

RESOLUTION NO.: 03-087

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES
ADOPTING A MITIGATED NEGATIVE DECLARATION AND
A MITIGATION MONITORING PROGRAM
FOR PLANNED DEVELOPMENT 03-009 AND CONDITIONAL USE PERMIT 03-013
LA BELLASERA 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 facilities and amenities, including a 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, an Initial Study was prepared for this project (and is on file in the Community Development Department) which serves as the basis for recommending that a Mitigated Negative Declaration and Mitigation Monitoring Program be approved; and

WHEREAS, Public Notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 9, 2003 to consider the Initial Study prepared for this application, and to accept public testimony on the Planned Development, Conditional Use Permit, and environmental determination therefor, and

WHEREAS, the applicant has entered into a signed Mitigation Agreement with the City of Paso Robles (prior to Planning Commission action on the Mitigated Negative Declaration and

Mitigation Monitoring Program) that establishes obligation on the part of the property owner to mitigate identified environmental effects as set forth therein, most notably with regard to the interim mitigation measures for vehicular traffic related impacts of pending development project applications within the geographic area of the Highway 46 West/Highway 101 Interchange; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project. This finding is based on the signed Mitigation Agreement and the Mitigation Summary Table of the Initial Study, as summarized below.

Topic of Mitigation	Condition #
Aesthetic	5
Traffic and Circulation	9 & 10
Air Quality (Short and Long Term)	11

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Planned Development 03-009 and Conditional Use Permit 03-013 in accordance with the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

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

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

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY