

# Attachment 5

## DRAFT RESOLUTION NO. PC 26-XXX (C)

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING PLANNED DEVELOPMENT 25-06 AND CONDITIONAL USE PERMIT 24-10 (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 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, 21.10.050, and 21.14.040, the City Council is the review authority for General Plan Amendments and Specific 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

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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 on March 17, 2026 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 Planning Commission makes the following findings:

## Conditional Use Permit Findings

- A. Consistency. The proposed use is consistent with the general plan and any applicable specific plan; and is allowed within the applicable zoning district, subject to the granting of a conditional use permit or development plan, and complies with all other applicable provisions of this zoning code and the Municipal Code because the City Council is concurrently amending the General Plan Land Use designation and the Borkey Specific Plan zoning designation for the site from Public Facilities to Parks and Open Space with Resort Lodging Overlay. The proposed use is consistent with the Open Space with Resort Lodging Overlay.
- B. Compatibility. The design, location, size, and operating characteristics of the Allegretto Resort Expansion will be compatible with the existing and future land uses in the vicinity because the resort expansion will complement the existing Allegretto resort campus. Additionally, the site is adjacent to city streets on three sides and provides setbacks to existing large lot single family neighborhood to the east.
- C. Suitability.
  1. The site is physically suitable in terms of:
    - a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking because the site is an expansion to an existing resort facility with ample room for access, parking, and drainage.
    - b. Streets and highways adequate to accommodate public and emergency vehicle (such as fire and medical) access because the site is adjacent to Buena Vista Road and Dallons Road, and the proposed uses will not generate trips that would exceed the capacity of local roads.

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- c. Public protection services (such as fire protection, police protection, etc.) because the site is of sufficient width to accommodate fire apparatus and a fire truck turnaround throughout the project site.
  - d. The provision of utilities (such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) because water, sewer, and other utilities are available to the site and commercial/college campus uses were anticipated on this site by the City's planning for water, sewer and solid waste. The project will be required to work with the Utilities department to design the project in a manner that provides the necessary water pressure to the facility.
2. The type, density, and intensity of the resort expansion will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located because the project consists of development a large vacant site to accommodate an expansion to an existing adjacent facility on site surrounded on three sides by city streets.

## *Development Plan Findings*

- A. The design and intensity (density) of the proposed project is consistent with the goals and policies established by the general plan because the property would be in a Parks and Open Space Resort Lodging Overlay (POS-R/L) land use category, the purposes of which are:
  1. 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
  2. Assist the city in a the adopted economic development strategy to develop El Paso de Robles into an end destination tourist attraction encouraging consideration of appropriate locations for resorts, lodging, and related/ancillary land use.

Additionally, the project is consistent with General Plan Policy LU-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".

- B. The design and intensity (density) of the proposed project is consistent with the policies and development standards established by any applicable specific plan, special planned development, or master development plan because the City Council is concurrently amending the General Plan Land Use designation and the Borkey Specific Plan zoning designation for the site from Public Facilities to Parks and Open Space with Resort Lodging Overlay, and The proposed use is consistent with the Open Space with Resort Lodging Overlay. The site development that would accommodate an expansion to the Allegretto Resort is consistent with the goals of the Resort Lodging Overlay and city's Economic Development Strategy.
- C. The design and intensity (density) of the proposed project is consistent with the zoning code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards. The site would be in the designated POS-R/L zoning district the purpose of which is to "selectively provide appropriate locations for hotels, motels, bed and breakfasts inns, and similar forms of visitor-serving lodging (along with related

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accessor / ancillary land uses)". The project will provide multiple resort lodging buildings including conference center and viticulture building that will complement the existing Allegretto Resort.

- D. The design and intensity (density) of the proposed project is consistent with all other adopted codes, policies, standards, and plans of the city, including design guidelines adopted by resolution by the planning commission.
- E. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity because it is a well-designed resort lodging project.
- F. The proposed project accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors and contributes to the orderly development of the city as a whole because it is a well-designed residential project. The resort lodging buildings will complement the architecture, design, and site amenities as the existing Allegretto Resort project located adjacent to the project.
- G. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts because it is a well-designed resort lodging project expanding an existing use with buildings in scale with other buildings in the vicinity. The project is also required to conform with the Mitigation Monitoring and Reporting Program (MMRP) adopted with the approved MND Addendum to this project.
- H. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures because the project is located on a vacant but disturbed site. The project is also required to conform with the Mitigation Monitoring and Reporting Program (MMRP) adopted with the approved MND Addendum to this project.

**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 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 \_\_\_ approving an Addendum to the previously adopted 2012 MND for Planned Development 25-06, Conditional Use Permit 26-03,

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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.** Given the foregoing, the City Council approves, subject to the conditions and standards contained in Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit B, incorporated herein by this reference:

- a. Conditional Use Permit 26-03 to establish 172,000 square feet that includes 93 new hotel keys, a spa, a conference center, viticulture building, and various other ancillary buildings; and
- b. Development Plan PD 25-06 for development review of physical changes to the site.

**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 resolution.

**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 Clerk is the custodian of the record of proceedings.

**Section 7: Execution of Resolution.** This Resolution shall become effective upon its adoption. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED AND ADOPTED THIS 17<sup>th</sup> day of March 2026, at a regular meeting of the City Council of the City of El Paso de Robles by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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John R. Hamon, Jr., Mayor

ATTEST:

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Melissa Martin, City Clerk

## Exhibits

1. Exhibit A-1: Planning Site-Specific Conditions of Approval
2. Exhibit A-2: Engineering Site-Specific Conditions of Approval
3. Exhibit A-3: Emergency Services Site-Specific Conditions of Approval
4. Exhibit B: Standard Conditions of Approval
5. Exhibit C-Y: Architectural Plans
6. Exhibit Z-JJ: Civil Plans
7. Exhibit KK-LL: Landscape Plans