

RESOLUTION NO: 16-060

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 14-004, LOT MERGER 14-004
AND MITIGATED NEGATIVE DECLARATION
FOR THE HILTON GARDEN INN HOTEL AT 2348 GOLDEN HILL ROAD,
APN: 025-403-003 & 025-403-011, APPLICANT: ROUTE 19, LLC**

WHEREAS, a two-year time extension request for Planned Development 14-004, Lot Merger 14-004, and Mitigated Negative Declaration for the Hilton Garden Inn hotel has been filed by Route 19, LLC; and

WHEREAS, the Hilton Garden Inn hotel project site is located at 2348 Golden Hill Road; and

WHEREAS, Planned Development (PD 14-004) and Lot Merger (LM 14-004) for the Hilton Garden Inn hotel project includes approval to construct a 3-story, 166-room hotel, in two phases, and associated site amenities; and

WHEREAS, this project was approved by the Planning Commission on December 9, 2014; and

WHEREAS, the property is designated in the General Plan Land Use Element as Commercial Service (CS), and it is zoned Commercial/Light Industrial (C3). Hotels are permitted land uses in the C3 zone, and they are consistent with the intent of the CS land use designation; and

WHEREAS, the project design and land uses are consistent with the Gateway Design Standards, and all other applicable City plans and policies. See Exhibit A - Site Plan, and Exhibit B – Elevations; and

WHEREAS, in accordance with Zoning Code, Section 21.23B.150 Time Limit on Approval, this request for a time extension was filed on September 29, 2016, prior to the date the entitlement would expire on December 9, 2016. With the approval of this 2-year time extension the entitlements would be extended to December 13, 2018; and

WHEREAS, there have been no changes to the applicable plans, policies, regulations, or circumstances that apply to this project since it was approved on December 9, 2014.

WHEREAS, a public hearing was conducted by the Planning Commission on May 10, 2016 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a two-year time extension for Planned Development 14-004, Lot Merger 14-004 and Mitigated Negative Declaration, subject to the following conditions:

1. All conditions adopted and applicable to Planned Development 14-004, Lot Merger 14-004, and Mitigated Negative Declaration for the project, shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 14-004, Lot Merger 14-004 and Mitigated Negative Declaration shall expire on December 13, 2018, unless construction of the project has commenced, or a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13th day of December 2016 by the following roll call vote:

AYES: Commissioners Barth, Brennan, Agredano, Davis, Donaldson and Burgett
NOES: Chairman Rollins
ABSENT:
ABSTAIN:



BOB ROLLINS, CHAIRMAN

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY