

# Attachment 3

## DRAFT RESOLUTION NO. PC 24-XXX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT 20-02 AND CONDITIONAL USE PERMIT 21-18 1315 AND 1320 PINE STREET / APN: 009-043-006, 009-043-009, and 009-045-001

#### APPLICANT – NICK TOMPKINS, PASO ROBLES PINE STREET, LLC

**WHEREAS**, on October 12, 2021, the Planning Commission adopted Resolution PC 21-033, approving Development Plan 20-02 for a 4-story 56-room boutique hotel with restaurant and banquet room at the southwest corner of Pine and 14th Street (P20-0014); and

**WHEREAS**, by the same resolution, Conditional Use Permit 21-18 was approved to allow off-site parking for the hotel. Forty-seven spaces would be provided at 1320 Pine Street. An additional 21 parking spaces are required by one of the methods listed in the conditions of approval, which include providing spaces at another site within a 1,250-foot walking distance of the hotel or payment of the City's parking in lieu fee; and

**WHEREAS**, Development Plan 20-02 and Conditional Use Permit 21-18 expired on October 12, 2023. The applicant has filed an application requesting re-approval of the project entitlements; and

**WHEREAS**, the site has a General Plan land use designation of Downtown Commercial (DC). The parking lot and a portion of the hotel are in the TC-2 zoning district. The remainder of the hotel is in the TC-1 zoning district; and

**WHEREAS**, hotels are an allowed use in the TC-1 and TC-2 zoning districts. Parking lots as a primary use are a conditionally allowed use in the TC-2 district; and

**WHEREAS**, Section 21.23B.030 of the Municipal Code requires adoption of a development plan in conjunction with the construction of buildings with ten thousand or more gross square feet; and

**WHEREAS**, the project is consistent with General Plan Land Use Policy 2B, which is the promotion of "architectural and design excellence by imposing stringent design and construction standards for commercial" projects including enhancing the downtown as a priority. The project would replace several dated buildings in the downtown core including an automotive garage; and

**WHEREAS**, the project is consistent with General Plan Land Use Policy 2H, which is to "[f]ocus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region" because it would provide hotel accommodation, a restaurant, and banquet room in the downtown; and

**WHEREAS**, the project is consistent with General Plan Land Use Policy 2I, which is to "[e]ncourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life"; and

**WHEREAS**, the project is consistent with General Plan Land Use Policy 2J, which is to encourage public art, by providing historical photographs on the façade wall screening the proposed parking area; and

# Attachment 3

**WHEREAS**, the project is consistent with General Plan Circulation Policy 1A, which is to address the “mobility needs of all users of the streets, roads and highways” by preserving right-of-way and reconstructing sidewalks adjacent to the project in accordance with current accessibility standards; and

**WHEREAS**, the project is consistent with General Plan Circulation Policies 1D and 1E, which are to improve and expand transit services and promote rail service because the project would provide for tourist accommodation in proximity to the multimodal facility on Pine Street (train station); and

**WHEREAS**, a duly noticed hearing was conducted on July 9, 2024 to allow the Planning Commission to consider the facts in the staff report prepared, and to accept public testimony regarding the development plan and conditional use permit.

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) as a class 32 exemption for infill development.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

**Section 1: Recitals.** 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, public testimony received, and subject to the conditions listed below, the Planning Commission makes the following findings:

### *Development Plan Findings*

1. The design and intensity of the development plan is consistent with the goals and policies established by the general plan; the policies and development standards established by the Uptown/Town Centre Specific Plan; and the zoning code, particularly the purpose and intent of the zoning district in which the development project is located.
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
3. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors.
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impact.
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structures.
6. The proposed development plan contributes to the orderly development of the city as a whole.

# Attachment 3

## *Development Standard Modification Findings*

7. Allowing an 18-inch rear setback where the minimum allowed is 5 feet will not create a physical hazard or negative visual impact when viewed from a street or neighboring property because the Emergency Services Department has determined the alley can give adequate access for the hotel building as designed; the appearance is not out of character with the historic character of the downtown, which often featured buildings touching all property lines with no setbacks; and 5-foot rear setbacks tend to encourage parallel parking along the rear of buildings, which project into alleys and obstruct traffic.
8. Allowing a flex block building with a width of 199 feet and 8 inches along the primary street frontage will not create a physical hazard or negative visual impact when viewed from a street or neighboring property because the restaurant area and adjacent walkway are 48 feet and 11 inches wide, which gives the building a narrower appearance along Pine Street.

## *Conditional Use Permit Findings*

9. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood setting because it will be properly screened and within walking distance of the hotel.
10. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.
11. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use will not be detrimental to the city's efforts to revitalize the downtown because it will be properly screened and will enable the redevelopment of an underutilized property as a hotel in the downtown.
12. The establishment, maintenance, and operation of the proposed parking area(s) as a primary use, under the circumstances of the particular case, would be compatible with the goals, policies, and intent of the Zoning Ordinance and Uptown/Town Centre Specific Plan, would be essential or desirable to the public convenience or welfare, and would not impair the integrity and character of the Zoning District in which it is located.

**Section 3: Environmental Determination.** Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, the project is exempt from environmental review as a class 32 exemption for infill projects less than 5 acres in size that do not result in significant traffic, noise, or biological impacts. A CEQA Notice of Exemption is included as Exhibit I.

**Section 4: Approval.** The Planning Commission hereby approves Planned Development 20-02 and Conditional Use Permit 21-18, subject to the following exhibits:

# Attachment 3

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>                   |
|----------------|--------------------------------------|
| A              | Site-Specific Conditions of Approval |
| B              | Standard Conditions of Approval      |
| C              | Architectural Plans                  |
| D              | Color and Materials                  |
| E              | Landscape Plan                       |
| F              | Perspectives                         |
| G              | Parking Lift Details                 |
| H              | Civil Plans                          |
| I              | CEQA Notice of Exemption             |

PASSED AND ADOPTED THIS 2<sup>nd</sup> day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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TY CHRISTENSEN, CHAIRPERSON

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY