

ORDINANCE NO. 849 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN  
SECTION 21.12.020 OF THE ZONING CODE (TITLE 21) ZONE CHANGE 02-007 / SUBAREA D  
OF THE BORKEY AREA SPECIFIC PLAN LOCATED ON THE NORTHEAST CORNER OF  
BUENA VISTA DRIVE & EXPERIMENTAL STATION ROAD (APPLICANT: NORTH COAST  
ENGINEERING FOR BEATRICE AND DIDIER COP)

WHEREAS, the City of Paso Robles has received development project applications for the Bastide Village Project, a proposal to establish a French village resort with an 80-room, 93,003 square foot destination resort/spa hotel and 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 will be surrounded by 17 single-family residences; and

WHEREAS, Zone Change 02-007 was one of the applications received by the City for the Bastide Village Project; and

WHEREAS, this application is seeking to change the zoning on the property from R1 B4 (Residential Single-Family – 1.0 acre) with a PD Overlay (Planned Development) to RSF 1 (Residential Single-Family – 1 acre minimum) with a PD Overlay (Planned Development) and a R/L Overlay (Resort/Lodging); and

WHEREAS, the project site is located at the northeast corner of Buena Vista Drive and Experimental Station Road in Subarea D of the Borkey Area Specific Plan (APN: 025-391-014), and

WHEREAS, the General Plan land use designation of the Bastide Village Project site is Borkey Area Specific Plan Overlay with an underlying land use designation of RSF-1 (Residential Single Family – One dwelling unit/acre).

WHEREAS, the surrounding development is all located within the Borkey Area Specific Plan, and includes the Cuesta College – North Campus on the north, single-family residential development on the east and the south, and planned neighborhood commercial and office uses on the west; and

WHEREAS, this rezoning will allow for development of a destination resort/spa hotel consistent with the City's goals as expressed in its General Plan and Economic Strategy to develop Paso Robles into an "end-destination" tourist attraction; and

WHEREAS, at its December 10, 2002 meeting, the Planning Commission took the following actions:

- A. Considered the facts and analysis, as presented in the staff report and the attachments thereto.
- B. Conducted a public hearing to obtain public testimony on the proposed Bastide Village Project and the environmental determination therefor.
- C. Based on the information contained in the Initial Study prepared for the Bastide Village Project, a determination has been made that there is no substantial evidence that the Project would have significant adverse effect on the environment and thus a Negative Declaration can be adopted by the City Council.
- D. Recommended that the City Council approve Zone Change 02-007.

WHEREAS, at its December 17, 2002 meeting, the City Council took the following actions:

- A. Considered the facts and analysis, as presented in the staff report and the attachments thereto.
- B. Considered the recommendation of the Planning Commission.
- C. Conducted a public hearing to obtain public testimony on the proposed project and environmental determination therefor.
- D. Based on the information contained in the Initial Study prepared for the Bastide Village Project, a determination was made, based on the independent review and judgment of the City Council, that there was no substantial evidence that the Project would have significant adverse effect on the environment and thus a Negative Declaration was adopted by separate Resolution.

NOW, THEREFORE, BE IT KNOWN that the City Council of the City of El Paso de Robles, based upon the substantial evidence presented at the above-referenced public hearing, including oral and written staff

reports, does hereby make the following findings that:

1. The above stated facts of this Ordinance are true and correct.
2. The Zone Change is consistent with the City's General Plan and its Economic Strategy.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

**SECTION 2. 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 3. 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 unconstitutional.

**SECTION 4. 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 and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

**SECTION 5. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

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