

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 01-025 &
CONDITIONAL USE PERMIT 01-017 (BLACK RANCH / VAQUERO)

DATE: NOVEMBER 23, 2010

Needs: For the Planning Commission to consider an application submitted by SPE LO Holdings, LLC requesting a one-year time extension of PD 01-025 and CUP 01-017.

Facts:

1. The project is located at 4380 Highway 46 East. The area is bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East. See attached Vicinity Map.
2. The Black Ranch/Vaquero project consists of the development of a resort complex that includes 200 hotel rooms and 80 casitas, an 18-hole golf course as well as an additional 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities.
3. The Black Ranch project was originally approved by the Planning Commission in February 2004.
4. King Ventures purchased the property and applied to the Planning Commission for a revised project called Vaquero. In November of 2007, the Planning Commission approved the Vaquero project (Res. 07-096), making a finding of “substantial compliance” with the original Black Ranch project.
5. The project was scheduled to expire in November of 2009, but was automatically extended to December 31, 2010, by the City Council’s adoption of Resolution 09-007, which extended all Planning entitlements to December 31, 2010.
6. A request for a time extension was filed before the December 31, 2010 deadline, and approval of the time extension would extend the entitlements for PD 01-025 & CUP 01-017 to December 31, 2011.

Analysis
and

Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2004 that would impact the prior approvals of this project or the conditions that were imposed with it.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

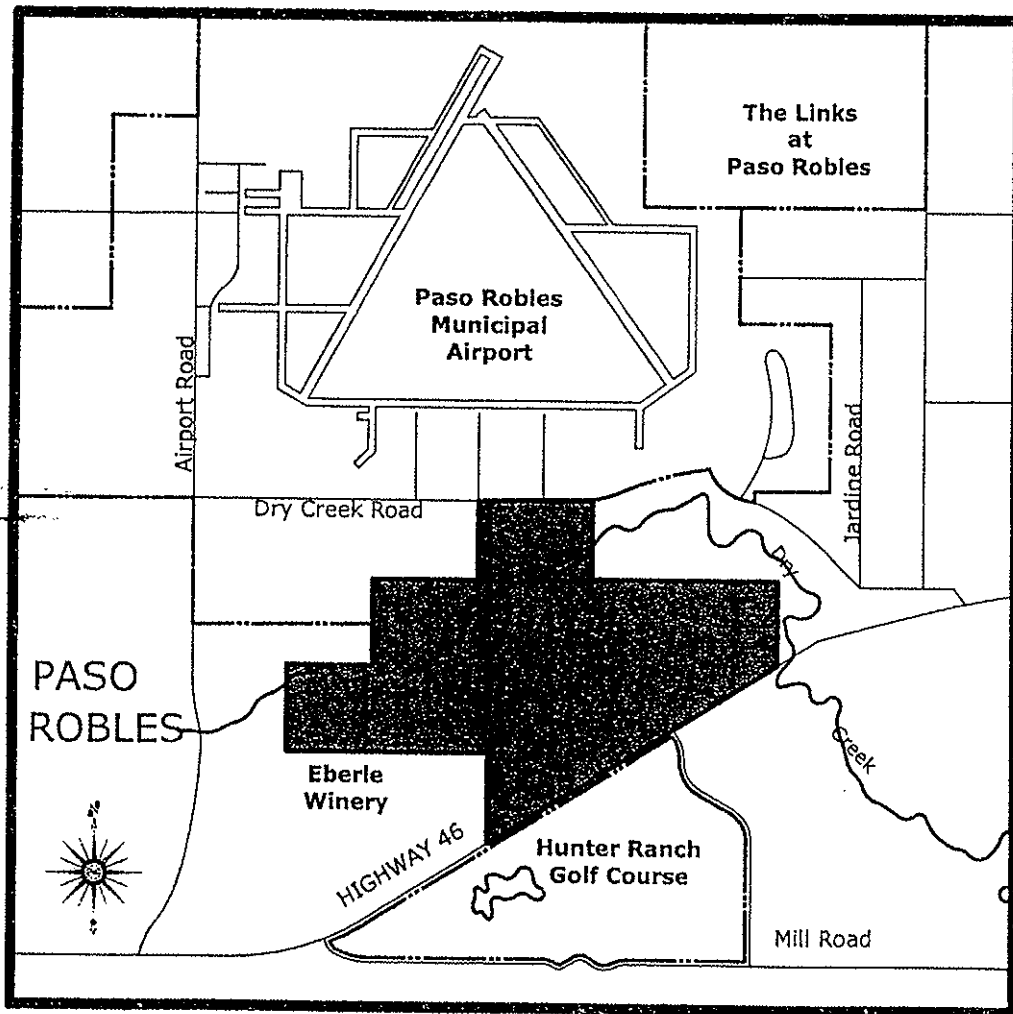
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for PD 01-025, CUP 01-017;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Draft Resolution granting a one year time extension
3. Mail and Newspaper Affidavits

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VICINITY MAP *Not to Scale*

Vicinity Map
PD 01-025 & CUP 01-017
(Black Ranch/Vaquero)

RESOLUTION NO: 10-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 01-025 & CONDITIONAL USE PERMIT 01-017
(BLACK RANCH - VAQUERO)
APN: 025-431-044 & 045 & 049

WHEREAS, a time extension request for Planned Development 01-025 & CUP 01-017, has been filed by SPELO Holdings, LLC; and

WHEREAS, PD 01-025 & CUP 01-017, the Black Ranch – Vaquero project consists of the development of a resort complex with 200 hotel rooms and 80 casitas, an 18-hole golf course as well as an additional 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities; and

WHEREAS, the site is located at 4380 Highway 46 East (386 acre area bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East; and

WHEREAS, the Black Ranch project was originally approved by the Planning Commission in February 2004 (Res. 04-007, 04-008 & 04-009); and

WHEREAS, in November of 2007, the Planning Commission approved the Vaquero project (Res. 07-096), making a finding of substantial compliance with the original Black Ranch project; and

WHEREAS, the project was scheduled to expire in November of 2009, but was automatically extended to December 31, 2010, by the City Council's adoption of Resolution 09-007, which extended all planning entitlements to December 31, 2010; and

WHEREAS, a request for a time extension was filed before the December 31, 2010 deadline and would extend the entitlements for PD 01-025 & CUP 01-017 to December 31, 2011; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on November 23, 2010 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a one year time extension (as measured from the

most current expiration date of December 31, 2010) to PD 01-025 & CUP 01-017 (APNs: 025-431-044 & 045 & 049), subject to the following conditions:

1. All conditions adopted within resolutions 07-096, 04-007, 04-008 & 04-009 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 01-025 and CUP 01-017 shall expire on December 31, 2011, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 23rd day of November 2010 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, JOEL PETERSON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 01-025 & Conditional Use Permit 01-017 – Time Extension

(SPE LO Holdings, LLC) on this 9th day of November, 2010.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of
Publication: November 11, 2010

Hearing
Date: November 23, 2010
(Planning Commission)

Project: PD 01-025 & CUP 01-017-Time Extension
(SPE LO Holdings, LLC)

I, Theresa Variano, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: Theresa Variano
Theresa Variano

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING:

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a request for a 1-year time extension for the following project:

Planned Development 01-025 & Conditional Use Permit 01-017: to develop a resort complex with 200 hotel rooms and 80 casitas on an approximate 386 acre area bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East (also known as the Black Ranch property). The Development application includes an 18-hole golf course as well as an additional 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities. (APN: 025-436-010, 011, & 004)

The meetings will begin at the hour of 7:30 pm on November 23, 2010, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Written comments on the proposed 1-year time extension may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the time extension in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner
November 11, 2010 6916029