

RESOLUTION PC 17-040

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
REPORTING ON GENERAL PLAN CONSISTENCY
FOR A PROPOSED PROPERTY EXCHANGE BETWEEN CITY-OWNED PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF SR 46 WEST (APN 009-831-029)
AND PROPERTY OWNED BY RUPESH PATEL/ZENIQUE HOTELS
LOCATED AT 1955 THEATRE DRIVE (APN 009-831-007)**

WHEREAS, Rupesh Patel, of Zenique Hotels, applied for a Development Plan (PD 16-003) May 10, 2016 to construct a 4-story, 116-room Hyatt Place Hotel at 1955 Theatre Drive May 10, 2016. See Exhibit A, Location Map; and

WHEREAS, the City Council will be considering a property exchange agreement with the property owner, Rupesh Patel, which would enable the relocation of a proposed Hyatt Place Hotel noted above to a city-owned property; and

WHEREAS, Section 65402 of the California Government Code (Planning, Zoning and Development Laws) requires the Planning Commission to make a report to the City Council on all proposals for the City to acquire or dispose of property; and

WHEREAS, approval of the existing Hyatt Place Hotel project application would necessitate demolition of the existing River Lodge Motel; and

WHEREAS, a Draft Environmental Impact Report was prepared and circulated to the public, as required by the California Environmental Quality Act (“CEQA”); and

WHEREAS, the City received comments on the Draft EIR from the Paso Robles Historic Society, Paso Robles Main Street Association, and neighboring property owner (Kevin Bierl), highlighting the importance of the existing historic motel and motel sign as contributors to the unique historic character of the community and that the motel’s demolition would result in a loss to the historic fabric and roots of tourism of Paso Robles; and

WHEREAS, the proposed property exchange agreement would allow for the preservation of historic resources for the community and still allow the developer to develop the proposed Hyatt Place Hotel;

WHEREAS, the General Plan Land Use Element land use designation for both the property owned by Rupesh Patel/Zenique Hotels and the City’s property, is Regional Commercial (RC), which supports hotels and motels in this land use category. Therefore, there is no conflict with the proposed property exchange regarding the General Plan land use designation between the two properties because they have the same land use designation; and

WHEREAS, the General Plan Land Use, Conservation and Circulation Elements contain several policies that support and would be consistent with the proposed property exchange including support for enhancing the aesthetics of the City’s gateways, preserving historic resources, and providing for good land use and circulation planning. There are no General Plan policies that would conflict with the proposed property exchange. Relevant policies that support the property exchange include:

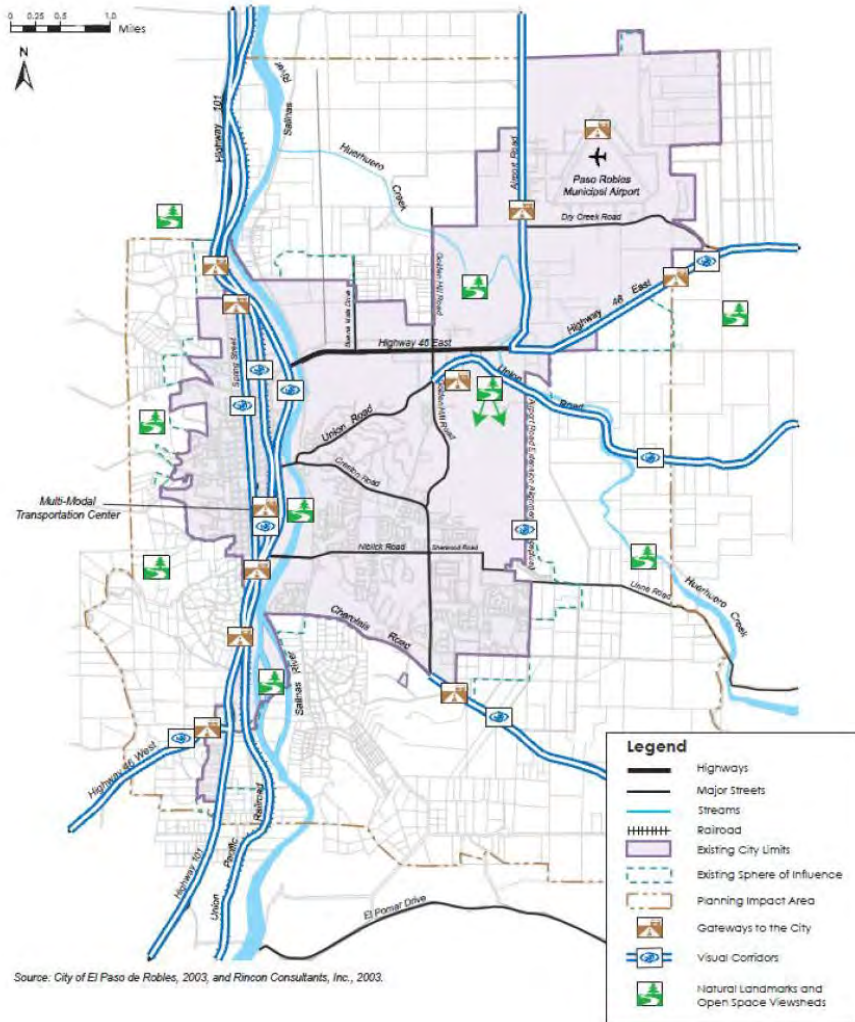
Land Use Element

- GOAL LU-2: Image/Identity. Maintain/enhance the City’s image/ identity.

- POLICY LU-2B: Visual Identity. Promote architectural and design excellence by imposing stringent design and construction standards for commercial, industrial, mixed-use, and multi-family projects.
- Action Item 2. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. This is to include, but not be limited to:
 - ❖ Enhancing views along highways, roads, streets, and rail corridors with landscaping, building setbacks, enhanced architecture and signage/monuments.
- POLICY LU-2C: Local Heritage. Preserve/enhance downtown and the historic Vine Street neighborhood through adherence to established guidelines.
- POLICY LU-2D: Neighborhoods. Strive to maintain and create livable, vibrant neighborhoods and districts with:
 - ❖ Attractive streetscapes,
 - ❖ A pedestrian friendly setting,
 - ❖ Coordinated site design, architecture, and amenities,
 - ❖ Adequate public and private spaces; and,
 - ❖ A recognizable and high quality design aesthetic.
- Action Item 2 (Quality of Life). Preserve health and safety, and strengthen the integrity of distinct and identifiable neighborhoods and districts, by protecting local streets from cut through traffic, speeding, parking intrusion, and traffic congestion and by implementing traffic calming measures.
- POLICY LU-2I: Infill. Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life.

Conservation Element

- GOAL C-5: Visual Resources. Enhance/upgrade the City’s appearance.
 - POLICY C-5A: Visual Gateways and Landmarks. Identify important visual resources: gateways, corridors, major arterials, natural/open space areas
- Table C-1. Important Visual Resources - Highway 46 West * (between Arbor Road and Highway 101) - See figure below from the Conservation Element.



City Gateway and Visual Corridor

- Action Item 2. Coordinated/Complementary Design Standards: Establish and implement site design, landscaping, architecture, and sign design standards in order to ensure that gateways, corridors, major arterials, and natural areas are identifiable.
- GOAL C-6: Cultural Resources. Strive to preserve/protect important historic and archeological resources.
 - POLICY C-6A: Historic Resources: Encourage the preservation and restoration of historic buildings in the downtown and the Vine Street neighborhood.

Circulation Element

- GOAL CE-1: Establish a safe, balanced, efficient, and multimodal circulation system, focusing on the mobility of people, and preserving the City’s small town character and quality of life.

- **Action Item 2.** Set conditions of approval of development applications to provide access for all modes of travel and to make appropriate improvements to the transportation system serving subject sites including frontage improvements and all improvements needed to mitigate transportation impacts.

Gateway Design Standards

See Gateway “N” below, which identifies the property location in a key gateway area.

Gateway Location Key



Historic Preservation Ordinance Chapter 21.50

21.50.020. Purpose

The purpose of the Historic Preservation Ordinance is to provide for the recognition, preservation, protection, and use of Historic Resources in the City by establishing procedures and regulations that are necessary to:

- 1) Assist the City in identifying and protecting its Historic Resources;
- 2) Ensure that new development maintains continuity with the City’s historic character and scale;
- 3) Maintain Historic Resources as community assets; and
- 4) Fulfill the City’s responsibilities regarding Historic Resources under applicable State and Federal laws, including the California Environmental Quality Act (CEQA) and Federal Section 106.

21.50.140. Demolition of Designated Historic Resources

The building or structure shall not be demolished unless the City Council, with a recommendation from the Planning Commission, makes one or more of the following findings:

- 1) There is sufficient evidence, including evidence provided by the applicant, that the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, and the costs of rehabilitation to meet the requirements of the building code or other City, state or federal law;
- 2) That the Demolition or Relocation of the structure is necessary to proceed with a Project consistent with and supportive of identified goals and objectives of the General Plan, and the demolition of the structure will not have a significant effect on the achievement of the purposes of this division or the potential effect is outweighed by the benefits of the new Project;
- 3) In the case of an application for a permit to relocate, that the structure may be moved without destroying its historic or architectural integrity and importance; or,
- 4) That the demolition or relocation of the structure is necessary to protect or to promote the health, safety or welfare of the citizens of the City, including the need to eliminate or avoid blight or nuisance; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), a determination of consistency with the City of Paso Robles General Plan for said proposed property exchange is not a “project” under CEQA, and an environmental review is not required.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

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

Section 2 Findings Based upon the facts and analysis presented in the staff report, and public testimony received, the Planning Commission finds that both the City’s disposition of the City Exchange Property and its acquisition of the River Lodge Motel property are consistent with the City of Paso Robles General Plan.

Section 3. Approval The Planning Commission of the City of Paso Robles does hereby report to the City Council that the proposed disposition of City-owned property located at the south east corner of SR 46 West and Theatre Drive and the City’s acquisition of property located at 1955 Theatre Drive are consistent with the City of Paso Robles General Plan.

PASSED AND ADOPTED THIS 12th day of September, 2017 by the following Roll Call Vote:

AYES: Commissioners Barth, Brennan, Davis, Agredano, Jorgensen, Rollins and Chairman Donaldson

NOES:

ABSENT:

ABSTAIN:



John Donaldson, Planning Commission Chair

ATTEST:



Warren Frace, Secretary of the Planning Commission

Exhibit A – Property Exchange Location Map

Exhibit A Map of the City Exchange Property

