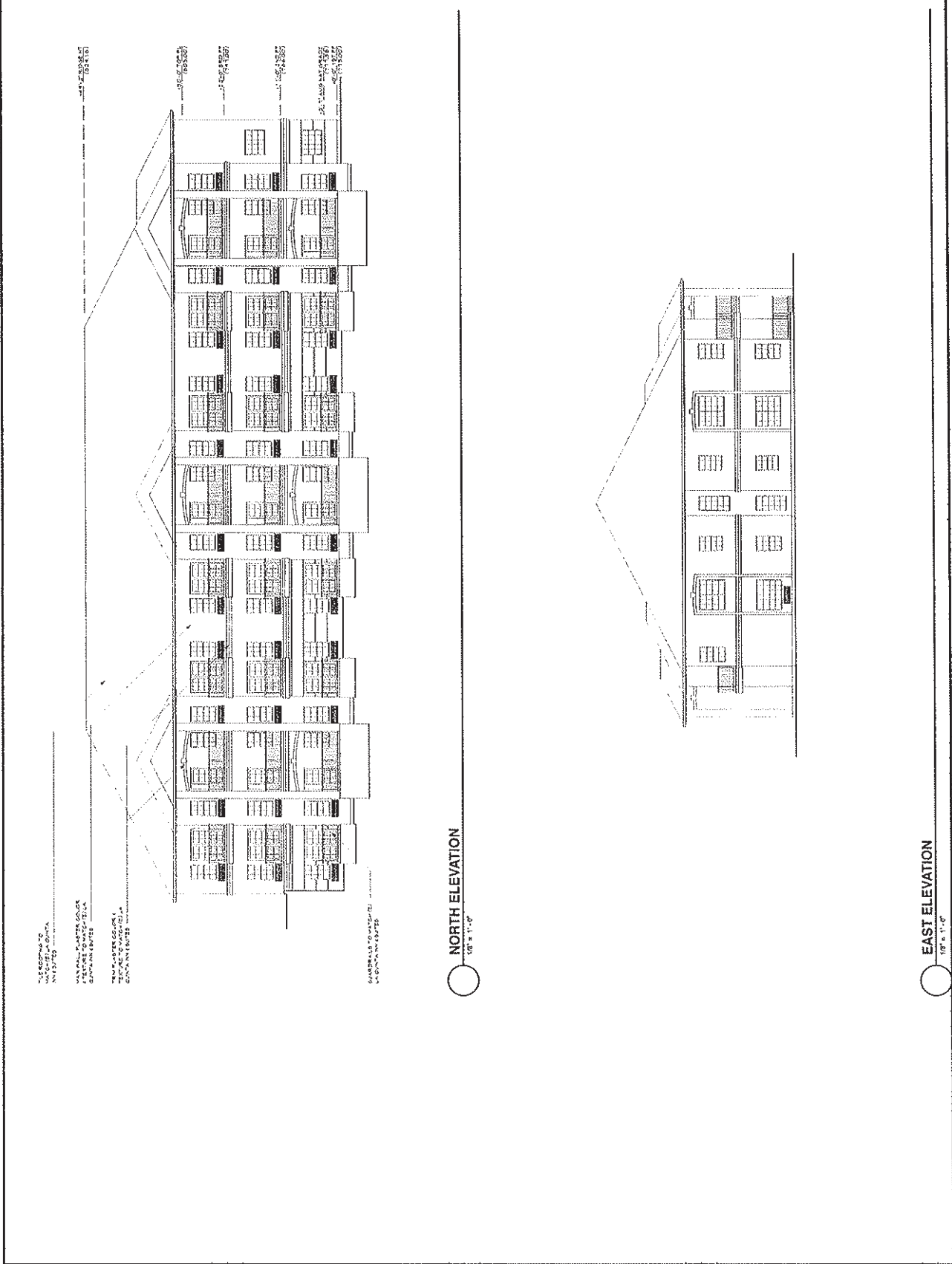
Architect:  
**PRUITT**  
EXTERIOR  
ELEVATIONS



Date: 22 FEB 11  
Project: PRUITT

Sheet: 1944

**A-7**



**Exhibit I**  
Exterior Elevations  
PD 03-016 Amendment  
2615 Buena Vista Drive  
(La Quinta)