

ORDINANCE NO. 848 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING THE BORKEY AREA SPECIFIC PLAN TO EXPRESSLY ADDRESS  
AND ALLOW DEVELOPMENT OF THE BASTIDE VILLAGE PROJECT  
(APPLICANT – NORTH COAST ENGINEERING FOR BEATRICE & DIDIER COP)  
SPECIFIC PLAN AMENDMENT 02-004

WHEREAS, the Land Use Element of the City's General Plan establishes the need for preparation of Specific Plans for certain geographic areas of the City, including, but not limited to, areas north of Highway 46 East and east of North River Road; and

WHEREAS, pursuant to Ordinance 588 N.S., the Borkey Area Specific Plan (BASP) text, plan diagrams, and fee schedule were established on January 8, 1990 for the areas north of Highway 46 East and east of North River Road; and

WHEREAS, the BASP established the allowable land uses and development standards for those properties located within the Specific Plan area, including the 21-acre site at the northeast corner of Buena Vista Drive and Experimental Station Road; and

WHEREAS, North Coast Engineering on behalf of Beatrice and Didier Cop has filed an application to amend the Borkey Area Specific Plan to expressly address the Bastide Village Project; and

WHEREAS, the Specific Plan Amendment would allow for development of the site as a 80-room, 93,003 square foot destination resort/spa hotel with 38,400 square feet of ancillary/related land uses, including conference facilities, meeting rooms, a Parisian bakery, a cooking/bakery school, retail shops, a spa, and caretaker housing (which resort complex would be surrounded by 17 single-family homes); and,

WHEREAS, the Bastide Village Project implements the City's goals as expressed in its General Plan and its Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction; and

WHEREAS, the proposed modifications to the text and diagrams of the Borkey Area Specific Plan (BASP) would allow the Bastide Village Project to be developed by establishing and/or modifying the allowable land uses, the development standards, and the infrastructure requirements; and,

WHEREAS, at its December 10, 2002 meeting, the Planning Commission conducted a duly noticed public hearing making a recommendation on the proposed amendments to the BASP and took the following action regarding this Ordinance:

- a. Considered the facts and analysis, as presented in the staff report and attachments thereto.
- b. Conducted a public hearing to obtain public testimony on the proposed Ordinance amending the Borkey Area Specific Plan and environmental determination therefor.
- c. Recommended that the City Council approve an Ordinance amending the Borkey Area Specific Plan and related document text and graphics as shown in Exhibits A and B, attached hereto and incorporated herein by reference.

WHEREAS, at its meeting of December 17, 2002, the City Council held a public hearing on the proposed Borkey Area Specific Plan Amendments as set forth in this Ordinance and took the following actions:

- a. Considered the facts and analysis, as presented in the staff report and attachments thereto.
- b. Conducted a public hearing to obtain public testimony on the proposed Ordinance amending the Borkey Area Specific Plan and environmental determination therefor.
- c. Considered the recommendation of the Planning Commission.
- d. Introduced the Ordinance for first reading.

WHEREAS, at its meeting of January 7, 2003, the City Council held a second reading of said Ordinance.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does ordain that the text and diagrams of the Borkey Area Specific Plan are amended as set forth in Exhibits A and B, attached hereto and made a part hereof.

SECTION 1. Publication. The City Clerk shall cause this Ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31<sup>st</sup> day after its passage.

SECTION 3. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules and regulations are hereby repealed.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared invalid or unconstitutional.

Introduced at a regular meeting of the City Council of the City of El Paso de Robles held on December 17, 2002, and passed and adopted on the 7<sup>th</sup> day of January 2003 by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham  
NOES: None  
ABSTAIN: Finigan  
ABSENT: None

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk