

RESOLUTION NO.: 05-0018

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO ALLOW A MODIFICATION TO PLANNED DEVELOPMENT 94003 &
CONDITIONAL USE PERMIT 94005 TO ALLOW A 6-MONTH EXTENSION FOR
REVOCATION
(LINKS/DURAN)

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, on November 23, 1999, the Planning Commission approved a three year time extension for the undergrounding of utilities and a five year time extension on the completion of Phase 3 & 4; and

WHEREAS, on December 10, 2002, the Planning Commission via Resolution 02-083, granted a two year time extension for the undergrounding of utilities to be completed in conjunction with Phase 3 & 4, where the work was to be completed by October 10, 2004; and

WHEREAS, a letter requesting further time extension was not received prior to the October 10, 2004 deadline and no extension was approved by the Planning Commission, use of the subject property at this time is in violation of the project approvals; and

WHEREAS, the City Attorney advised staff that it would be appropriate to schedule the project for a Planning Commission hearing to consider modification and/or revocation of entitlements; and

WHEREAS, the Planning Commission on Tuesday, January 25, 2005 conducted a public hearing, to consider facts as presented in the staff report prepared for this modification request and to accept public testimony regarding the revocation/modification; and

WHEREAS, the Planning Commission on Tuesday, January 25, 2005 directed staff to bring a resolution back for consideration as an Other Scheduled Matter to the Planning Commission meeting on February 8, 2005, extending the time for the revocation for the Planned Development and Conditional Use Permit to June 30, 2005, and to allow two years to complete the required improvements; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby extend the revocation of PD 94003 & CUP 94005, for the completion of Phase 3 and 4, including the following public improvements to June 30, 2005:

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- a. Undergrounding of the existing on-site above ground utilities including the utility pole located on the east side of Jardine Road;
- b. Complete the required road improvements on Jardine Road for the project frontage to a modified rural collector standard plus 12-feet, as required by Condition No. 38 of Resolution No. 94-036.

Prior to the June 30, 2005 deadline, the applicant/owner at the time, shall post a security in an amount and form to be determine by the City Engineer. Once the security has been posted, the applicant will have two years to complete the required improvements. If the security for the improvements is not received to the satisfaction of the City Engineer by the June 30, 2005 deadline, PD 94003 & CUP 94005 shall automatically be revoked thereby, abandoning the entitlements for the golf course activities and shall cease operations by July 31, 2005.

PASSED AND ADOPTED THIS 8th Day of February 2005 by the following Roll Call Vote:

AYES: Menath, Steinbeck, Flynn, Hamon, Holstine

NOES: None

ABSENT: Mattke, Johnson

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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