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RESOLUTION 26-XXX (B)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING GENERAL PLAN AMENDMENT 25-02 (P25-0027)

WHEREAS, Ayres Paso Robles, Ltd, (applicant) has applied for a General Plan Amendment, Specific Plan Amendment, and Rezoning entitlements (project) to expand the existing Allegretto Resort at 2700 Buena Vista Drive to the neighboring 10.8-acre site at the southeast corner of Dallons Drive and Buena Vista Drive in the City of Paso Robles (APN 008-121-021)(the property); and

WHEREAS, the applicant is currently under contract with Cuesta College to purchase the 10.8-acre site, also known as the “Bow-Tie” site; and

WHEREAS, the property is in Public Facilities (PF) General Plan land use classification and the Public Facilities (PF) Zoning classification that “provides for facilities owned by public agencies, including public schools”; and

WHEREAS, the applicant has requested General Plan Amendment 25-02 and Rezone 25-02 to amend the Land Use and Zoning Maps from PF to Parks and Open Space land use classification with a Resort Lodging Overlay (POS/RL), the purpose of which is to “provide a land use category for public and private properties that are used for only open space and recreation”; and

WHEREAS, the RL Overlay can be applied to any property and is “intended to provide a means through which the city can consider and selectively provide appropriate locations for hotels, motels, bed and breakfasts inns, and similar forms of visitor-serving lodging (along with related accessor / ancillary land uses); and

WHEREAS, the applicant has additionally requested Specific Plan Amendment 26-01 to amend the Borkey Area Specific Plan, to amend Map D-1 Proposed General Plan Designations and Map D-2 Proposed Zoning Designations, to change the designations of the 10.8 acre bow tie site from Public Facilities to Parks and Open Space, Resort Lodging Overlay (POS/RL); and

WHEREAS, the applicant has requested Planned Development 25-06 and Conditional Use Permit 24-10 to establish and operate an expansion to the existing Allegretto Resort, consisting of multiple new buildings totaling 172,000 square feet that includes 93 new hotel keys, a spa, a conference center, viticulture building, and various other ancillary buildings; and

WHEREAS, the project was reviewed by the Development Review Committee on December 29, 2025. The Development Review Committee suggested the addition and clarification of some site planning and architectural components and ultimately recommended that the project be forwarded to the Planning Commission for review and recommendation to City Council; and

WHEREAS, consistent with Paso Robles Municipal Code Sections 21.08.020 and 21.10.050, the City Council is the review authority for General Plan Amendments based on a recommendation by the Planning Commission. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications; and

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WHEREAS, California Government Code section 65356(a) provides that cities shall adopt or amend a general plan by resolution; and

WHEREAS, on February 24, 2026, the Planning Commission held a duly-noticed public hearing to consider the project, including General Plan Amendment 25-02, Specific Plan Amendment, 26-01, Rezone 25-02, Conditional Use Permit 26-03, and Planned Development 25-06. The Planning Commission adopted Resolution PC26-007 to recommend the City Council approve an Addendum to the Mitigated Negative Declaration for the project, Resolution PC26-008 to recommend the City Council approve General Plan Amendment 25-02, Specific Plan Amendment 26-01 for the project, Resolution PC26-009 to recommend the City Council approve Rezone 25-02 for the project, and Resolution PC26-010 to recommend the City Council approve Planned Development 25-06 and Conditional Use Permit 26-03 for the project; and

WHEREAS, on March 17, 2026, the City Council held a duly-noticed public hearing to consider the project including General Plan Amendment 25-02, Specific Plan Amendment 26-01, Rezone 25-02, Conditional Use Permit 26-03, and Planned Development 25-06.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. Based upon the facts and analysis presented in the staff report and public testimony received, the City Council makes the following findings:

General Plan Amendment Findings

- A. The proposed amendment is internally consistent with all other provisions of the general plan including:
- a. Land Use Goal 1, which is to “Strive to maintain a balanced community, where the majority of residents can live, work, and shop” supported by Land Use Policy 1A, which is to “Provide an appropriate mix and diversity of land uses.”
 - b. Land Use Policy 2B, Action Item 2, which is to “Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/ enhanced”.
 - c. Land Use Policy 2B, Action Item 4, which is to “Continue to enhance the downtown as a priority.”
 - d. Land Use Policy 2D, which is to “Strive to maintain and create livable, vibrant neighborhoods and districts with:
 - Attractive streetscapes,
 - A pedestrian friendly setting,
 - Coordinated site design, architecture, and amenities,
 - Adequate public and private spaces; and,
 - A recognizable and high quality design aesthetic.”
 - e. Land Use Policy 2H, which is to “Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region” supported by Action Item 1, which is to “ Continue requiring new projects to implement

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the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.”

- f. Land Use Policy 2I, which is to “Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:
 1. Mixed use development in the Downtown and/or in areas within walking distance to transit, employment centers, and commercial services where the environmental impacts of the development would be minimized”.
 - g. Circulation Policy 1B, which is to “Reduce Vehicle Miles Traveled (VMT)”, supported by Action Item 1.e, which is “New specific plans shall include a mix of uses that are well connected for all modes and built at higher densities to help minimize the number of single occupant vehicle trips and reduce vehicle miles traveled”, and Action Item 4, which is “To the extent feasible, maintain a general plan that provides for a reasonable, ongoing balance between jobs and housing units of various types to maximize the potential for residents to live in the community in which they work. This approach reduces the potential for longer vehicle commutes and reduces City-generated and Countywide VMT.”
 - h. Conservation Policy 2B, which is to “Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single occupant vehicles, including providing opportunities for mixed-use projects” supported by Action Item 4, which is to “Encourage infill development.”
- B. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city because it is a resort lodging overlay in an existing resort lodging overlay area. The General Plan Amendment is a reasonable extension of the Parks and Open Space with Resort Lodging Overlay designation.
- The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Section 3. Environmental Determination. In 2012 the City Council, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) (CEQA), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) determined that a Mitigated Negative Declaration (MND) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of General Plan Amendment 12-001, Rezone 12-001, Tentative Parcel Map 12-004, Planned Development 12-001, and Conditional Use Permit 12-003. In July 2012, the City Council approved an MND (SCH No. 2012051069) (2012 MND) for the project.

As lead agency, and as part of the City’s due diligence, the City required an updated Traffic Impact Study, Biological Study, Cultural Study, Air Quality and Green House Gas assessment, to determine if the Project would result in any new or more severe significant effects not identified in the 2012 MND. Based on this study, a full analysis of the scope of the Project, and the previously adopted 2012 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type

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and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164. On March 17, 2026, the City Council adopted Resolution [REDACTED] approving an Addendum to the previously adopted 2012 MND for Planned Development 25-06, Conditional Use Permit 26-03, Rezone 25-02, Specific Plan Amendment 26-01, and General Plan Amendment GPA 25-02, in accordance with the Statutes and Guidelines of CEQA and the City's Procedures for Implementing CEQA.

Section 4. Approval. The City Council hereby approves General Plan Amendment 25-02 to change the Land Use Designation from Public Facilities (PF) to Parks and Open Space, Resort Lodging Overlay (POS-R/L) attached as Exhibit A, and incorporated herein by reference.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this resolution is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The City Clerks is the custodian of the record of proceedings.

Section 7. Execution of Resolution. This Resolution shall become effective upon its adoption. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

Approved this 17th day of March 2026, by the following roll call vote:

AYES:

NOES:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A - General Plan Map Amendment 25-02

Exhibit B – BASP GP

Exhibit C – BASP Zoning Exhibit