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ORDINANCE NO. XXXX N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING ALLEGRETTO RESORT EXPANSION, REZONE 25-02, AND BORKEY SPECIFIC PLAN AMENDMENT 26-01 TO AMEND THE ZONING MAP OF THE CITY OF EL PASO DE ROBLES FOR 2700 BUENA VISTA DRIVE (P25-006)

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 vacant 10.8-acre site, also known as the “Bow-Tie” site; and

WHEREAS, the property has a Public Facilities (PF) General Plan land use classification and 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 rezone the property’s land use classification and zoning classification from PF to Parks and Open Space (POS) 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.” This requires amending the City’s Land Use and Zoning Maps; 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 breakfast inns, an similar forms of visitor-serving lodging (along with related accessory/ancillary land uses)”; and

WHEREAS, the applicant has additionally requested Specific Plan Amendment 26-01 to amend the Borkey Area Specific Plan to rezone the property from Public Facilities to Parks and Open Space, Resort Lodging Overlay (POS/RL), consistent with General Plan Amendment 25-02 and Rezone 25-02. This requires amending Borkey Area Specific Plan Map D-1, “Proposed General Plan Designations” and Map D-2, “Proposed Zoning Designations”; 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 the Paso Robles Municipal Code Sections 21.08.020 and 21.14.040, the City Council is the review authority for Specific Plan Amendments based on a recommendation by the Planning

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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

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, the City Council held a duly noticed public hearing to introduce this ordinance for first reading on March 17, 2026 to consider Specific Plan Amendment 26-01 and Rezone 25-02 for the project, which is required to be adopted by ordinance under the Paso Robles Municipal Code.

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

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

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the City Council hereby finds and determines:

Specific Plan Amendment Findings

- a. The specific plan amendment is consistent with the goals, objectives, and policies of the general plan including Land Use Goal 1 supported by Land Use Policy 1A; Land Use Policy 2B, Action Item 2; Land Use Policy 2B, Action Item 4; Land Use Policy 2D; Land Use Policy 2H supported by Action Item 1; Land Use Policy 2I; Circulation Policy 1B supported by Action Items 1.e and 4; and Conservation Policy 2B supported by Action Item 4.
- b. The specific plan amendment would not be detrimental to the public health, safety, or welfare of the community because it is a minor expansion of the POS-R/L zoning district located immediately south of the subject property.
- c. The specific plan amendment includes provisions that ensure that adequate public facilities will be available to serve the range of development described in the plan because the project would be subject to development impact fees to ensure the applicant pays a fair share toward public facilities.
- d. The specific plan amendment results in the development of desirable character and use types that will be compatible with the surrounding area, provides effective buffering from adjacent uses, and includes policies for the protection of prominent ridgelines, oak trees, and other natural resources because it is a minor extension of the adjacent POS-R/L zoning district and the property is not on a prominent ridgeline.

Rezone Amendment Findings

- a. The rezone amendment is internally consistent with the provisions of the zoning code including Parks and Open Space zoning with Lodging Overlay:

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- i. The Parks and Open Space (POS) zoning with lodging (L) overlay zoning district is intended to provide a means through which the City Council (and, through the development review process, the Planning Commission) can consider and selectively provide appropriate locations for resort hotels, motels, bed and breakfast inns, and similar forms of visitor-serving lodging (along with related accessory/ancillary land uses). The Allegretto Resort expansion project will provide visitor serving lodging on a site adjacent to the existing resort.
 - ii. The City's adopted economic development strategy establishes the goal of developing the city into an "end destination" tourist attraction. Providing a Parks and Open Space (POS) zoning with lodging (L) overlay zoning district can assist in achieving this goal by encouraging consideration of appropriate locations for resorts, lodging, and related/ancillary land uses (without providing the broader range of permitted and conditionally permitted land uses and the accompanying neighborhood and environmental impacts that are associated with a commercial or industrial general plan or zoning designation). The L overlay zoning district can be established on any property, subject to approval of a zone change application. The Allegretto Resort expansion project will provide an end destination tourist attraction on a site adjacent to the existing resort.
 - iii. Considerations upon which to base approval or denial of the Parks and Open Space (POS) zoning with lodging (L) overlay zoning district application shall include, but not be limited to, adequacy of streets and highways to handle the anticipated traffic and compatibility with adjacent and nearby land uses. The City Council may determine not to consider a Parks and Open Space (POS) zoning with lodging (L) overlay zoning district application without the accompanying site plan and elevation designed to demonstrate how the design of the project could be considered compatible with the surrounding neighborhood. The Allegretto Resort expansion includes a development plan that provides site planning and architectural design that complements the existing Allegretto Resort.
- b. The amendment would not be detrimental to the public health, safety, 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 expansion 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. Approval. The City Council hereby ordains the zoning district of the property located at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) shall be changed to Parks and Open Space, Resort Lodging Overlay (POS-R/L), as depicted in Exhibit A attached hereto and incorporated herein by reference.

Section 4. Approval. The City Council hereby ordains the property located at the southeast corner of Dallons Drive and Buena Vista Drive (APN 008-121-021) shall be rezoned to the Parks and Open Space, Resort Lodging Overlay (POS-R/L) zoning district, as depicted in Exhibit B attached hereto and incorporated herein by reference.

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Section 5. 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 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 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 7. 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 Clerk is the custodian of the record of proceedings.

Section 8. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 9. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the Office of the City Clerk. Within fifteen (15) days of the adoption of the Ordinance, the City Clerk shall cause a summary of the Ordinance to be published, including the vote for and against the same, in accordance with Government Code Section 36937.

INTRODUCED at a regular meeting of the City Council held on March 17, 2026, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John R. Hamon, Jr., Mayor

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ATTEST:

Melissa Martin, City Clerk

Exhibit A – Specific Plan Amendment Map D-1 General Plan Map
Exhibit B – Specific Plan Amendment Map D-2 Zoning Map
Exhibit C – City Zoning Map Amendment