

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

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

DATE: DECEMBER 13, 2011

Needs: For the Planning Commission to consider an application submitted by Ken Hunter on behalf of Paso Robles Gateway 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 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. The Black Ranch project is now owned by Paso Robles Gateway, LLC, managed by Ken Hunter.
7. A request for a time extension was filed before the December 31, 2010 deadline, and on November 23, 2010 the Planning Commission approved Resolution 10-017 approving a 1-year time extension extending the entitlements to December 31, 2011.

8. This request for a time extension was filed on November 9, 2011, prior to the December 31, 2011 deadline.

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.

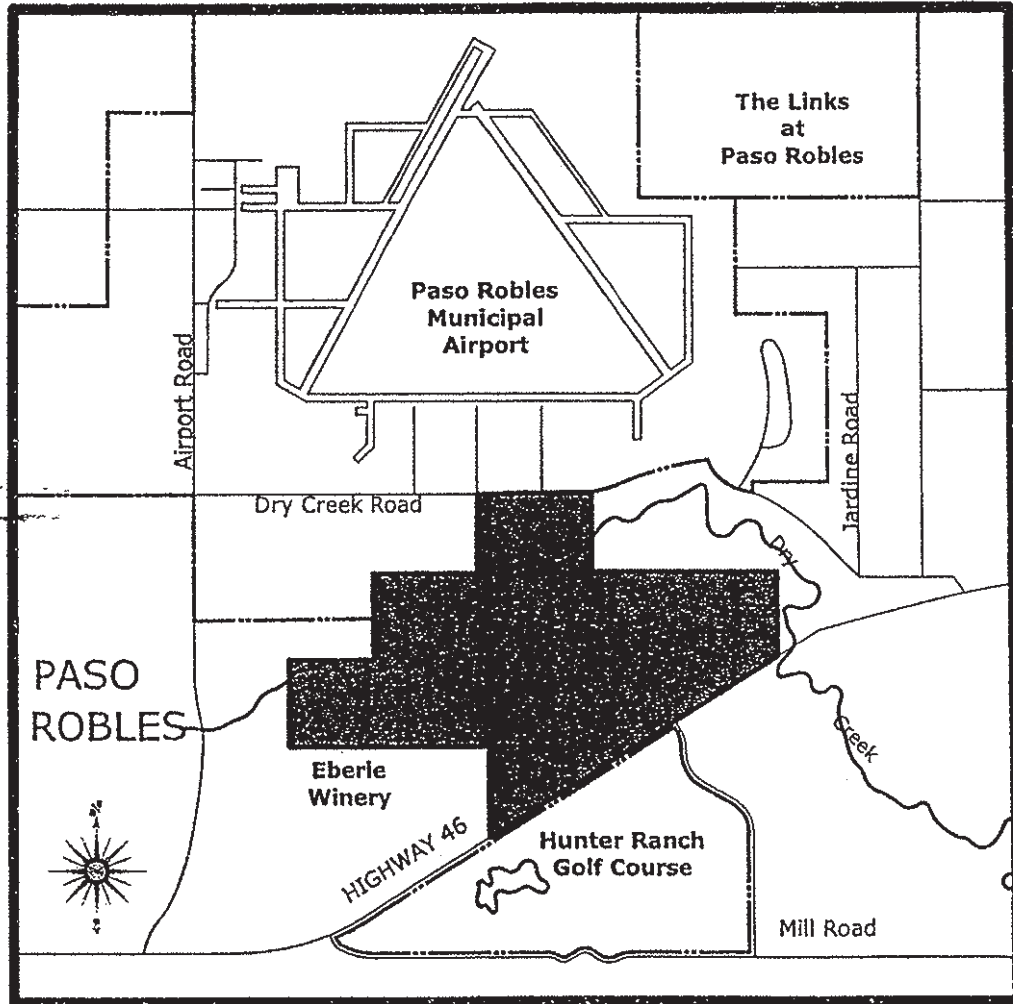
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for PD 01-025 and CUP 01-017, extending the entitlements to December 31, 2012;
- 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: 11-_____

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: 025-436-011 & 040 & 004

WHEREAS, a time extension request for Planned Development 01-025 & CUP 01-017, has been filed by Ken Hunter on behalf of Paso Robles Gateway, 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 the Planning Commission on November 23, 2010 via Resolution 10-017 approved a 1-year time extension extending the entitlements for PD 01-025 & CUP 01-017 to December 31, 2011; and

WHEREAS, a request for a time extension was filed before the December 31, 2011 deadline and would extend the entitlements for PD 01-025 & CUP 01-017 to December 31, 2012; 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 December 13, 2011 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, 2011) to PD 01-025 & CUP 01-017 (APNs: 025-436-011 & 040 & 004), 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, 2012, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13th day of December 2011 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, STEVE GREGORY

ATTEST:


ED GALLAGHER, 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 (Ken Hunter/Paso Robles Gateway, LLC)
on this 29th day of November, 2011.

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: December 1, 2011

Hearing
Date: December 13, 2011
(Planning Commission)

Project: Planned Development 01-025 & Conditional
Use Permit 01-017 Time Extension (Hunter/
Paso Robles Gateway 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

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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: 025-436-011, 040, & 004)

The meeting will begin at the hour of 7:30 pm on December 13, 2011, 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.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Time Extension may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

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
December 1, 2011 6967820