

RESOLUTION NO. 14-034

**A RESOLUTION OF
THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 14-004 AND LOT MERGER 14-004
2348 GOLDEN HILL ROAD, APNs 025-403-003 AND 025-403-011
APPLICANT – ROUTE 19, LLC
HILTON GARDEN INN**

WHEREAS, Planned Development 14-004 and Lot Merger 14-004 have been filed by Route 19, LLC for development of a Hilton Garden Inn hotel with 166 rooms, (to be built in two phases: Phase 1 - 139 rooms; Phase 2 – 39 rooms), and ancillary site improvements; 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, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on December 9, 2014, on this project to accept public testimony on the Mitigated Negative Declaration and the project; and

WHEREAS, the Planning Commission considered, in its independent judgment and analysis, the Mitigated Negative Declaration, and adopted it, and a Mitigation Monitoring and Reporting Program in full compliance with CEQA and the CEQA Guidelines pursuant to Resolution No. 14-006; and

WHEREAS, at the conclusion of the December 9, 2014 Planning Commission meeting, the Commission approved Planned Development 14-004 and Lot Merger 14-004; 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 hotel project is consistent with the goals and policies established in the General Plan, specifically:
 - a. the Land Use Element, Commercial Service (CS) land use designation; and
 - b. the Conservation Element, which provides policy guidance to promote quality development in gateways; and
2. The project is a permitted use, and is consistent with the purpose and intent of the Commercial/Light Industrial Zone, and complies with the applicable development standards, including: setbacks; building height; parking; and landscaping requirements; and
3. The project is consistent with all other adopted codes, policies, standards, and plans of the City; and

4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the surrounding area or be injurious or detrimental to property and improvements in the vicinity, or to the general welfare of the City since it is compatible with surrounding land uses and has been designed so that it will not negatively impact surrounding properties due to traffic, noise, light, drainage or other potential impacts; and
5. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where it will be visible from SR 46E Gateway Area to the City; and
6. The proposed development plan contributes to the orderly development of the City as a whole, providing infill redevelopment in an area with other commercial land uses;
7. The proposed Planned Development for the Hilton Garden Inn project is consistent with, and supports implementation of the Economic Strategy by providing local and regional tourism and employment opportunities within the City of Paso Robles.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 14-004 and Lot Merger 14-004, subject to the following conditions:

STANDARD CONDITIONS:

1. This project shall comply with the checked standard Conditions of Approval, attached hereto as Exhibit “A” and incorporated herein by reference.

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.

Planning Division Conditions:

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:

EXHIBIT DESCRIPTION

- | | |
|---|--|
| A | Standard Conditions of Approval |
| B | Site Plan, Landscape Plan, Elevations, Signs, and Preliminary Grading and Drainage Plans |

3. The project shall be designed and constructed to be in substantial conformance with the site plan, landscape plan, elevations, and preliminary grading plan approved with this resolution.
4. A Lot Merger of parcels 025-403-003 AND 025-403-011 shall be recorded prior to issuance of grading and/or building permits.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 14-004 and Lot Merger 14-004 shall expire on December 9, 2016. The Planning Commission may extend this

expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.

6. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
7. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
8. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
9. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm.
10. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
11. The applicant shall install site landscaping per approved Landscape Plan and in compliance with the City Water Conservation Landscape Ordinance.
12. The proposed project shall use architectural coatings having a maximum allowable VOC content of 150 grams per liter.
13. The following additional measures are recommended to minimize nuisance impacts associated with construction-generated fugitive dust emissions:
 - 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 (non-potable) water should be used whenever possible;
 - c. All dirt stock pile 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 planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive 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 construction stabilized entrance and exit to construction site to help remove dust, mud and debris from vehicles;
 - 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;
 - l. 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% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.
 - m. The above mitigation measures shall be shown on grading and building plans.
14. Prior to any grading activities a geologic evaluation shall be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the SLOAPCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. These requirements may include but are not limited to:
- a. Development of an Asbestos Dust Mitigation Plan which must be approved by the SLOAPCD before operations begin, and, b. Development and approval of an Asbestos Health and Safety Program (required for some projects). If NOA is not present, an exemption request must be filed with the SLOAPCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.asp>.
 - b. Demolition of onsite structures shall comply with the National Emission Standards for Hazardous Air Emissions (NESHAP) requirements (NESHAP, 40 CFR, Part 61, Subpart M) for the demolition of existing structures. The SLOAPCD is delegated authority by the Environmental Protection Agency (EPA) to implement the Federal Asbestos NESHAP. Prior to demolition of onsite structures, the SLOAPCD shall be notified, per NESHAP requirements. SLOAPCD notification form and reporting requirements are included in **Appendix A**. Additional information may be obtained at website <http://slocleanair.org/business/asbestos.php>.
15. Prior to occupancy permit being approved, the project shall complete a CAP consistency report and secure approval of the report from the Community Development Department and SLO County APCD. The consistency report shall provide record of compliance with the mandatory and any substituted voluntary measures in the City of Paso Robles CAP Consistency Worksheet.
16. The applicant shall provide documentation to the City and SLO County APCD verifying corrections to the AQ modeling assumptions prior to certificate of occupancy.

Engineering Division Conditions:

17. The project will be required to pay traffic mitigation fees to offset to offset its impacts to the intersection of SR 46E and Golden Hill Road.

18. Prior to occupancy, the applicant shall improve Golden Hill Road driveway approaches along the frontage of the project in accordance with plans approved by the City Engineer.
19. Prior to occupancy, Golden Hill Road paving improvements must be completed adjacent to the parcel south of the project (Golden Hill Mini Storage, 2328 Golden Hill Road) to provide a second northbound lane and two foot shoulder, approximately 160 feet long, as required in the project traffic study. Frontage improvements adjacent to Golden Hill Mini Storage are the obligation of the current property owner in accordance with Planning Commission Resolution No. 90-003.

PASSED AND ADOPTED THIS 9th day of December, 2014 by the following Roll Call Vote:

AYES: Vanderlip, Garcia, Barth, Cooper, Donaldson
NOES:
ABSENT: Rollins
ABSTAIN:



DOUG BARTH, CHAIRMAN

ATTEST:


ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION