

RESOLUTION NO. 17-007

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
AMENDING THE SITE PLAN AND ELEVATIONS FOR
PLANNED DEVELOPMENT 15-003
(PASO HIGHWAY HOTEL PARTNERS, LP 2940 UNION ROAD, APN 025-362-004)**

WHEREAS, the project site is located at 2940 Union Road, APN 025-362-004, and the applicant is Paso Highway Hotel Partners, LP; and

WHEREAS, upon recommendation by the Planning Commission, the City Council approved Planned Development 15-005 for a Marriott Residence Inn at the location noted above on May 17, 2016. Council approvals for this project also included approval of a Conditional Use Permit, Oak Tree Removal, and a Mitigated Negative Declaration; and

WHEREAS, the approved project is for construction of a 4-story, 119-room hotel with ancillary services and site amenities. The Council also approved a building height exception to allow the hotel to exceed the established 50-foot height limit of the C3 zoning district, up to 63.5 feet in height; and

WHEREAS, the approved project is for a Marriott Residence Inn "extended stay" brand, and is proposed to be changed to Fairfield Inn and Suites, by Marriott, which is not an extended stay accommodation. Fairfield Inn and Suites hotels have smaller guest rooms, therefore the overall building footprint is proposed to be smaller; and

WHEREAS, the applicant has applied to modify the site plan and building elevations to reduce the total building footprint from 98,000 square feet to 72,890 square feet. The building elevations are proposed to be modified to reflect the change in brand, and the smaller building footprint; and

WHEREAS, the site plan includes the same number of parking spaces, however the rear parking spaces are proposed to be modified to provide a more efficient use of the site. The revised parking lot design complies with planning and emergency services requirements; and

WHEREAS, the project location is within the Airport Land Use Planning Area. The revised project footprint complies with the applicable airport density criteria of the maximum number of people permitted per acre; and

WHEREAS, the revised building does not affect traffic circulation or any other environmental issues; and

WHEREAS, the Development Review Committee considered this project on November 21, 2016, and recommended the Planning Commission approve the proposed modified project. The Planning Commission considered the modified project on December 13, 2016, and continued the public hearing to January 13, 2017. The applicants' materials were not ready for this meeting, therefore, the Commission continued the public hearing again to the meeting on January 24, 2017.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the information contained in the staff report on Planned Development 15-005 Amendment, and testimony presented during the public hearing, and responses thereto, the Planning Commission hereby finds and determines that:

- a. The modifications to the site plan and elevations would not result in any new, modified or increased environmental impacts, and therefore, it is consistent with the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program approved in City Council Resolution 16-050.
- b. The amendment to the approved PD 15-005 is consistent with the City Zoning Code Section 21.16A.070 Planned Development Overlay Zone, and City Council Resolution 16-051 approving PD 15-005.
- c. The proposed modified project would be consistent with the applicable General Plan Land Use Designation, Zoning and Airport Land Use Plan.
- d. The project conditions of approval and Mitigation Monitoring and Reporting Program will remain unchanged and in effect.

Section 3. The Planning Commission hereby approves the proposed Planned Development Amendment modifications, which would reduce the building footprint to 72,890 square feet, and the associated building elevation modifications, as shown in Exhibits A, B and C (attached), and incorporated herein by reference.

APPROVED this 24th day of January, 2017, by the following vote:

AYES: Commissioners Barth, Davis, Brennan, Agredano, Donaldson, and Chairperson Rollins
NOES: None
ABSENT: Commissioner Burgett
ABSTAIN: None



Bob Rollins, Chairperson

ATTEST:



Warren Frace, Community Development Director

Exhibit A: Revised Airport Density Calculations
Exhibit B: Revised Site Plan
Exhibit C: Revised Architectural Elevations



Excel Hotel Group

10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

Robert F. Tuttle Architects, Inc.
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A-1

2940 Union Road, Paso Robles, California 93446

Cover



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10600 Scripps Ranch Boulevard, Suite 100, San Diego, CA 92131

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017

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A-2

Exhibit C - Amended Architectural Elevations



Exhibit C - Amended Architectural Elevations



Exhibit C - Amended Architectural Elevations

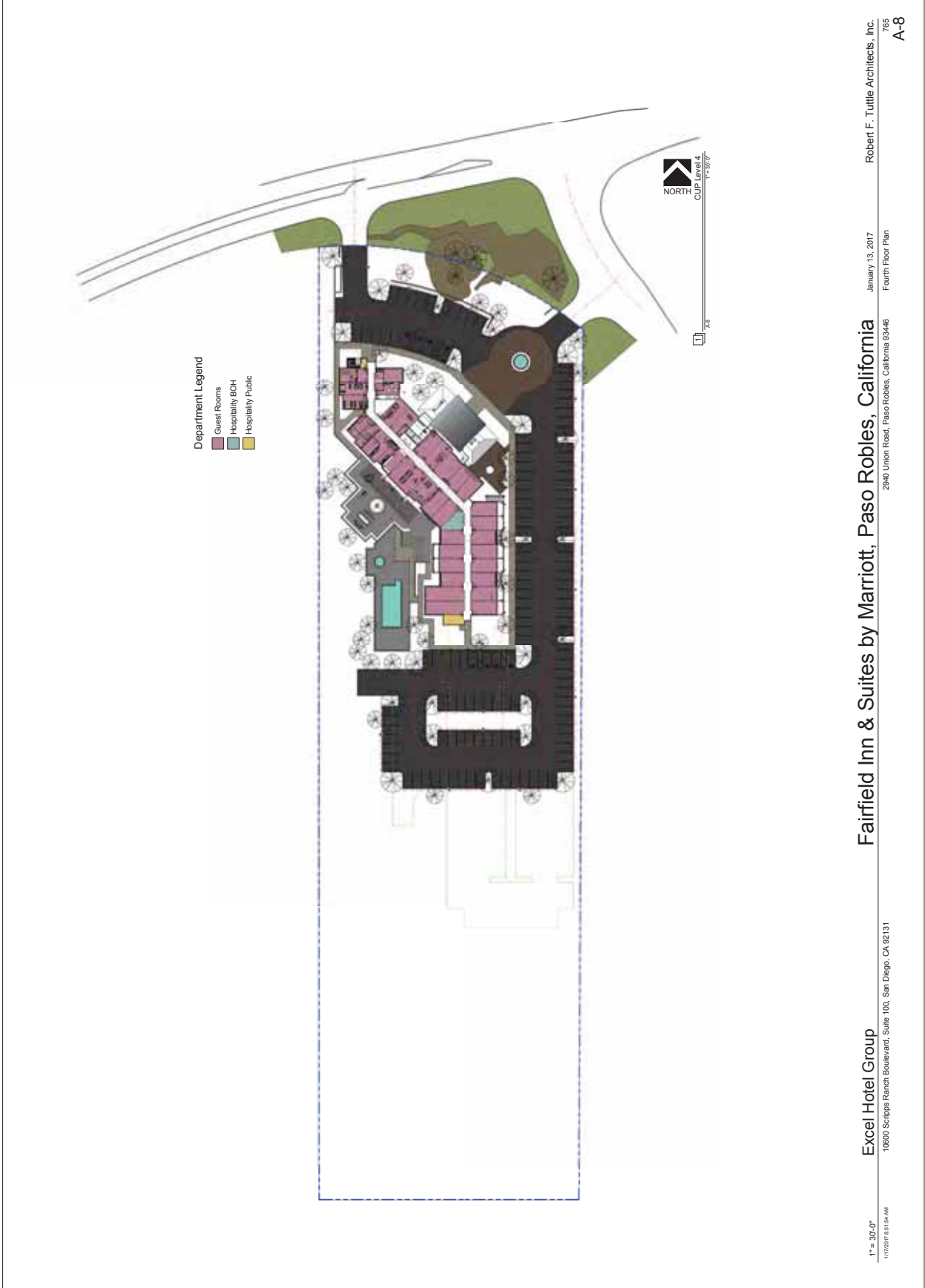
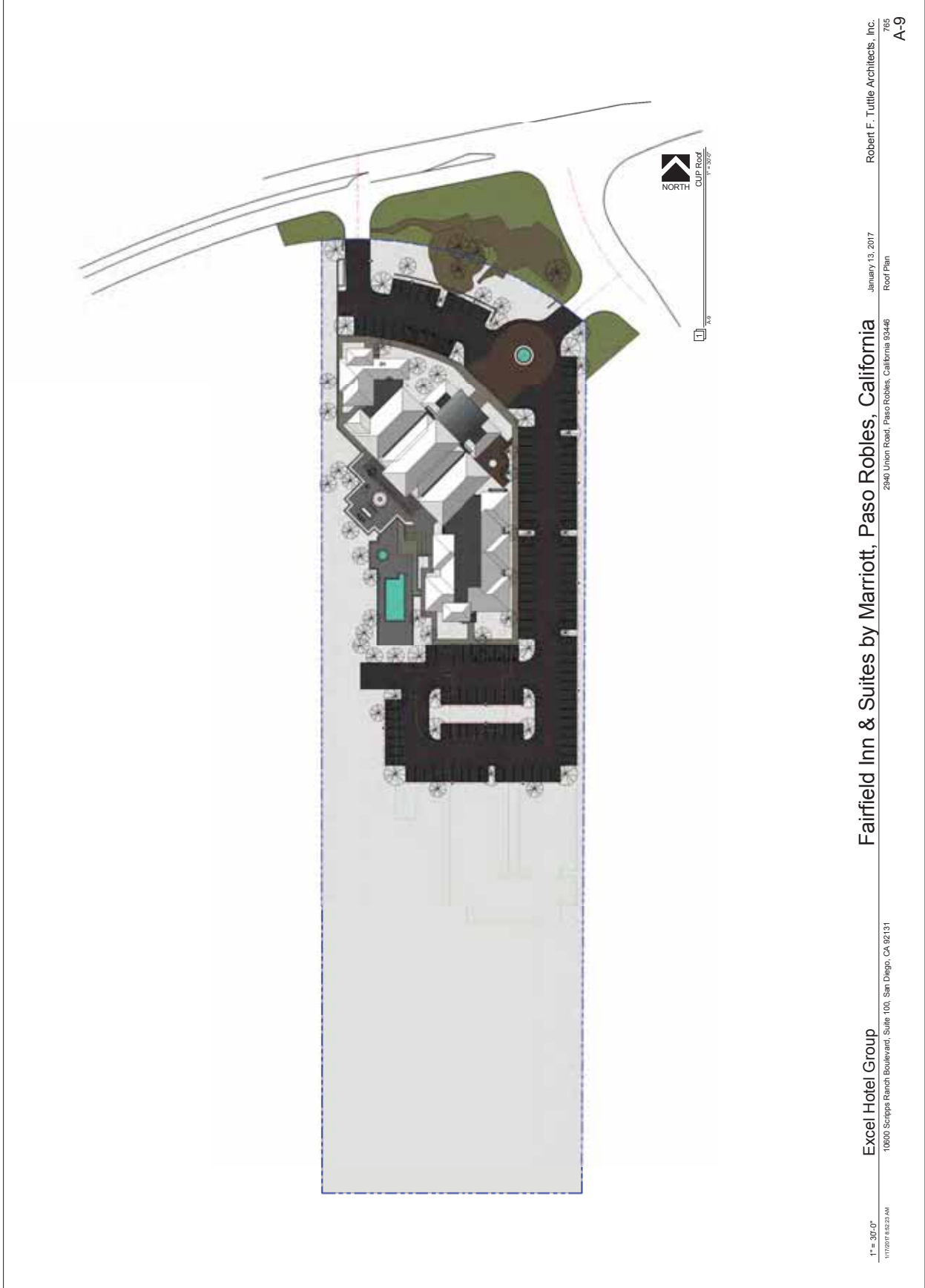
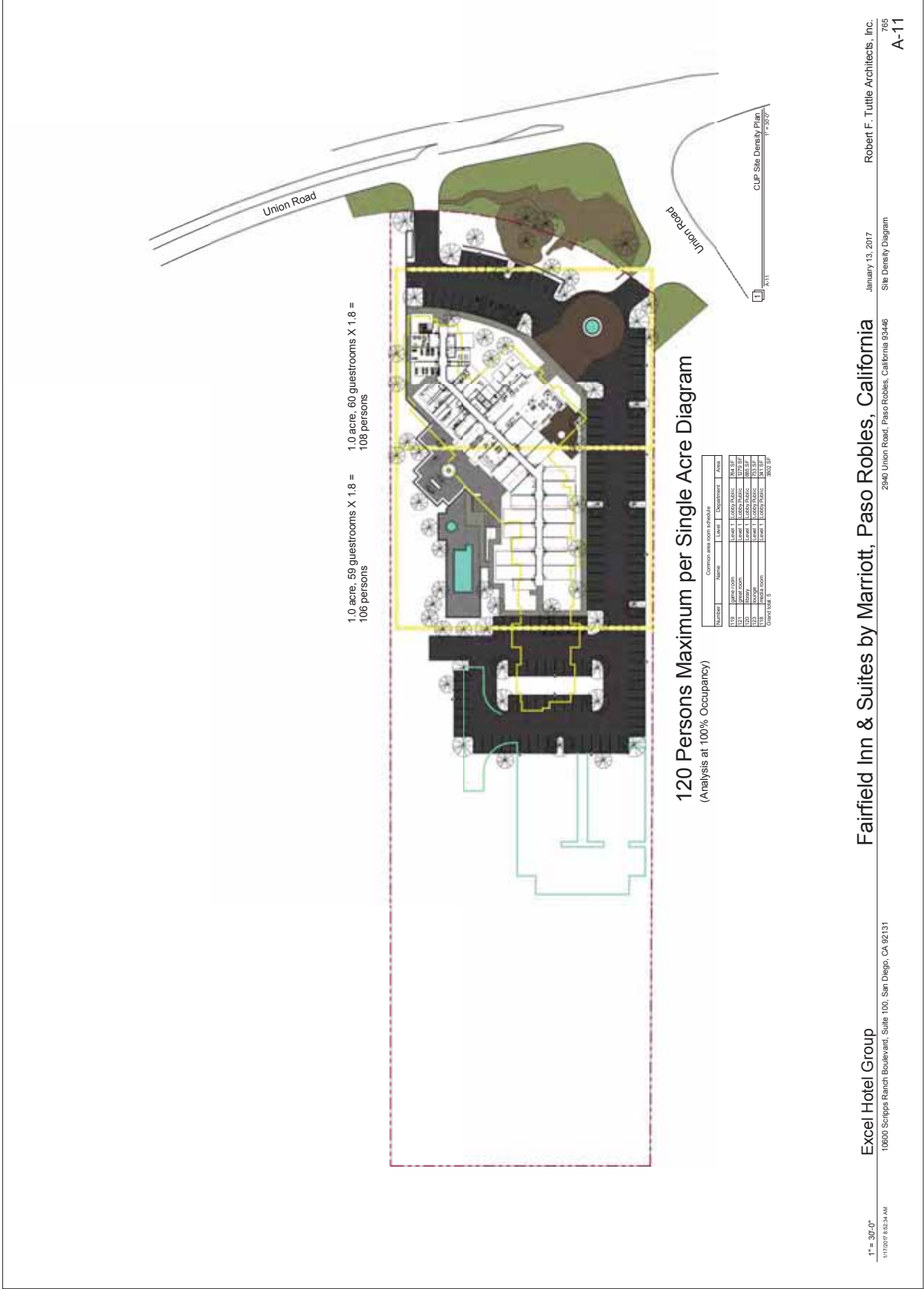


Exhibit C - Amended Architectural Elevations







21 ELEV NorthEast Camera_1
1/2" = 1'-0"
A-12



22 ELEV East Camera_1
1/2" = 1'-0"
A-12

1/17/2017 8:52:35 AM
Excel Hotel Group
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2940 Union Road, Paso Robles, California 93446
January 13, 2017
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Rendered Elevations
A-12



2) ELEV West camera 1
12" = 1'-0"



1) ELEV Southwest camera 1
12" = 1'-0"

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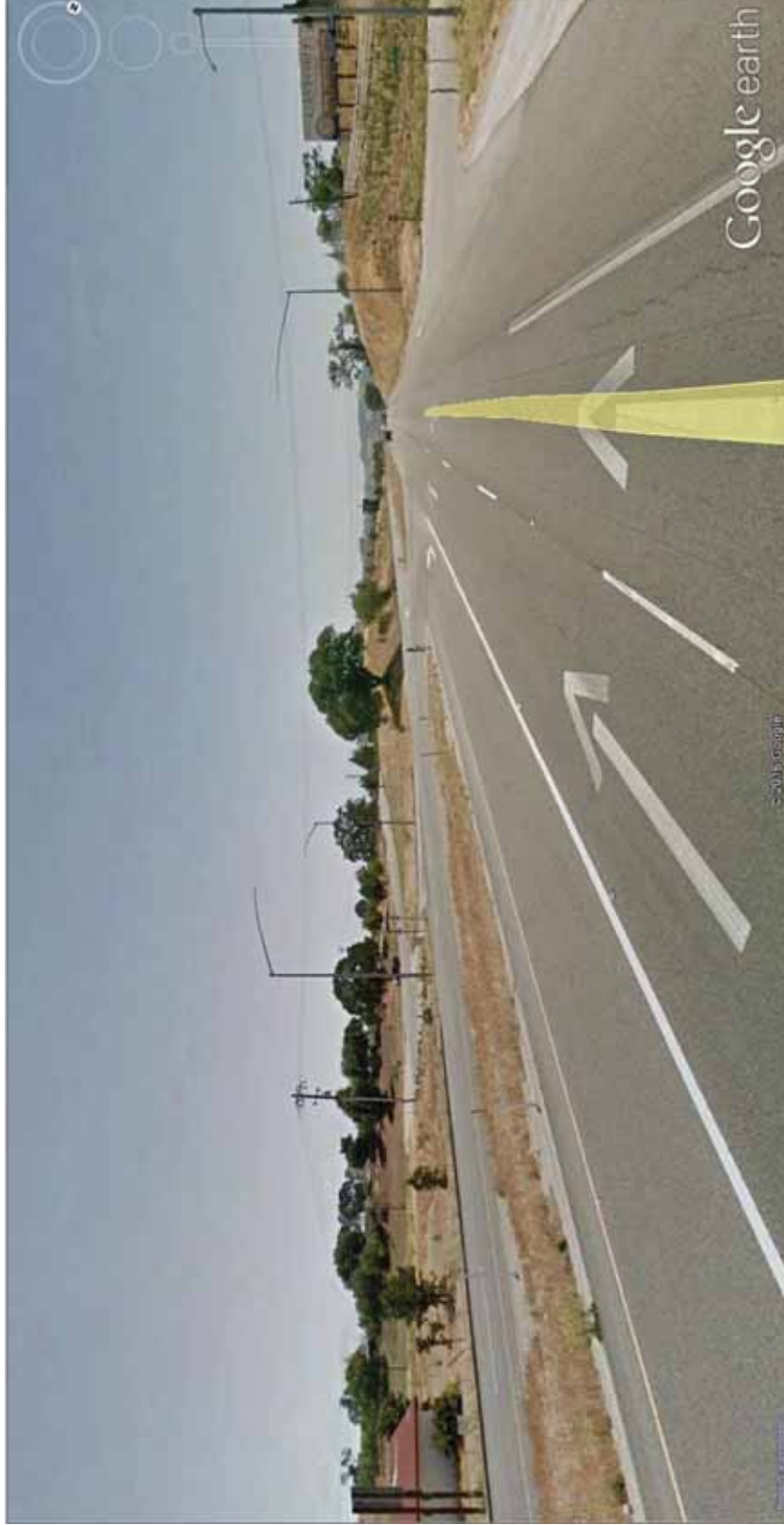
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Rendered Elevations



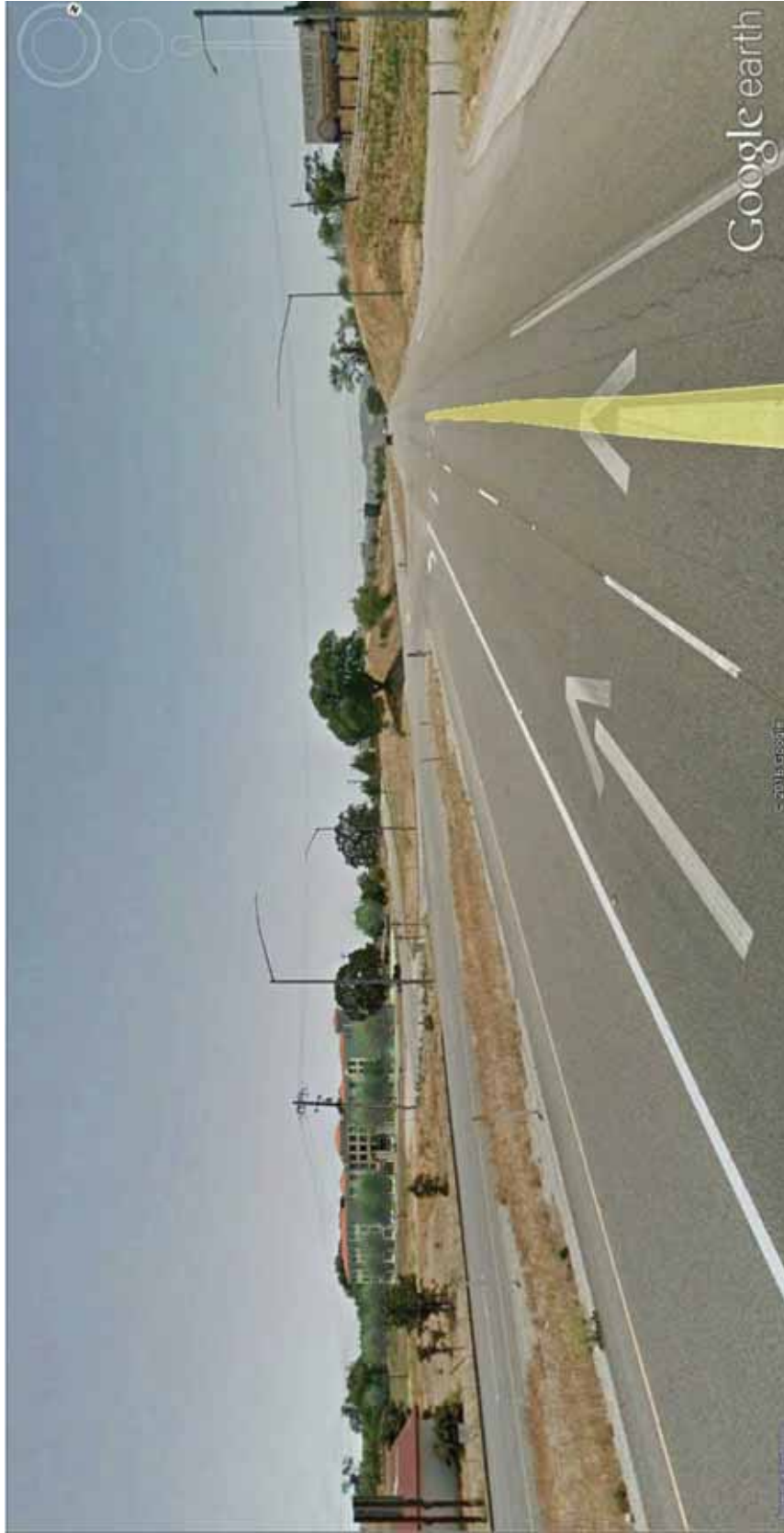
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Photo Sim 1

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1/17/2017 8:52:51 AM
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Photo Sim 1 + Bkg
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A-15



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Photo Sim 2

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Photo Sim 2 + Bkg

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A-17



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11/20/2017 8:53:50 AM

Fairfield Inn & Suites by Marriott, Paso Robles, California

January 13, 2017
Photo Sim 3

2940 Union Road, Paso Robles, California 93446

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Fairfield Inn & Suites by Marriott, Paso Robles, California

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Photo Sim 3 + Bkg

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A-19



Residence Inn



Fairfield Inn

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1/17/2018 8:54:18 AM

Fairfield Inn & Suites by Marriott, Paso Robles, California

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January 13, 2017
Photo Comparison

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A-20

Residence Inn



Fairfield Inn



Residence Inn



Fairfield Inn

