

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 02-014,
TENTATIVE TRACT 2504 & CUP 02-025 (BASTIDE VILLAGE -
COP)
DATE: JANUARY 23, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of PD 02-014, Tract 2504 and Conditional Use Permit 02-025.

- Facts:
1. The project is located on the northeast corner of Buena Vista Dr. and Experimental Station Road (see attached location map).
 2. The Bastide Village is designed as 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.
 3. The main resort complex would be surrounded by 17 single-family residential parcels on half acre and one-acre sites (with a minimum lot size of 20,000 square feet).
 4. A request for a time extension was filed before the December 10, 2006 deadline, automatically extending the entitlement for the project for 60 days.

Analysis
and
Conclusion:

Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2002 that would impact the prior approvals of this project or the conditions that were imposed with it.

Policy
Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

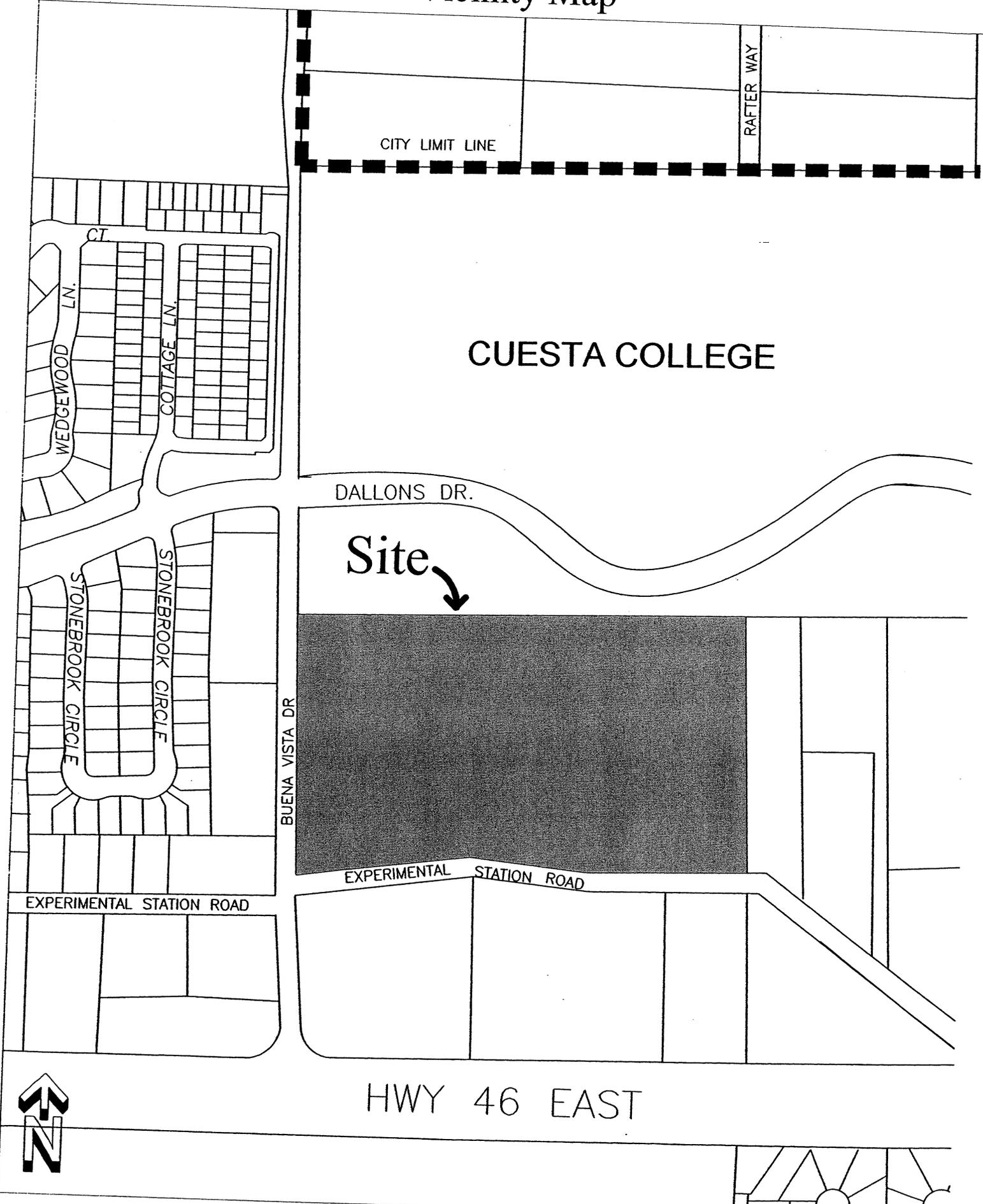
- a. Adopt a resolution granting a one-year time extension for PD 02-014, Tract 2504 & CUP 02-025;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Letter from applicant requesting a time extension
3. Draft Resolution granting a one year time extension
4. Mail and Newspaper Affidavits

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Bastide Village Vicinity Map





December 4, 2006

Paso Robles

DEC 06 2006

Planning Division

Mr. Ronald Whisenand
City of Paso Robles
1000 Spring Street
Paso Robles, CA. 93446

Subject: Time Extension for Provence Village

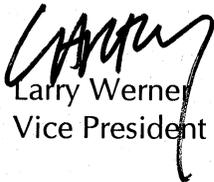
Dear Mr. Whisenand:

We respectfully request that the existing Development Plan, Conditional Use Permit, and Tentative Map for the Provence Village be extended for an additional year.

Please find the enclosed application and check for your use.

We look forward to moving ahead and would appreciate your support in the time extension.

Respectfully yours,


Larry Werner
Vice President

RLW/jms
Enclosure

RESOLUTION NO: 07-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 02-014, CONDITIONAL USE PERMIT 02-025
& TRACT 2504 FOR THE BASTIDE VILLAGE PROJECT
(BUENA VISTA PLACE LLC)
APN: 025-391-014

WHEREAS, a time extension request for Planned Development 02-014, Conditional Use Permit 02-025 & Tract 2504 has been filed by North Coast Engineering on behalf of Buena Vista LLC; and

WHEREAS, the Bastide Project is a proposal to establish a Master Development Plan for the Bastide Village Project; and

WHEREAS, the Bastide Village Project is designed as 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; and

WHEREAS, the main resort complex is to be surrounded by 17 single-family residential parcels on half acre and one-acre sites (with a minimum lot size of 20,000 square feet); and

WHEREAS, the Bastide Village 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; and

WHEREAS, the project was originally approved by the Planning Commission on December 10, 2002, and scheduled to expire on December 10, 2004; and

WHEREAS, the initial two year entitlement along with two subsequent one-year time extensions approved by the Planning Commission, extended the project entitlements to December 10, 2006; and

WHEREAS, on December 6, 2006, the applicant filed a request for a one year time extension of the subject project automatically extending the entitlements for an additional 60 days, and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 23, 2007 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a one year time extension (as measured from the most current expiration date of December 10, 2006) to PD 02-014 & CUP 02-025 and Tract 2504, subject to the following condition:

1. All conditions adopted within resolutions 02-078, 02-079, 02-080 & 02-081 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 02-014, Conditional Use Permit 02-025 and Tract 2504 shall expire on December 10, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 23rd day of January 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

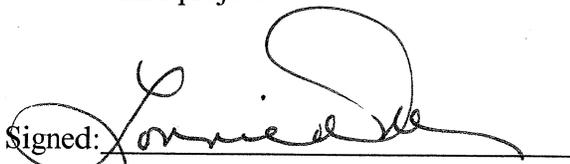
Newspaper: Tribune

Date of Publication: January 10, 2007

Meeting Date: January 23, 2007
(Planning Commission)

Project: Time Extension Planned
Development 02-014, Tract
2504 and Conditional Use
Permit 02-025 (Buena Vista
Place – Bastide Village)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request by North Coast Engineering on behalf of Buena Vista Place, LLC for a one year time extension for Tract 2504, Conditional Use Permit 02-025 and Planned Development 02-014.

The Project is located on the northeast corner of Buena Vista Road and Experimental Station Road. The project consists of the following:

Bastide Village Project is designed as 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. The main resort complex is to be surrounded by 17 single-family residential parcels on half acre and one-acre sites (with a minimum lot size of 20,000 square feet).

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, January 23, 2007, at which time all interested parties may appear and be heard.

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the time extension application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
January 10, 2007

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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for one year time extension for Planned Development PD 02-014 & Conditional Use Permit CUP 02-025 and Tentative Track Map 2504, (Applicant: Buena Vista Place, LLC / North Coast Engineering) on this 10th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Talin Shahbazian

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