

RESOLUTION NO: 01-084
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 01-018
FOR A SIX-HOLE GOLF COURSE PROJECT
(APPLICANT: ESTRELLA ASSOCIATES / DICK WILLHOIT)

WHEREAS, Dick Willhoit on behalf of Estrella Associates has filed an application to construct and operate a six-hole executive golf course with associated clubhouse/pro-shop/food service facilities, maintenance building, parking lot, water features, practice hole and landscaping on an approximate 21 acre site located on the north side of River Oaks Drive, west of Buena Vista Drive and east of the future Clubhouse Drive, and

WHEREAS, in conjunction with the normal day to day operations of the championship golf course the applicant also proposes to conduct special events from time to time which have been described as: lessons, tournaments, weddings, parties, BBQ's, retail sales, food and beverage, wine tasting and sales, Pro Shop and café (all facilitated through the proposed Clubhouse), and

WHEREAS, no night play is proposed in conjunction with this application and the only proposed night time activities would be the extended use of the Clubhouse with subdued and shielded lighting, and

WHEREAS, this project site is located within Sub Area B of the Borkey Area Specific Plan where a golf course and ancillary uses was among the anticipated list of mixed uses for the area, but which specifically requires a use permit and development plan to be independently considered, and

WHEREAS, this Conditional Use Permit has been filed in conjunction with Planned Development 01-018 which proposes the physical site design concept for the golf course operation, and

WHEREAS, the golf course development and area of site disturbance is consistent with the approved Borkey Area Specific Plan land use matrix and development policies for which a Final Environmental Impact Report (FEIR) was certified, and

WHEREAS, The project is consistent with the framework of the approved Borkey Specific Plan for which an Environmental Impact Report (and Subsequent Environmental Impact Report) were already prepared and certified by the City Council and therefore, pursuant to Section 15182, of the State's Guidelines to Implement CEQA, the project is exempt from additional environmental review, and

WHEREAS, on October 1, 2001 the Development Review Committee (DRC) reviewed this proposal and was supportive of the proposal based on its consistency with the framework of the Specific Plan and provided the applicant provided detailed plans prior to issuance of building permits for further review by the DRC, and

WHEREAS, a public hearing was conducted by the Planning Commission on October 9, 2001, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit, 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 makes the following findings:

1. The proposed project is consistent with the purpose and intent of the adopted General Plan for the City of El Paso de Robles;

2. 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;
3. The proposed project is defined as a recreational use and is consistent with the purpose and intent of the Parks and Recreational zoning and land use districts;
4. The proposed project is consistent with the anticipated scope and intensity of a golf course use as approved for Sub Area B of the Borkey Area Specific Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 01-018 subject to the following conditions:

CONDITIONS TO BE IN COMPLIANCE AT ALL TIMES:

1. This use permit authorizes the operation of a six-hole golf course with instructional hole, parking, clubhouse/pro-shop, food service facility, restrooms, man-made lake/water features and other related accessory uses described within this and other documents prepared for the project.
2. The approval of this use permit shall expire on October 9, 2003 unless a time extension request is filed with the Community Development Department prior to expiration. If the use permit has been exercised within that time frame and is operating in compliance with established conditions of approval, the use permit entitlement shall run and would not expire on the aforementioned date.
3. All uses and activities shall abide by the general performance standards for all uses required by Municipal Code Section 21.21.040 (Noise, Vibration, Odors, Glare).
4. Any condition imposed by the Planning Commission in granting this conditional use permit 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 granting of the original permit. 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 under the conditional use permit.
5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in healthy and thriving condition.
6. All conditions contained within the resolution granting approval to Planned Development 01-018 shall be complied with in a manner acceptable to the City of Paso Robles.
7. For special events which exceed 150 persons in attendance (such as weddings or large golf tournaments) it shall be necessary for the applicant to first obtain a Temporary Use Permit (TUP) in addition to this on-going conditional use permit. The purpose for such temporary use permit would be to provide supplemental consideration and input from the Fire, Police and other potential appropriate agencies as to the special needs of a large event request. At such time that a TUP were considered, specific mitigation regarding traffic, parking, safety and related matters could be applied

to the request as necessary to determine the event compatible with the golf course activity and surrounding uses and infrastructure.

8. The cafe/restaurant area within the clubhouse is intended to function as an ancillary service to the primary site use of a recreational golf course. Said restaurant may provide sit down service and may be used in conjunction with approved special event activity as permitted within this resolution. However, the restaurant is not to be operated as a freestanding sit-down restaurant, independent of the golf course.
9. The design and operation of this golf course and related activities shall be in compliance with all policies and standards as contained in the adopted Borkey Area Specific Plan as well as the project description provided by the applicant and contained in the resolution approving Planned Development 01-018. In the case of a conflict between the applicant's description and the Specific Plan, the Specific Plan policies and standards shall prevail.

PASSED AND ADOPTED THIS 9th day of October, 2001 by the following roll call vote:

AYES: CALLOWAY, JOHNSON, MCCARTHY, NICKLAS, STEINBECK,
TASCONA, WARNKE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIRMAN, RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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