

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION - PLANNED DEVELOPMENT 94003 & CONDITIONAL USE PERMIT 94005 (THE LINKS GOLF COURSE)

DATE: AUGUST 25, 2015

Needs: For the Planning Commission to consider a request from Tom Erskine on behalf of Vino Vista LLC, requesting that the entitlements for the Links Course be extended and that the requirement to complete Phase 3 and 4 improvements be continued for one year.

Facts: 1. The Links Course is located at 5151 Jardine Road, See Vicinity Map, Attachment 1. APNs: 025-422-(021-024), 025-443-(002-023), 025-444-(010-014).

2. On October 10, 1994, the Planning Commission adopted Resolutions 94-036 & 94-037 approving PD 94003 & CUP 94005, which authorized the construction of an 18-hole golf course with driving range, clubhouse with pro-shop and coffee shop, maintenance building, cart storage building and mid-course restrooms (see Attachments, 3 & 4). Condition No. 40 of Res. 94-036 outlines the project Phasing. Phases 1&2 have been completed; they consist of the improvements and amenities that are currently in place and in operation since the opening of the Links Course in 1996. Phases 3 & 4 have never been completed, and consist of the following:

Phase 3: construction of the permanent maintenance building, cart barn and on-course rest rooms.

Phase 4: construction of the permanent clubhouse, installation of the entry wall/gate and landscaping treatments and undergrounding of existing overhead utilities. The overhead utility lines extend from Jardine Road to the west through the site to the vineyard property on the west boundary.

3. In the 2007 the City approved PD 06-021 & Tentative Tract Map 2716 for a 154,340 square foot industrial complex and 39-lot map in conjunction with the Links Course project (Vista del Hombre). These entitlements remain in place and are not subject to this time extension.

4. Since 1994 the Planning Commission has allowed deferral of the requirement to comply with Phase 3 and 4 improvements, with the most recent deferral on June 25, 2013, where the Commission approved Resolution 13-009 approving a two-year time extension, with the expiration date of May 11, 2015 (see attachment 5).

5. Prior to the May 11th deadline Tom Erskine submitted a request for a one year time extension (see Attachment 2).

Analysis
and

Conclusions: As indicated in the letter from Tom Erskine, permits have been issued and work is taking place to finalize the three existing buildings located on site. The three buildings will be used to satisfy the requirement for the permanent maintenance building, cart barn and clubhouse (Condition No. 40). The applicant's letter does not indicate the timing of the completion of utility undergrounding, on-site restrooms, or entry gate feature. These improvements would be required to also be completed within the 1-year time extension period, unless the Commission approves these improvements for a separate time period.

New Ownership: Vino Vista LLC, is the new owner of the Links Course. They are in the process of completed the buildings that have been sitting unfinished for several years. The intent is to finish the buildings and continue improving the golf course.

Future RV Resort Project: Vino Vista, LLC has indicated that they will be submitting a development plan in the near future for an RV Resort project that would be incorporated into the golf course. The City's review of the RV Resort project will require the processing of a development plan and conditional use permit via a public hearing by the Planning Commission. Property owners within 300-feet of the Links Course would be notified of the hearing.

Planting Grape Vines: Vino Vista, LLC is in the process of planting grape vines in areas of the golf course that used to be irrigated fairways. The planting of irrigated crops does not require permits of review by the City. The applicants have indicated that the water use for irrigating the grape vines will be less that the water used for the previous golf course fairway areas.

Two years ago when there was a request for a time extension for the Links Course, the ownership of the course was in question, and it was not known how long the course could remain in operation. Now, since there is new local ownership and improvements are in the process of being completed, it would seem that the approval of the 1-year time extension would allow an adequate amount of time for the owners to complete the conditions of approval and come into compliance with CUP 94-005 and PD 94-003.

Policy

Reference: City of Paso Robles Zoning Code and Land Use Element of the General Plan, Economic Strategy.

Fiscal

Impact: None

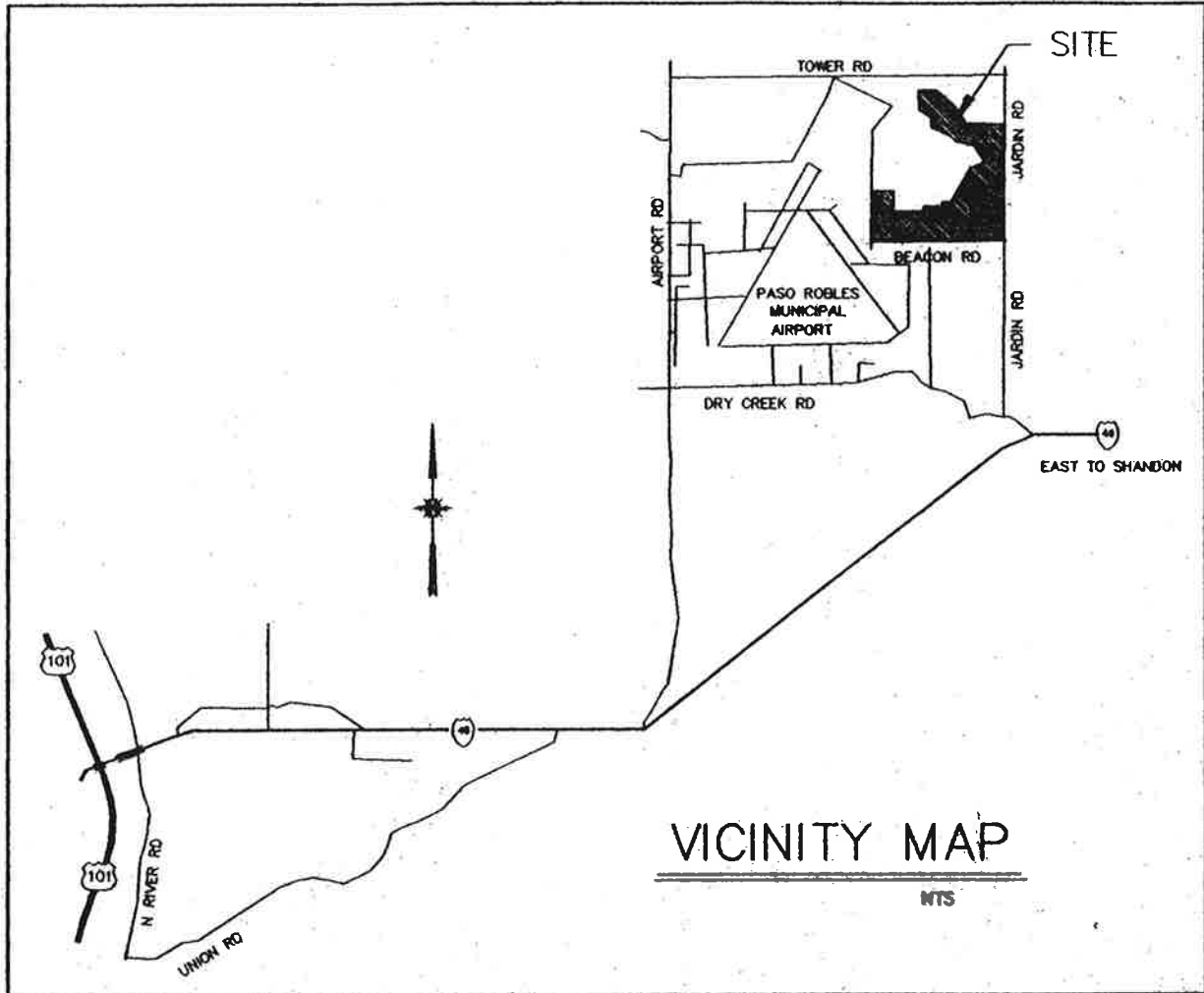
Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a. Adopt the attached Resolution allowing a 1-year time extension to continue operation of the Links Course and require that Phase 3 & 4 improvements be completed to the satisfaction of the City by May 11, 2016.
- b. Amend, modify or alter the above noted options.

Attachments:

1. Vicinity Map
2. Applicant's Letter requesting Time Extension
3. Resolution 94-036
4. Resolution 94-037
5. Resolution 13-009, 2013 Time Extension
6. Draft Resolution approving 1-year extension of PD 94003 & CUP 94005
7. Newspaper notice and mail affidavits

H:/Darren/time ext/ Links/2015 Review



Attachment 1
Vicinity Map
CUP 94-005 & PD 94-037 Time Ext.
(Links Course)

VINO VISTA LLC
DbA: Links Course at Paso Robles
POST OFFICE BOX 510
PASO ROBLES, CA 93447
Phone: 805-239-5150

May 11, 2015

Darren Nash
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Extension Request to Resolution No. 13-009
5151 Jardine Road, Paso Robles

Dear Darren:

We would like to request an extension of time to May 11, 2016, for the above captioned Resolution of PD 94003 & CUP 94005.

At the current time, we have pulled the permits to complete the necessary inspections to Final the three existing buildings on the property. Upon completion, we will be pulling the permits to complete the interior renovations necessary to move the Pro Shop to these buildings.

We look forward to completing this project.

Sincerely,



Tom Erskine
Managing Member
Vino Vista LLC

RESOLUTION NO. 94-036

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE PLANNED DEVELOPMENT 94003
(COASTAL GOLF COMPANY/ERIC TARR)
APN: 25-441-13, 15-23, 29-30, 39

WHEREAS, Planned Development 94003 has been filed by Coastal Golf Company to construct and 18-hole golf course with driving range, a clubhouse with pro-shop and coffee shop (approximately 3500 square feet), a maintenance building (approximately 6000 square feet), and a cart storage building (approximately 8100 square feet) and mid-course restrooms on 210 acres, located at the northwest corner of Beacon and Jardine Roads, and

WHEREAS, in conjunction with Planned Development 94003, the applicant has filed Conditional Use Permit 94005, and

WHEREAS, Section 21.16A.050 of the Municipal Code requires adoption of a development plan in conjunction with the development of any property within a Planned Development Overlay District, and

WHEREAS, an Expanded Initial Study was prepared for this project (See Expanded Initial Study - Exhibit A), and

WHEREAS, as part of the Expanded Initial Study, a traffic study and hydrology study were prepared for the project, and

WHEREAS, the proposed project is at the downstream end of a watershed that encompasses over 1000 acres, and

WHEREAS, the areas east of Jardine Road and south of Beacon Road, adjacent to the proposed golf course, have historically been subject to flooding because of a large watershed and topographic circumstances, and

WHEREAS, the flooding has been exacerbated over the years by development in the County of elevated roads and single family residences without properly designed drainage facilities, and

WHEREAS, with the annexation of Beacon and Jardine Roads, the City has inherited these drainage problems created by development in the County of San Luis Obispo, and

WHEREAS, development of the proposed golf course would not impact the upstream properties so long as the project does not hinder the existing potential volume of storm water from flowing through the golf course site, and

Attachment 3

Res. 94-036 - PD

CUP 94-005 & PD 94-037 Time Ext.

Agenda Item No. 3 (Link to Course)

WHEREAS, the proposed mitigation measures (conditions 34-37) for creating on-site drainage channels to accommodate the 100 year flow and the removal of all debris from existing culverts would improve, but not eliminate, the existing up-stream, off-site drainage problems, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 10, 1994, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan, and

WHEREAS, based upon the facts and analysis presented in the staff reports, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations) as follows:
 - a. The granting of this permit will not adversely affect the policies, spirit and intent on the general plan, applicable specific plans, the zoning code, policies and plans of the City;
 - b. The proposed project is designed to be sensitive to, and blend in with, the character of the site and surrounding area;
 - c. The proposed project's design and density of developed portion of the site is compatible with surrounding development and does not create a disharmonious or disruptive element to the surrounding area;
 - d. The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso De Robles, does hereby approve Planned Development 94003 subject to the following conditions:

ENGINEERING DIVISION STANDARD CONDITIONS:

1. The applicant shall pay for the following fees prior to final project approval: Plan Checking, Inspection and Permit.
2. All improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for approval. The improvements shall be designed and placed to City of Paso Robles Standards and Specifications.

3. A Preliminary Soils Report shall be prepared for the property to determine the presence of expansive soils or other soils problems and shall make recommendations regarding grading of the proposed site. A final soils report shall be submitted to the City prior to the final inspection and shall certify that all grading was inspected and approved, and that all work has been done in accordance with the plans, preliminary report, and Chapter 70 of the Uniform Building Code.
4. The applicant shall install all utilities (sewer, water, gas, electricity, cable TV, and telephone) underground.
5. Building permits shall not be issued until the water system has been completed and approved, and a based access road installed sufficient to support the City's fire trucks.
6. All underground construction shall be completed and approved by the City and the public utility companies, and the subgrade shall be scarified and compacted before paving the streets.
7. Any utility trenching in existing streets shall be overlaid to restore a smooth riding surface as required by the City Engineer. Boring and jacking instead of trenching may be required on newly constructed or heavily traveled City streets.
8. A complete grading and drainage plan by a civil engineer shall be included with the improvement plans. Drainage calculations shall be submitted, with provisions made for on-site retention if adequate disposal facilities are not available.
9. The proposed structures and grading shall not encroach into the 100-year floodway as specified in Municipal Code Chapter 21.14 "Flood Damage Prevention Regulations".
10. All top soil removed shall be stockpiled and evenly distributed over the slopes and lots upon completion of rough grading to support hydroseeding and landscaping. All slope areas shall be protected by hydroseeding or landscaping.
11. Any grading during the rainy season will require the approval of a construction zone drainage and erosion control plan to prevent damage to adjacent property.
12. No buildings will be occupied until all public improvements have been completed and approved by the City Engineer, and accepted by the City Council for maintenance.
13. Any construction within an existing street shall require a traffic control plan. The plan shall include any necessary detours, flagging, signing, or road closures requested.
14. The applicant shall install all street name, traffic signs and traffic striping.

15. A Mylar copy and a blueline print of as-builts improvement plans, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection.
16. When retaining walls are shown on the grading plan, all such walls shall be completed before approval of the rough grade, and prior to issuance of any building permits, unless waived by the Building Official and the City Engineer.

COMMUNITY DEVELOPMENT STANDARD CONDITIONS:

17. The site shall be developed and maintained in accordance with the approved plans unless specifically provided through the Planned Development process shall not waive compliance with any sections of the Zoning Code and all other applicable City Ordinances.
18. Occupancy of the facility shall not commence until such time all Uniform Building Code and State Fire Marshall's regulations have been complied with. The building shall be inspected for compliance by the appropriate department prior to occupancy.
19. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed to the satisfaction of the Community Development Director or his designee.
20. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits, or prior to final map approval in case of custom lot subdivision, or the approved use has commenced, whichever comes first.
21. All ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices, etc., shall be screened from public view through the use through the use of decorative walls and/or landscaping to the satisfaction of the Community Development Director or his designee.
22. All roof-mounted appurtenances shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee.
23. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
24. All trash enclosures shall be constructed of decorative masonry block compatible with the main building. Gates shall

be view obscuring and constructed of durable materials such as painted metal or chain link with plastic slatting.

25. All lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and subject to the approval by the Community Development Department.
26. The site shall be kept in a neat manner at all times, and landscaping shall be continuously maintained in a healthy and thriving condition.
27. All landscaping shall be installed with automatic irrigation systems (does not include native landscaping).
28. All masonry walls and exposed retaining walls shall be constructed of decorative masonry block.
29. All paved parking areas shall be separated from landscaping by a six-inch concrete curb.
30. All on-site operations shall comply with the general performance standards for all uses required by Municipal Code Section 21.21.040.
31. All proposed signs shall be reviewed and approved by the Development Review Committee, prior to installation.

ENGINEERING SITE SPECIFIC CONDITIONS:

32. Applicant shall dedicate seven (7) feet of right-of-way along Jardine Road project frontage and fourteen (14) feet of right-of-way along Beacon Road project frontage.
33. Applicant shall dedicate a 100 foot wide right-of-way for a future arterial north of Beacon Road approximately 2600 feet west of Jardine.
34. Applicant shall improve existing drainage ways on the proposed golf course as part of Phase 1 development. Further, the applicant shall submit drainage calculations to the proposed drainage ways to insure that these proposed channels shall contain the 100 year storm or that the 100 year storm will be contained within the golf course property without impacting the upstream properties. The City Engineer shall review and approve these drainage calculations.
35. Applicant shall clean all existing culverts in Jardine and Beacon and shall remove all vegetation and/or debris to allow water to flow through these existing pipes. This shall be completed as part of Phase 1 development.

36. Applicant shall install drainage structures in Jardine Road to convey the 100 year storm water flow without inundating the road as part of Phase 2 development.
37. Applicant shall sign a drainage acceptance agreement acknowledging that the golf course will be receiving storm water flow and that they will not block the 100 year flow from passing through their property. Said agreement shall be in a form approved by the City Engineer.
38. As part of Phase 2 development, Jardine Road shall be improved for one-half pavement plus 12 feet to a modified rural collector standard. In addition, the existing utility pole on the east side of Jardine Road (which connects to the existing on-site utility poles) shall be undergrounded.
39. Applicant must obtain approval from the City Council and/or the California Regional Water Quality Control Board, as necessary, in the use of a private septic tank.

COMMUNITY DEVELOPMENT DEPARTMENT SITE SPECIFIC CONDITIONS:

40. This Planned Development authorizes the construction of an 18-hole golf course with driving range, clubhouse with pro-shop and coffee shop, maintenance building, cart storage building and mid-course restrooms. The project shall be constructed in four (4) phases as follows:

Phase 1 - Improve existing on-site drainage swales, remove and clean debris from existing culverts under Beacon and Jardine Roads and seed the area with rye grass for dust and erosion control.

Phase 2 - Grade and construct the 18-hole golf course, driving range, parking lot, entry road, temporary clubhouse (approximately 1500 square feet), temporary maintenance tent and temporary restrooms on the course.

Phase 3 - Construct permanent maintenance building, cart barn and on-course restrooms.

Phase 4 - Construct permanent clubhouse and underground existing on-site overhead utilities. In order to insure that undergrounding of utilities is completed, Phase 4 shall be completed by October 10, 1999 or prior to occupancy of Phase 4 (permanent clubhouse building), whichever occurs first.

41. Approval of Planned Development 94003 is valid for two years from the date of approval and shall expire on October 10, 1996 unless a time extension request is filed with the Community Development Department prior to expiration.

42. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A1-A2 B1-B4	Site Plan/Preliminary Grading Plan Building Elevations

43. All conditions contained in the resolutions granting approval to Conditional Use Permit 94005 shall be complied with in a manner acceptable to the City of Paso Robles.
44. The phasing of the project shall either comply with the approved phasing plan (As indicated in the Revised Applicant's Statement) or the applicant may in the future submit phasing revisions which shall be subject to City staff review. Staff determination on the appropriateness of the phasing revisions shall be based on the ability for that particular phase to "stand alone" and/or contribute as necessary to orderly development of this project and the surrounding area.
45. The applicant shall record avigation easements (easements which grant the right of air travel above the property) prior to occupancy, in a form to be approved by the City Attorney.
46. The property owner(s) shall agree, in a form acceptable by the City Attorney, to pay all future Airport Specific Plan fees as adopted by the City Council, in effect at the time as building permits are issued.
47. This site shall comply with all future policies and regulations of the Airport Specific Plan as adopted by the City Council in effect at the time a building permit is issued.
48. A detailed site, grading and landscape plan (as applicable) shall be submitted for each phase to the Development Review Committee (DRC) for review and approval, prior to issuance of a grading/building permit for that phase. Phase 2 shall include the landscaping for the parking lot, entrance to the site and areas adjacent to buildings.
49. The parking lot shall be developed with a minimum of 130 parking spaces.
50. A material board and color samples shall be submitted to the Development Review Committee for review and approval prior to the issuance of building permits.

FIRE DEPARTMENT SITE SPECIFIC CONDITIONS:

51. Prior to issuance of building permits, the Fire Department shall require a Fire Protection Plan for the proposed development. The Plan shall indicate the location of all on-site hydrants, size and location of water storage tank(s) and any pumps and other appurtenances that will be a part of the system.
52. Fire protection shall be in place prior to any combustible construction materials being placed on-site.
53. The Fire Protection Plan shall comply with the 1991 Uniform Fire Code and the National Fire Protection Association Codes and Standards for private fire protection systems.
54. All fire access roads shall comply with the 1991 Uniform Fire Code as amended by Municipal Code Section 17.04.030.

PASSED AND ADOPTED THIS 10th day of October, 1994, by the following Roll Call Vote:

AYES: BANAKIS, CRAWFORD, JOHNSON, FERRAVANTI, DAKIN

NOES: NONE

ABSENT: WARNKE, NEMETH



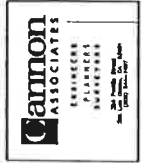
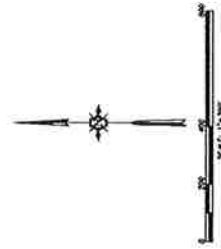
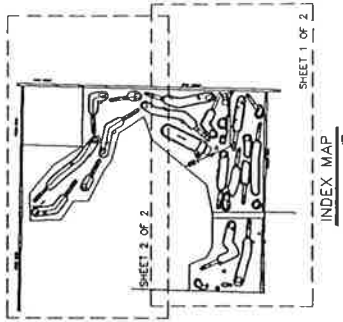
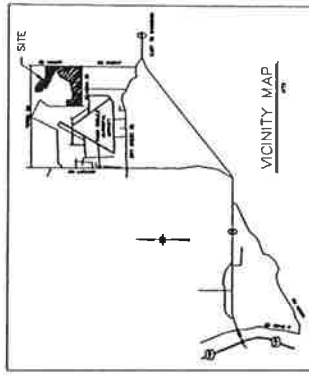
CHAIRMAN PETE DAKIN

ATTEST:

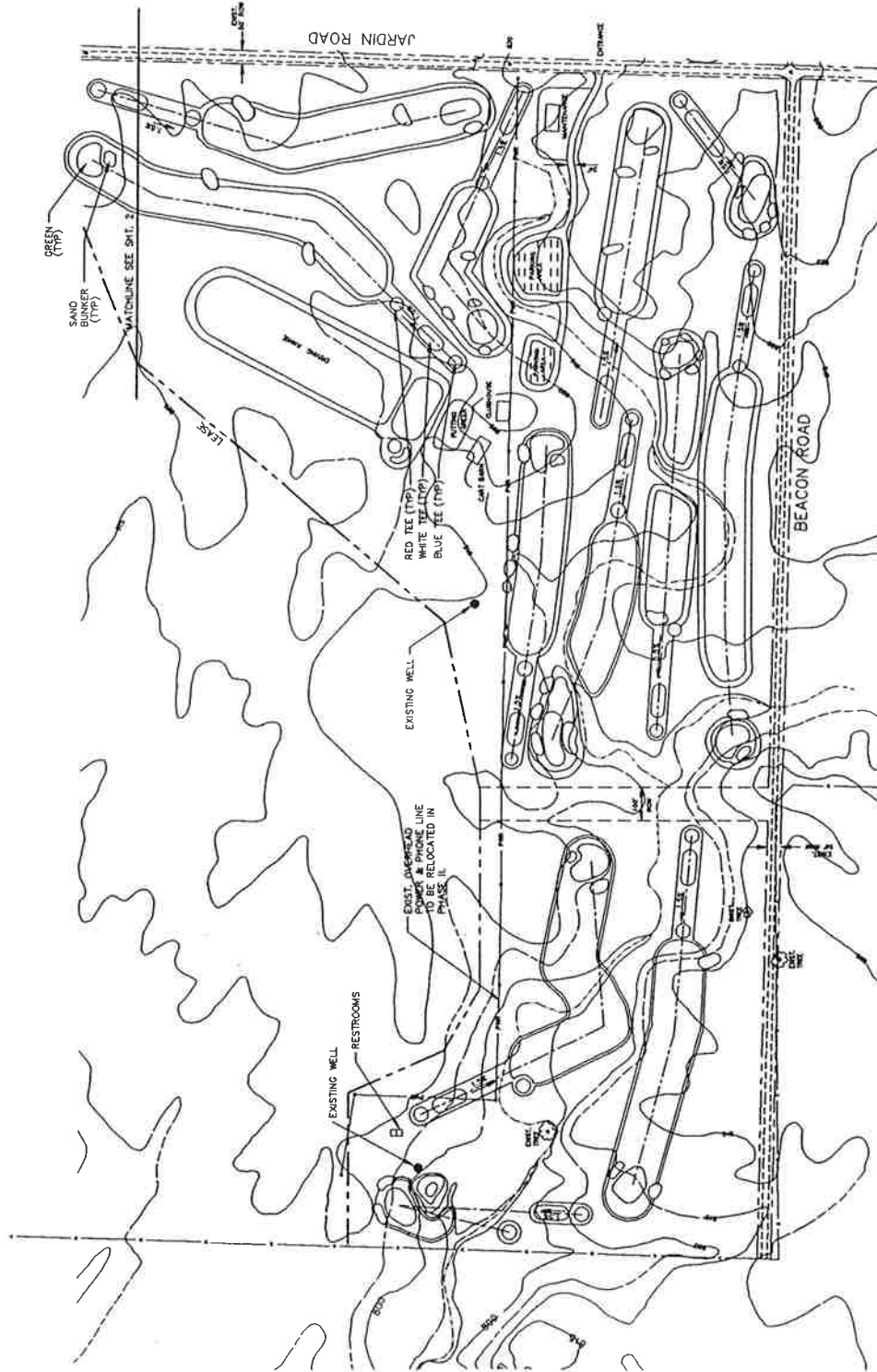


ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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SITE PLAN/PRELIMINARY GRADING PLAN
PASO ROBLES GOLF LINKS



PHASING SCHEDULE

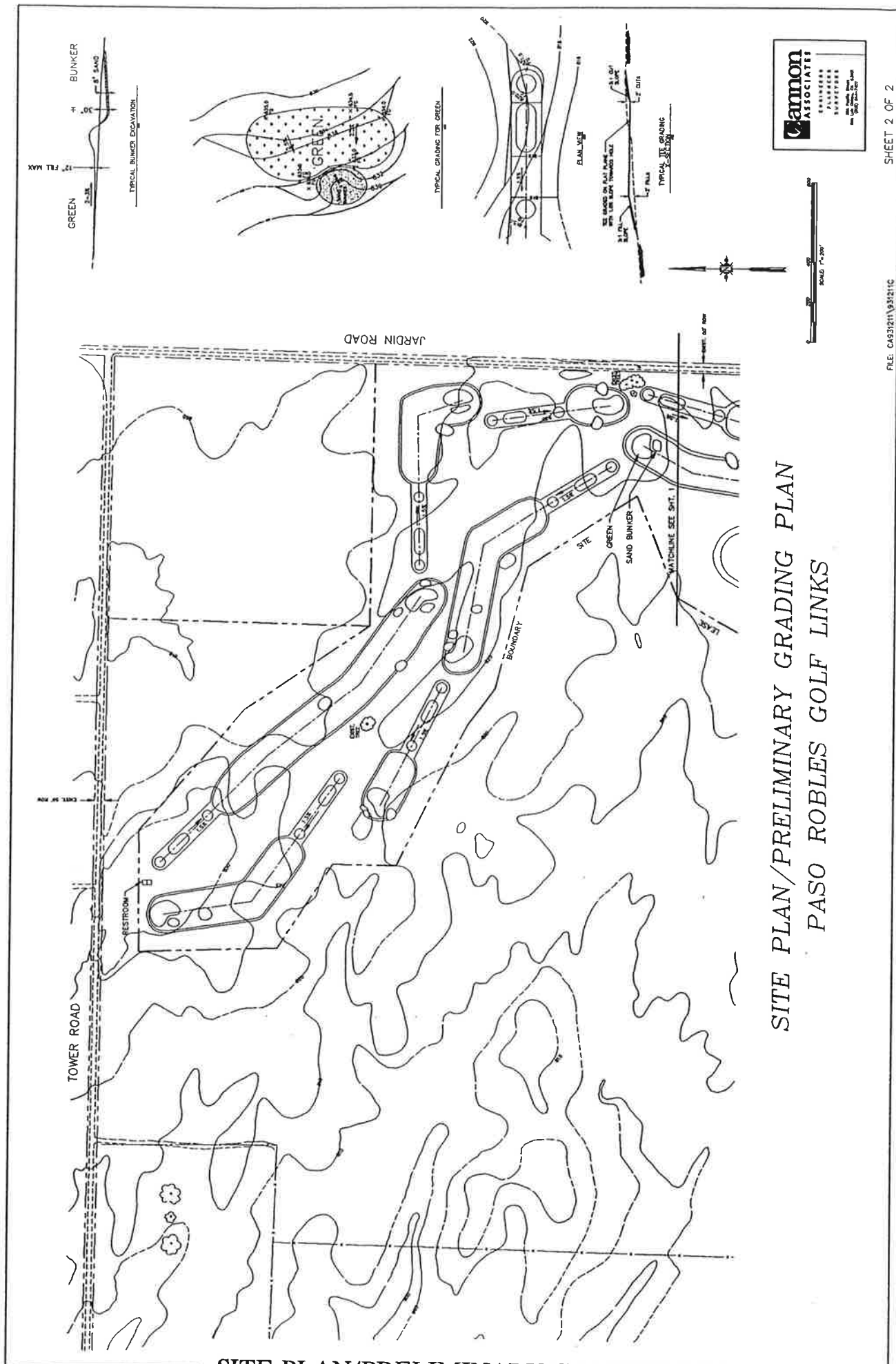
PHASE 1: (IMMEDIATELY FOLLOWING DEVELOPMENT PLAN APPROVAL) IMPROVE EXISTING SMALL USTIA "PARK" PAVED PARKING AREA AND RELOCATE EXISTING RYE GRASS FOR DUST AND EROSION CONTROL.

PHASE 2: (YEAR 1) CONSTRUCTION OF 18 HOLES, THE DRIVING RANGE, PRACTICE PUTTING GREEN, PARKING LOT, ENTRY ROAD AND TEMPORARY CLUB HOUSE BUILDING. 2000 SF OF BATHROOMS LOCATED ON THE COURSE WILL BE CONSTRUCTED IMMEDIATELY ADJACENT TO THEM. THE MAINTENANCE EQUIPMENT WILL BE HOUSED IN A TENT (APPROXIMATELY 40'x50') SIMILAR TO THAT USED AT PGA TOUR EVENTS.

PHASE 3: (YEARS 2 AND 3) WILL BE CONSTRUCTION OF A PERMANENT MAINTENANCE BUILDING, CART BARN AND MID-COURSE BATHROOMS.

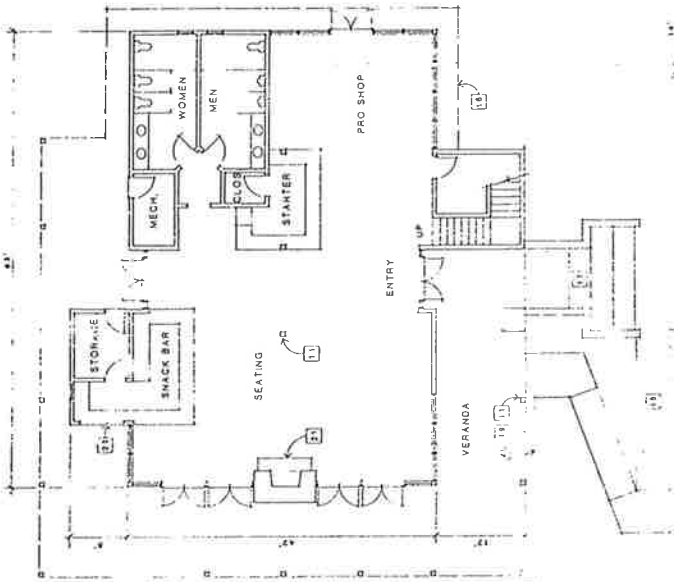
PHASE 4: (YEARS 4 AND 5) WILL BE THE CONSTRUCTION OF A PERMANENT CLUB-HOUSE AND PERIMETER FENCE.

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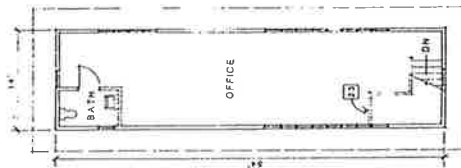


SITE PLAN/PRELIMINARY GRADING PLAN
PASO ROBLES GOLF LINKS

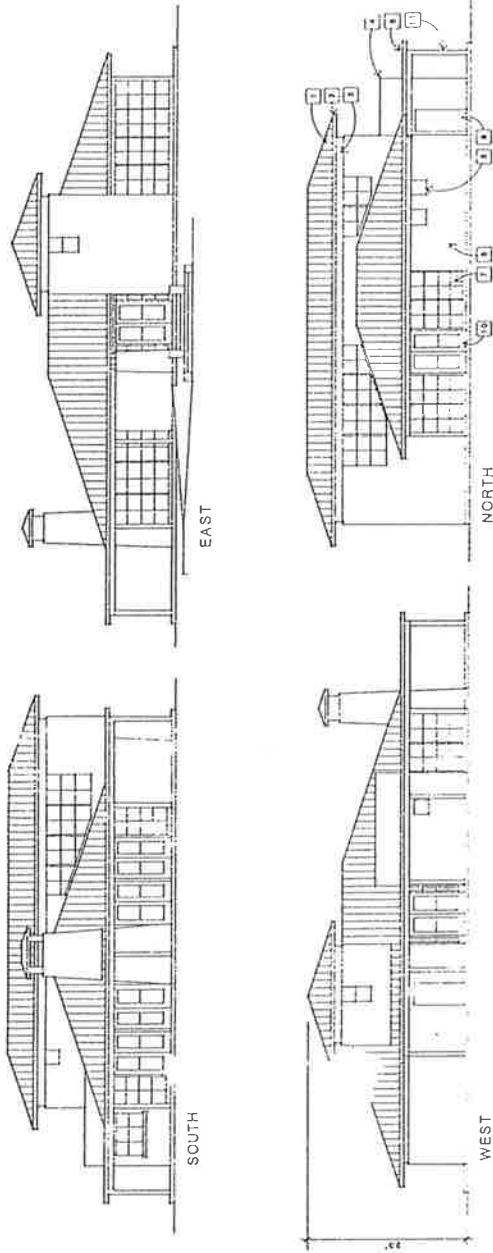




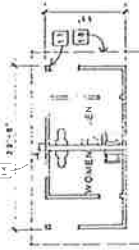
CLUBHOUSE FIRST FLOOR PLAN
1/8"=1'-0"



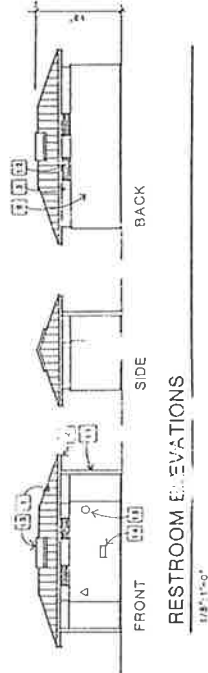
CLUBHOUSE SECOND FLOOR PLAN
1/8"=1'-0"



CLUBHOUSE ELEVATIONS
1/8"=1'-0"



RESTROOM PLAN
1/8"=1'-0"



RESTROOM ELEVATIONS
1/8"=1'-0"

CLUBHOUSE, RESTROOM KEYNOTES

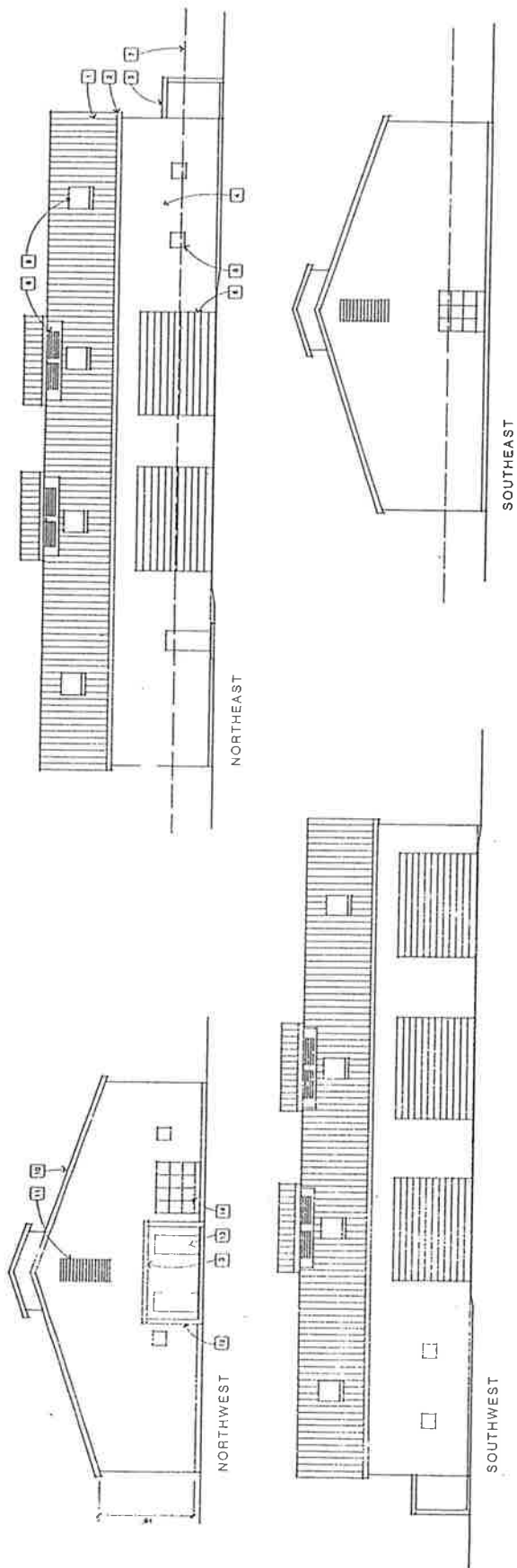
1. Clubhouse entrance
2. Clubhouse entrance
3. Paved parking lot to access golf clubhouse entrance
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12. Paved parking lot to access golf clubhouse entrance
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14. Paved parking lot to access golf clubhouse entrance
15. ADA compliant restroom sign
16. Line of roof eave/sloping down
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82. Line of roof eave/sloping down
83. Line of roof eave/sloping down
84. Line of roof eave/sloping down
85. Line of roof eave/sloping down
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95. Line of roof eave/sloping down
96. Line of roof eave/sloping down
97. Line of roof eave/sloping down
98. Line of roof eave/sloping down
99. Line of roof eave/sloping down
100. Line of roof eave/sloping down

STRUCTURES FOR
PASO ROBLES
GOLF LINKS

The Architectural
Office of
ARCHITECTURE PARTNERS LLP

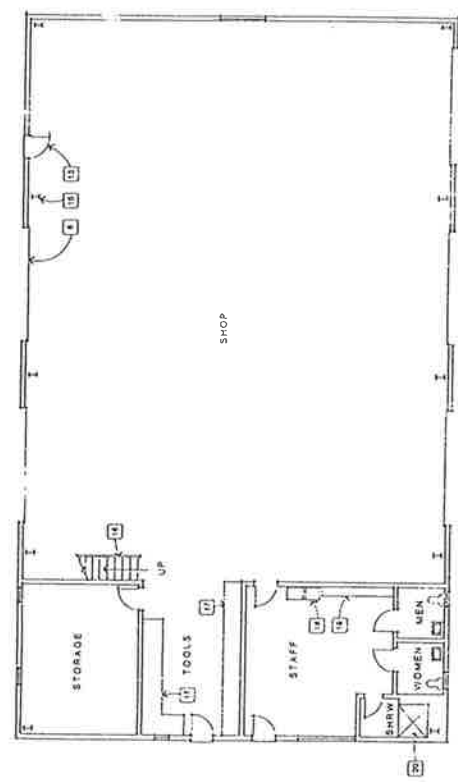
SHEET 1 OF 4

BUILDING ELEVATIONS B-1



MAINTENANCE / EQUIPMENT BUILDING ELEVATIONS

1/8" = 1'-0"



MAINTENANCE / EQUIPMENT BUILDING PLAN

1/8" = 1'-0"

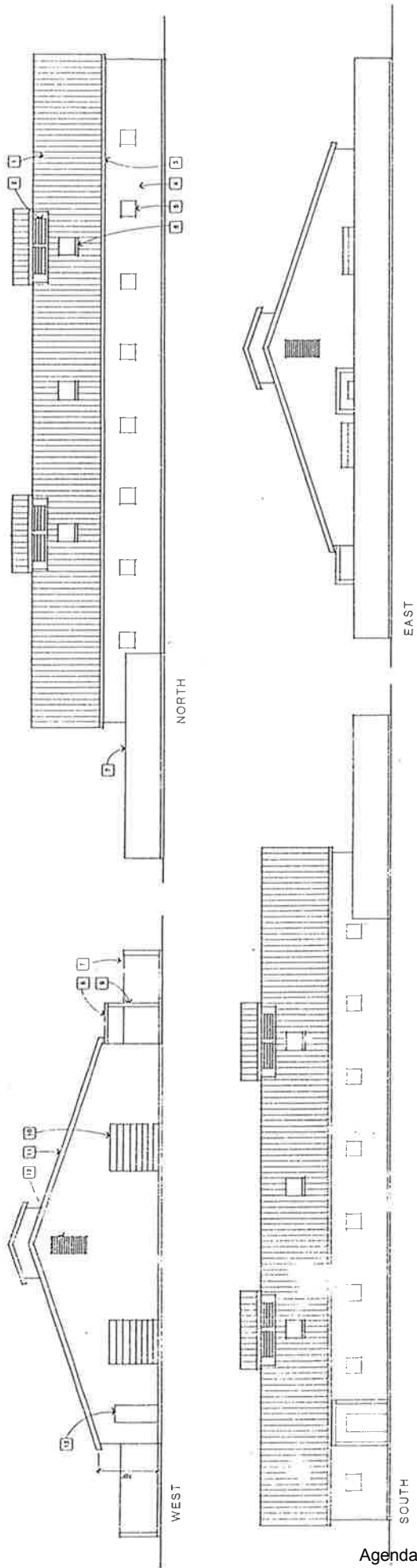
MAINTENANCE/EQUIPMENT BUILDING KEYNOTES

1. Prefinished metal roofing
2. Prefinished metal gutters
3. Prefinished metal downspouts
4. Smooth steel crosswall panels
5. Prefinished aluminum double doors
6. Prefinished aluminum double doors - 16 ft. x 12 ft.
7. Prefinished aluminum double doors - 10 ft. x 12 ft.
8. Large aluminum double doors and screening housing from entry drive
9. 3' x 5' storm door
10. Prefinished aluminum vinyl louvers
11. Prefinished aluminum vinyl louvers
12. Prefinished aluminum vinyl louvers
13. Prefinished aluminum vinyl louvers
14. Prefinished aluminum vinyl louvers
15. Prefinished aluminum vinyl louvers - base and operable
16. Prefinished aluminum vinyl louvers - base and operable
17. Prefinished aluminum vinyl louvers - base and operable
18. Prefinished aluminum vinyl louvers - base and operable
19. Prefinished aluminum vinyl louvers - base and operable
20. Accessible premanufactured shower unit

STRUCTURES FOR
PASO ROBLES
GOLF LINKS

The Architects
ARCADIA CONSULTING ARCHITECTS

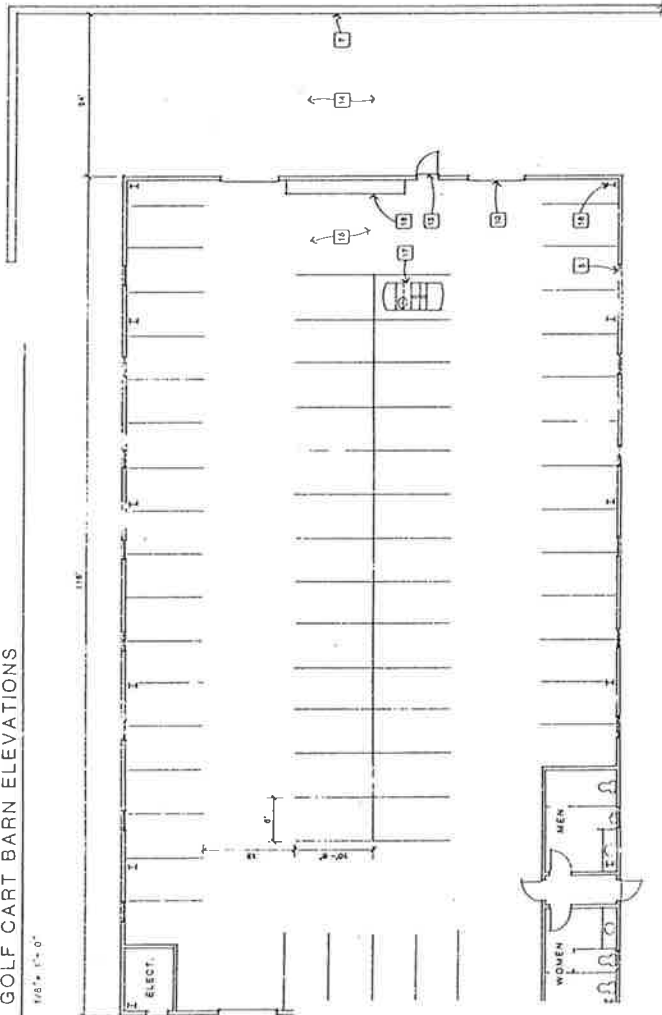
SHEET 2 OF 4



GOLF CART BARN ELEVATIONS

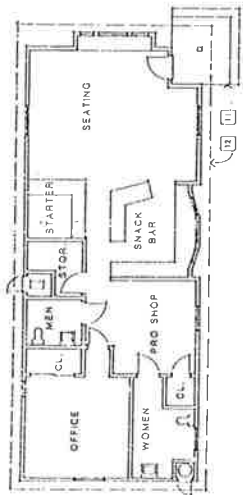
1/8" = 1'-0"

- GOLF CART BARN KEYNOTES**
1. Prefinished metal studs
 2. Prefinished metal wall sheathing
 3. Prefinished metal roof sheathing
 4. Prefinished metal roof purlins
 5. Prefinished metal roof trusses
 6. 3 X 8 acrylic skylight
 7. High pressure concrete deck, sloped wall
 8. 1" x 4" x 8" joist
 9. Prefinished metal roof deck
 10. Prefinished metal roof trim
 11. Prefinished metal roof ridge
 12. Prefinished metal roof eave
 13. Prefinished metal roof gable
 14. Golf cart maintenance and washing area
 15. Shop area
 16. Typical 4" x 8" gird with 2x4 joist overhead
 17. Metal column

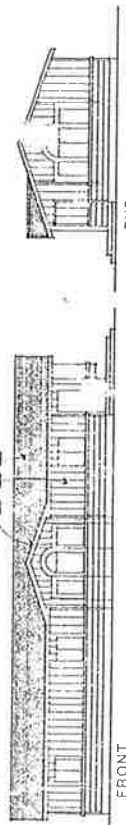


GOLF CART BARN PLAN

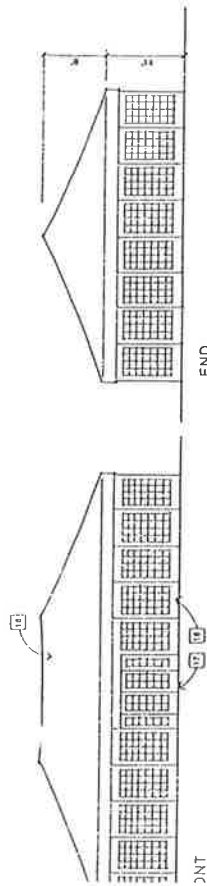
1/8" = 1'-0"



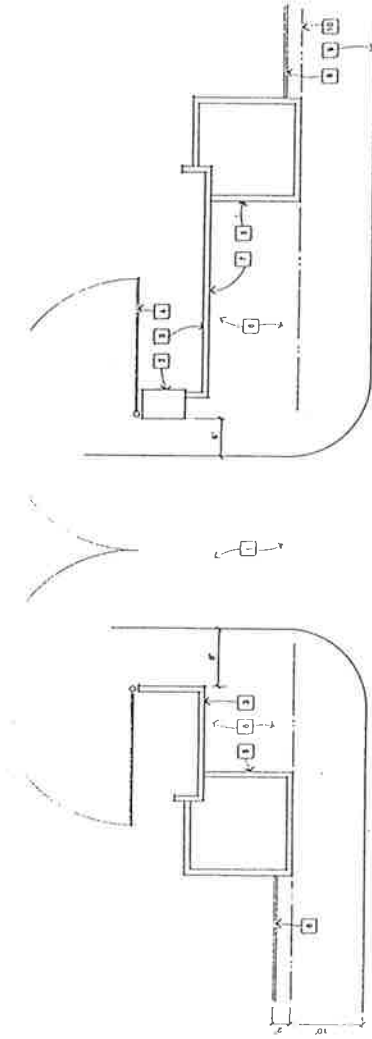
TEMP. CLUBHOUSE PLAN
1/8" = 1'-0"



TEMP. CLUBHOUSE TYPICAL ELEVATIONS
1/8" = 1'-0"

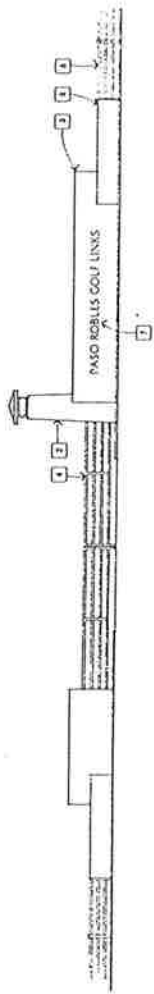


TEMP. MAINTENANCE/EQUIPMENT BUILDING TYPICAL ELEVATIONS
1/8" = 1'-0"



JARDINE ROAD

MAIN ENTRANCE PLAN
1/8" = 1'-0"



MAIN ENTRANCE EAST ELEVATION
1/8" = 1'-0"

ENTRANCE, TEMPORARY BUILDINGS KEYNOTES

1. 4" x 6" grid corners (1/2")
2. 4" x 6" grid corners (1/2")
3. 4" x 6" grid corners (1/2")
4. 4" x 6" grid corners (1/2")
5. 2" high precast concrete block (1/2")
6. 2" high precast concrete block (1/2")
7. 2" high precast concrete block (1/2")
8. 2" high precast concrete block (1/2")
9. Edge of pavement of Jardine Road
10. Edge of pavement of Jardine Road
11. Concrete slab
12. Line of roof framing above
13. Finish wood trim
14. Finish wood trim
15. Finish wood trim
16. Concrete slab
17. Finish wood trim
18. Finish wood trim
19. Finish wood trim
20. Finish wood trim

STRUCTURES FOR
PASO ROBLES
GOLF LINKS



SHEET 4 OF 4

RESOLUTION NO: 94-037

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 94005
(COASTAL GOLF COMPANY/ERIC TARR)
APN: 25-441-13, 15-23, 29-30, 39

WHEREAS, Conditional Use Permit 94005 has been filed by Coastal Golf Company to construct and 18-hole golf course with driving range, a clubhouse with pro-shop and coffee shop (approximately 3500 square feet), a maintenance building (approximately 6000 square feet), and a cart storage building (approximately 8100 square feet) and mid-course restrooms on 210 acres, located at the northwest corner of Beacon and Jardine Roads, and

WHEREAS, in conjunction with Conditional Use Permit 94005, the applicant has filed Planned Development 94003, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 10, 1994, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed conditional use permit, and

WHEREAS, the Planning Commission finds that the proposed use is consistent with the City's General Plan and Zoning Code, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso De Robles does hereby approve Conditional Use Permit 94005 subject to the following conditions listed below:

1. This conditional use permit authorizes the establishment of an 18-hole golf course with driving range, clubhouse with pro-shop and coffee shop, maintenance building, cart storage building and mid-course restrooms. The project shall be constructed in four (4) phases as follows:

Phase 1 - Improve existing on-site drainage swales, remove and clean debris from existing culverts under Beacon and Jardine Roads and seed the area with rye grass for dust and erosion control.

Phase 2 - Grade and construct the 18-hole golf course, driving range, parking lot, entry road, temporary clubhouse (approximately 1500 square feet), temporary maintenance tent and temporary restrooms on the course.

Phase 3 - Construct permanent maintenance building, cart barn and on-course restrooms.

Phase 4 - Construct permanent clubhouse and underground existing on-site overhead utilities. In order to insure that undergrounding of utilities is completed, Phase 4 shall be completed by October 10, 1999 or prior to occupancy of Phase 4 (permanent clubhouse building), whichever occurs first.

Failure to underground on-site utilities in the prescribed timeline, could result in a public hearing to consider revocation for failure to comply with conditions of approval.

2. The applicant shall comply with all conditions of approval of Planned Development 94003 in a manner acceptable to the City of Paso Robles.
3. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
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.
5. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, or other means acceptable to the City.
6. The golf course operations shall comply at all times with the

City's performance standards.

7. This conditional use permit shall expire on April 10, 1995 unless a time extension is submitted to the Community Development Department prior to expiration.

PASSED AND ADOPTED THIS 10th day of October, 1994, by the following Roll Call Vote:

AYES: BANAKIS, CRAWFORD, JOHNSON, FERRAVANTI, DAKIN

NOES: NONE

ABSENT: WARNKE, NEMETH



CHAIRMAN PETE DAKIN

ATTEST:



ROBERT A. LATA, PLANNING COMMISSION SECRETARY

bb\pd\94005\cupres10.oct

RESOLUTION NO. 13-009

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO ALLOW A 2-YEAR EXTENSION OF PLANNED DEVELOPMENT 94003 & CONDITIONAL
USE PERMIT 94005
(LINKS GOLF COURSE)

WHEREAS, PD 94003 & CUP 94005 were approved via Resolutions 94-036 & 94-037 on October 10, 1994, which authorized the construction of an 18-hole golf course with driving range, clubhouse with pro-shop and coffee shop, maintenance building, cart storage building and mid-course restrooms; and

WHEREAS, Phase 3 & 4 improvements consists of the following:

Phase 3: construction of the permanent maintenance building, cart barn and on-course rest rooms.

Phase 4: construction of the permanent clubhouse, installation of the entry wall/gate and landscaping treatments and to underground existing overhead utilities.

and;

WHEREAS, since 1994 the Planning Commission has allowed the deferral of Phase 3 and 4 improvements, with the most recent deferral being the adoption of Resolution 11-011, approving a 2 year time extension with the expiration date of May 11, 2013; and

WHEREAS, prior to the May 11th deadline Brandon Hinrichs submitted a request for a two year time extension, along with a letter providing the background of the current situation of the Links Course; and

WHEREAS, the Planning Commission recognizes that keeping the business in operation benefits the community without cost to the City, and the Commission also supports implementation of Phases 3 & 4 to complete permanent facilities at the Links Golf Course; and

WHEREAS, the Planning Commission on June 25, 2013 conducted a public hearing, to consider facts as presented in the staff report prepared for this request to allow for a two year time extension request, and to accept public testimony regarding the revocation; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby allow a 2-year time extension for the completion of Phase 3 and 4 including the undergrounding of the existing above ground utilities to be completed by May 11, 2015, with a one-year review by the Development Review Committee by May 11, 2014.

Attachment 5

Res. 13-009

CUP 94-005 & PD 94-003

Agenda Item No. 6 Page 23 of 28
(Links Course)

PASSED AND ADOPTED THIS 25th day of June, 2013 by the following Roll Call Vote:

AYES: Barth, Holstine, Rollins, Vanderlip

NOES: None

ABSENT: Garcia, Nash, Gregory

ABSTAIN:



VINCE VANDERLIP, CHAIRMAN

ATTEST:



ED GALLAGHER, PLANNING COMMISSION SECRETARY

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO ALLOW A 1-YEAR EXTENSION OF PLANNED DEVELOPMENT 94003 & CONDITIONAL
USE PERMIT 94005
(LINKS GOLF COURSE)

WHEREAS, PD 94003 & CUP 94005 were approved via Resolutions 94-036 & 94-037 on October 10, 1994, which authorized the construction of an 18-hole golf course with driving range, clubhouse with pro-shop and coffee shop, maintenance building, cart storage building and mid-course restrooms; and

WHEREAS, Phase 3 & 4 improvements consists of the following:

Phase 3: construction of the permanent maintenance building, cart barn and on-course rest rooms.

Phase 4: construction of the permanent clubhouse, installation of the entry wall/gate and landscaping treatments and to underground existing overhead utilities.

and;

WHEREAS, since 1994 the Planning Commission has allowed the deferral of Phase 3 and 4 improvements, with the most recent deferral being the adoption of Resolution 13-009, approving a 2 year time extension with the expiration date of May 11, 2015; and

WHEREAS, prior to the May 11th deadline Tom Erskine on behalf of Vino Vista, LLC submitted a request for a one year time extension; and

WHEREAS, the Planning Commission recognizes that keeping the business in operation benefits the community without cost to the City, and the Commission also supports implementation of Phases 3 & 4 to complete permanent facilities at the Links Golf Course; and

WHEREAS, the Planning Commission on August 25, 2015 conducted a public hearing, to consider facts as presented in the staff report prepared for this request to allow for a two year time extension request, and to accept public testimony regarding the revocation; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby allow a 1-year time extension for the completion of Phase 3 and 4 including the undergrounding of the existing above ground utilities to be completed by May 11, 2016.

PASSED AND ADOPTED THIS 25th day of August, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN


ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the 1-year Time Extension for PD 94-003 & CUP 94-005 to complete Phase 3 &4 improvements at the Links Course located at 5151 Jardine Road on this 14th day of August, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Darren Nash

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: August 16, 2015

Hearing Date: August 25, 2015
(Planning Commission)

Project: Consider a request for a one-year time extension of the entitlements associated with Planned Development 94-003 & Conditional Use Permit 94-005 located at 5151 Jardine Road (Links Golf Course).

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 for a one-year time extension of the entitlements associated with Planned Development 94003 & Conditional Use Permit 94005. The Golf Course is located on the southwest corner of Beacon and Jardine Roads (5151 Jardine Road).

The meeting will begin at the hour of 7:30 pm on August 25, 2015, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge this time extension request 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
August 16, 2015 1906909

I, Amanda Ross, 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: 
Amanda Ross