

RESOLUTION NO.: 03-089

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 03-013
FOR THE LA BELLASERA SUITES AND SPA HOTEL PROJECT
(PACIFIC WEST DEVELOPMENT)

APN: 009-831-019

WHEREAS, Planned Development 03-009 has been filed by Pacific West Development to construct a 52,216, square foot, four story hotel with ancillary pool, banquet room, spa, salon, and parking lot; and

WHEREAS, the La Bellasera site is located at 206 Alexa Court, in the vicinity of the southwest corner of Highway 46 West and Theatre Drive; and

WHEREAS, the General Plan land use designation of the La Bellasera Project site is Regional Commercial (RC) and the Zoning designation is Highway Commercial, Planned Development Overlay (C2,PD); and

WHEREAS, in conjunction with PD 03-009, Conditional Use Permit 03-013 has been filed in order to comply with Section 21.13.030 of the Zoning Code which requires that all C-2, PD-zoned properties in the Theatre Drive area be conditioned to require a Conditional Use Permit to ensure that land uses will not have a significant adverse effect on the economic vitality of the downtown as required by Ordinance 568 N.S.; and

WHEREAS, at its December 9, 2003 meeting, the Planning Commission held a duly noticed public hearing on the La Bellasera Project, to accept public testimony on the proposal, including Planned Development 03-009, Conditional Use Permit 03-013, and environmental review therefor; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 9, 2003 to consider facts as presented in the staff report prepared for this project, and to accept public testimony on the proposed La Bellasera project; and

WHEREAS, based upon the facts and analysis presented, and public testimony received, the Planning Commission finds that, subject to the conditions of approval listed below, that the establishment, maintenance and operation for the requested use applied for, 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 of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

WHEREAS, the Planning Commission additionally finds that the project will not have significant adverse impacts on the economic vitality of the downtown, based on the fact that commercial storage uses would not have a significant impact on the economic vitality of the downtown; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 03-013 subject to the following conditions:

SITE SPECIFIC CONDITIONS

1. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 03-009 and its exhibits.
2. Approval of this Conditional Use Permit shall run concurrently with the Planned Development approval, and shall expire under the same conditions of that entitlement (2 years, with additional one year time extension increments permitted to be considered). However, once the project/site development is complete, the CUP will run indefinitely (in accordance with the provisions of the City's Zoning Ordinance).
3. All on-site operations shall be in conformance with the City's performance standards contained in Section 21.21.040 (General Performance Standards Applicable to All Uses) of the City's Zoning Ordinance.
4. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

PASSED AND ADOPTED THIS 9th day of December, 2003 by the following roll call vote:

AYES: Flynn, Warnke, Ferravanti, Johnson, Steinbeck, Kemper
NOES: None
ABSENT: Calloway
ABSTAIN: None

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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