

RESOLUTION NO. 11-011

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO ALLOW A MODIFICATION FOR 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, 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 recognizes that keeping the business in operation benefits the community, and the Commission also supports implementation of Phases 3 & 4 to complete permanent facilities at the Links Golf Course; and

WHEREAS, the Planning Commission supports the 2 year Time Extension to allow additional time for the property owners and business operator to complete the required improvements, however if the improvements are not complete at the conclusion of the 2-year time extension, the owners and operators shall present a business plan to the Planning Commission detailing a program demonstrating how they will achieve completion of the required improvements, or be scheduled for a public hearing to either revoke Conditional Use Permit 94005 or eliminate the requirements for phases 3 & 4 from the project; and

WHEREAS, the Planning Commission on May 10, 2011 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 modify PD 94003 & CUP 94005, allowing 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, 2013. If the required improvements are not completed by May 11, 2013 then the property owners and business operators shall be scheduled for a public hearing for the Planning Commission to consider a business plan demonstrating how the applicants shall achieve the required improvements and comply with the CUP conditions. If the improvements are not complete or if the applicants do not present a business plan demonstrating how the improvements will be completed, then the Planning Commission shall schedule a public hearing to consider revocation of Conditional Use Permit 94005.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of May, 2011 by the following Roll Call Vote:

AYES: Commissioners Barth, Treach, Garcia, Peterson, Holstein, Vanderlip and Chair Gregory

NOES: None

ABSENT: None

ABSTAIN: None

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STEVE GREGORY, CHAIRMAN

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

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STEVE GREGORY, CHAIRMAN

ATTEST:

  
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RON WHISENAND, PLANNING COMMISSION SECRETARY