

TO: 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 10, 2013

Needs: For the Planning Commission to consider an application submitted by Ken Hunter on behalf of Entrada de Paso Robles, 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 Project was originally approved by the Planning Commission in February 2004.
 4. The Planning Commission has approved multiple time extension request for the project, most recently on December 11, 2012 extending the entitlements to December 31, 2013.
 5. This request for a time extension was filed on October 4, 2013, prior to the December 31, 2013 deadline. With the approval of this 1-year time extension the entitlements would be extended to December 31, 2014.

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.

Mr. Hunter submitted a Planned Development and Conditional Use Permit Amendment application on October 4, 2013 to revise portions of the Site Plan and

some of the proposed uses of the property. The proposed hotel and casitas uses are not proposed to be modified with the proposed amendment application. The amendment application is currently in the planning review process. Staff anticipates bringing the revised project to the Planning Commission within the next few months. The proposed revisions are consistent with the General Plan and Zoning designations that apply to the property.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

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

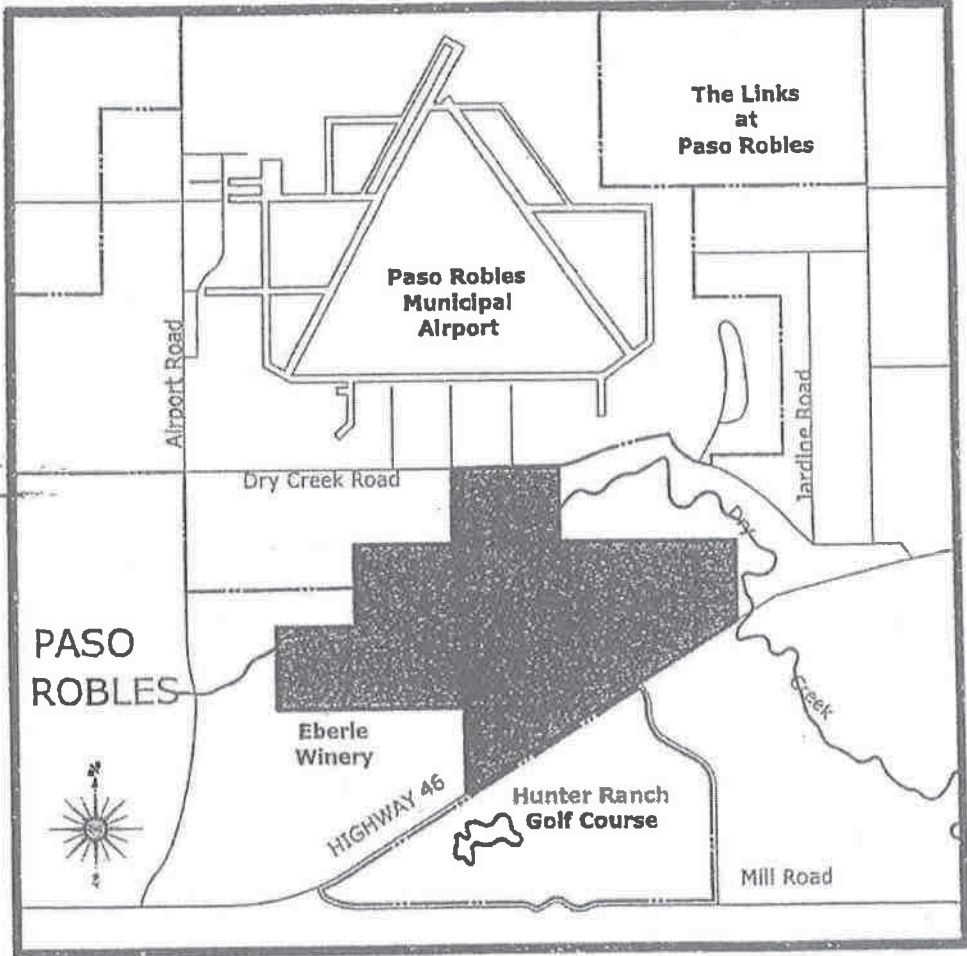
Options:

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, extending the entitlements to December 31, 2014;
- 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



VICINITY MAP

Not to Scale

Attachment 1
Location Map
PD 01-025 & CUP 01-017
(Black Ranch)

RESOLUTION NO:

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 Entrada de Paso Robles, 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 West; 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, on November 23, 2010 the Planning Commission approved Resolution 10-017 approving a 1-year time extension extending the entitlements to December 31, 2011; and

WHEREAS, on December 13, 2011 the Planning Commission approved Resolution 11-029 approving a 1-year time extension extending the entitlements to December 31, 2012; and

WHEREAS, on December 11, 2012 the Planning Commission approved Resolution 12-031 approving a 1-year time extension extending the entitlements to December 31, 2013; and

WHEREAS, a request for a time extension was filed before the December 31, 2013 deadline and would extend the entitlements for PD 01-025 & CUP 01-017 to December 31, 2014; 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 10, 2013 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, 2013) 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, 2014, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 10th day of December 2013 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the Black Ranch Resort (PD 01-025 & CUP 01-017) Time Extension request on this 25th day of November, 2013.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Susan DeCarli
Susan DeCarli