

RESOLUTION NO. 12-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO GRANT TENTATIVE MAP APPROVAL FOR PARCEL MAP PR 12-004
(Ayres Paso Robles, Ltd.)
APN: 025-391-014

WHEREAS, Tentative Parcel Map PR 12-004, has been submitted by Doug Ayres on behalf of Ayres Paso Robles, LTD. to subdivide a 20 acre parcel into three parcels; and

WHEREAS, the Parcel Map has been filed in conjunction with a development plan to establish a 225 room resort hotel that would include a wellness/spa facility, and a wine tasting/retail boutique; and

WHEREAS, the Parcel Map would result in a 1.67 acre parcel that the wine tasting/boutique would be built (Parcel 1), an 18.48 acre parcel where the resort hotel would be built (Parcel 2), and 1.25 acre parcel for the wellness spa facility (Parcel 3); and

WHEREAS, the project is proposed to be located on the 20-acre site at the northeast corner of Buena Vista Drive and Experimental Station Road; and

WHEREAS, a public hearing was conducted by the Planning Commission on June 26, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Development Plan, Conditional Use Permit, General Plan Amendment, Rezone, Specific Plan Amendment, Tentative Parcel Map, and associated Mitigated Negative Declaration; and

WHEREAS, on June 26, 2012, the Planning Commission recommended that the City Council approve the PD 12-001, and CUP 12-003, and associated Mitigated Negative Declaration; and

WHEREAS, a public hearing was conducted by the City Council on July 17, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, rezone and associated Mitigated Negative Declaration; and

WHEREAS, a resolution was adopted by the City Council approving a Mitigated Negative Declaration status for this project, and a Mitigated Negative Declaration was prepared for the proposed Planned Development and Rezone applications in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings as required by Government Code Sections 66474 and 65457:

1. The proposed tentative parcel map is consistent with the adopted General Plan for the City of El Paso de Robles in that it provides for resort type development;
2. As conditioned the design of lots, streets, open space, drainage, sewers, water and other improvements is consistent with the General Plan and Zoning Ordinance;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the land division is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles, does hereby grant tentative map approval for Parcel Map PR 12-004 subject to the following conditions of approval:

STANDARD CONDITIONS:

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit A" of the resolution approving PD 12-001 and Conditional Use Permit 12-003.

SITE SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Tentative Parcel Map
B	Development Plan

3. PR 12-004 would allow the subdivision of the existing 20-acre site into three lots, where Parcel 1 would be 1.67 acres, Parcel 2 would be 18.48 acres, and Parcel 3 would be 1.24 acres. The project approval shall expire on July 17, 2014 unless a time extension request is filed with the Community Development prior to expiration.
4. The development of each parcel shall be consistent with the approved development plan for the Ayres Resort Project, Exhibit B.
5. Prior to or concurrent with the recording of the Parcel Map, a reciprocal parking and access agreement between Parcel 1, 2 and 3 shall be recorded.

PASSED AND ADOPTED THIS 17th day of July, 2012 by the following roll call vote:

AYES: Strong, Hamon, Gilman, Picanco
 NOES:
 ABSTAIN: Steinbeck
 ABSENT:

 Duane Picanco, Mayor

ATTEST:

 Caryn Jackson, Deputy City Clerk

6. The design of the land division and types of improvements proposed are not likely to cause serious public health problems;
7. The design of the land division and the type of improvements proposed will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision;

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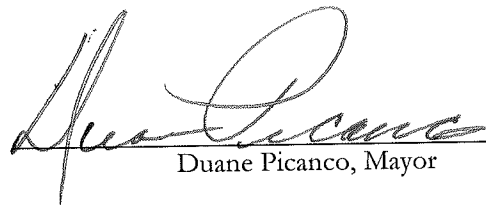
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SITE STATISTICS - OVERVIEW
 TOTAL GROSS AREA 21.48 ACRES
 TOTAL NET AREA 18.24 ACRES
 PROPOSED PARCELS 3

EXISTING ZONING R-2
PROPOSED ZONING R-2
PROPOSED USE COMMERCIAL
PLANNED DEVELOPMENT PD-2
RECORD OWNER NORTH COAST ENGINEERING, INC.
APPLICANT NORTH COAST ENGINEERING, INC.
ENGINEER NORTH COAST ENGINEERING, INC.
APPROVED 08/11/17
DATE 08/11/17
SCALE 1" = 50'

NOTED: OAK TREES PROPOSED FOR REMOVAL

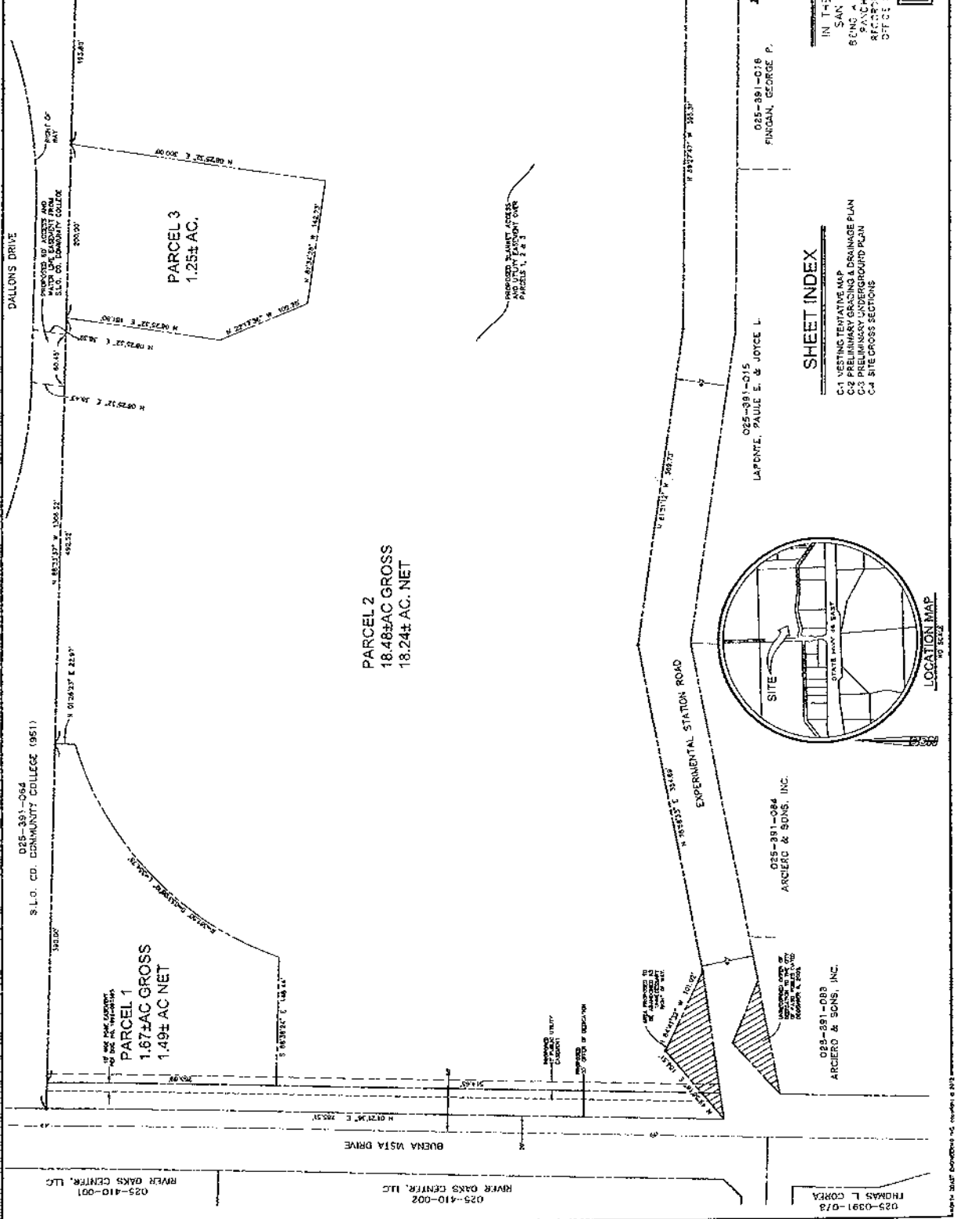
APPROVED
 08/11/17
 MCE
 MCE
 MCE

AYRES RESORT & SPA
TENTATIVE MAP
PR-12-0004

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PORTION OF LOT 11 OF THE PANCHO SANTA YSABEL ACCORDING TO THE MAP RECORDED IN BOOK 1, 27, MAP 1, AT PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF SAO COUNTY

AYRES RESORT & SPA
TENTATIVE MAP
PR-12-0004

SHEET INDEX
 C1 VESTING TENTATIVE MAP
 C2 PRELIMINARY GRADING & DRAINAGE PLAN
 C3 PRELIMINARY UNDERGROUND PLAN
 C4 SITE CROSS SECTIONS

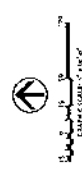
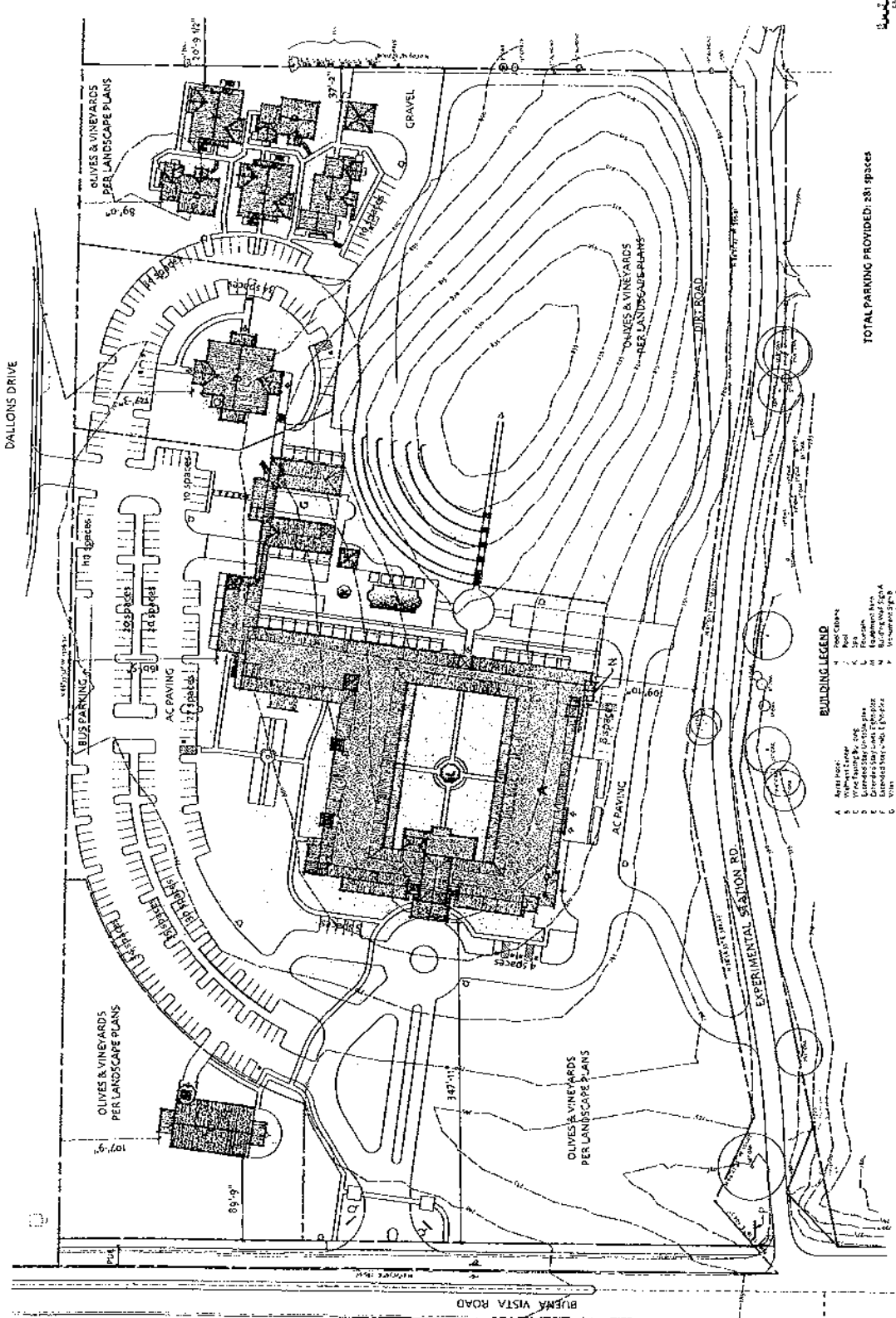


025-0391-073 THOMAS L. COREA
025-410-002 RIVER OAKS CENTER, LLC
025-410-001 RIVER OAKS CENTER, LLC
025-391-064 S.L.O. CD. COMMUNITY COLLEGE (951)
025-391-015 LARONTE, PAUL E. & JOYCE L.
025-391-018 FINGBAM, GEORGE P.
025-391-084 ARCIERO & SONS, INC.
025-391-088 ARCIERO & SONS, INC.

NGE
 NORTH COAST ENGINEERING, INC.
 315 BRISTOL STREET, SUITE A
 COSTA MESA, CA 92626-7923
 (714) 440-1111
 DATE SUBMITTED: 10/26/17

NGE
 NORTH COAST ENGINEERING, INC.
 315 BRISTOL STREET, SUITE A
 COSTA MESA, CA 92626-7923
 (714) 440-1111
 DATE SUBMITTED: 10/26/17

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- BUILDING LEGEND**
- A. Main Hotel
 - B. West Tower
 - C. West Tower, Deck
 - D. Grandstand
 - E. Grandstand, Deck
 - F. Grandstand, Deck, Terrace
 - G. Grandstand, Deck, Terrace, Pool
 - H. Grandstand, Deck, Terrace, Pool, Spa
 - I. Grandstand, Deck, Terrace, Pool, Spa, Restaurant
 - J. Grandstand, Deck, Terrace, Pool, Spa, Restaurant, Bar
 - K. Spa
 - L. Restaurant
 - M. Equipment Area
 - N. Building Footing
 - O. Retention Wall
 - P. Retention Wall, Deck
 - Q. Retention Wall, Deck, Pool
 - R. Retention Wall, Deck, Pool, Spa
 - S. Retention Wall, Deck, Pool, Spa, Restaurant
 - T. Retention Wall, Deck, Pool, Spa, Restaurant, Bar

TOTAL PARKING PROVIDED: 231 spaces

 <p>Steven Puglisi ARCHITECTURE 1450 W. 10th Street Paso Robles, CA 92571 TEL: 805.335.1829</p>	<p>AYRES RESORT & SPA AN AYRES HOTEL Buena Vista Road Paso Robles, California</p>	<p>SHEET # P1.0</p>
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