

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001 (PASO ROBLES RV RESORT – PASO 33 LP)

DATE: MARCH 11, 2014

Needs: For the Planning Commission to consider the applicant's request for a two-year time extension of Planned Development 08-001 and Conditional Use Permit 08-001.

Facts:

1. The project is located at the north end of Golden Hill Road (see attached location map).
2. The Paso Robles RV Resort project consists of the development of a 332 space RV resort on the 76-acre site.
3. The project was originally approved on March 17, 2009, with the City Council's adoption of Resolutions 09-025, 09-027, and 09-028 (Negative Declaration, Planned Development and Conditional Use Permit).
4. An amended application was approved by the Planning Commission on February 14, 2012, with the adoption of Resolutions 12-008 and 12-009 which superseded Resolutions 09-027 and 09-028. Resolution 09-025 (adopting the Mitigated Negative Declaration) remained in effect. The expiration date of the project was February 14, 2014.
5. A time extension request was submitted prior to the February 14, 2014 deadline, requesting that the Planning Commission extend the entitlements for two years to February 14, 2016.

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 2012 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 the attached resolution granting a two-year time extension for PD 08-001 & CUP 08-001 to February 14, 2016;
- 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. Site Plan
3. Draft Resolution granting a one year time extension
4. Mail and Newspaper Affidavits

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SITE



VICINITY MAP
NO SCALE

Attachment 1
Vicinity Map
PD 08-001 & CUP 08-001 Amendment
(Paso Robles RV Resort)

RESOLUTION NO: 14-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 08-001 & CONDITIONAL USE PERMIT 08-001
(PASO ROBLES RV RESORT – PASO 33LP)
APN: 025-435-022 & 023

WHEREAS, a time extension request for Planned Development 08-001 & CUP 08-001, has been filed by North Coast Engineering on behalf of Paso 33 LP; and

WHEREAS, PD 08-001 & CUP 08-001 is a proposal to establish and operate a 332 space RV Resort; and

WHEREAS, the site is located at north end of Golden Hill Road; and

WHEREAS, the project was originally approved with the City Council's adoption of Resolutions 09-025, 09-027 & 09-028 (Negative Declaration, Planned Development and Conditional Use Permit), on March 17, 2009; and

WHEREAS, an amendment application was submitted in July 2011 and was approved by the Planning Commission on February 14, 2012, with the adoption of Resolutions 12-008 & 12-009; and

WHEREAS, Resolutions 12-008 & 12-009 superseded Resolutions 09-027 & 09-028; Resolution 09-025, (Mitigated Negative Declaration), remains in effect; and

WHEREAS, the project was scheduled to expire on February 14, 2014; and

WHEREAS, on February 10, 2014, the applicant filed a request for a two year time extension, prior to the February 14, 2014 deadline; 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 March 11, 2014 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 two year time extension (as measured from the most current expiration date of February 14, 2014) to PD 08-001 & CUP 08-001, subject to the following conditions:

1. All conditions adopted within resolutions 09-025, 12-008 & 12-009 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 08-001 and CUP 08-001 shall expire on February 14, 2016, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 11th day of March 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

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CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, 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 08-001 & Conditional Use Permit 08-001 – Time Extension, on this 27th day of February, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____
Kristen Buxkemper

THE *Newspaper of the Central Coast*
TRIBUNE

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In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 7044768
CITY OF PASO ROBLES

STATE OF CALIFORNIA
ss.
County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; MARCH 1, 2014, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.


(Signature of Principal Clerk)

DATED: MARCH 1, 2014
AD COST: \$93.19

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 2-year time extension for the following project:
Planned Development 08-001 & Conditional Use Permit 08-001: a request to establish a 332-space Recreational Vehicle (RV) Resort on the 76 acre site located at the north end of Golden Hill Road. (APN: 025-435-022&023)
The meeting will begin at the hour of 7:30 pm on March 11, 2014, 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 Conditional Use Permit 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
March 1, 2014 7044768

RECEIVED

MAR 04 2014

City of Paso Robles
Community Development Dept.