

TO: Planning Commission
FROM: Ed Gallagher, Community Development Director
SUBJECT: Planned Development Amendment 01-025, Conditional Use Permit Amendment 01-017, Lot Line Adjustment PR 13-0102, and Oak Tree Removal Permit 14-003 – Entrada de Paso Robles – Request for Continuance
DATE: April 8, 2014

NEEDS: For the Planning Commission to continue consideration of this project until May 13, 2014.

- FACTS:**
1. This application includes a request to amend a Development Plan and Conditional Use Permit, approve a Lot Line Adjustment, and consider a recommending approval to City Council to remove oak trees for the Entrada de Paso Robles project.
 2. This project was duly noticed for consideration by the Planning Commission for April 8, 2014. However, additional information was needed to complete the environmental documentation for this project. Therefore, the project is not ready for consideration at this time, and staff requests continuing this project to the Planning Commission meeting on May 13, 2014.
 3. The project, previously referred to as the Black Ranch Resort, 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.
 4. The Project was originally approved by the Planning Commission in February 2004. The Planning Commission has approved multiple Time Extensions to keep the entitlements active, most recently in December 2013.
 5. The amendment request consists of maintaining the resort complex, which includes a 200 room hotel, 80 casitas units, a conference center, café and wine center and eliminating the approved 27-hole golf course and replacing it with a “garden-themed” destination attraction, a 3-hole golf academy, and ancillary improvements. The Black Ranch Master Plan and the Entrada de Paso Robles Master Site Development Plan are provided in attachment 2.

**ANALYSIS &
CONCLUSION:**

As noted above, the environmental documentation is not complete for review of this project. Therefore, staff requests the Commission continue this item for consideration to May 13, 2014.

**Policy
Reference:**

City of Paso Robles 2003 General Plan Update and EIR, Economic Strategy, Zoning Ordinance, Gateway Design Standards, 2010 Urban Water Management Plan, 2007 Sewer Master Plan, CEQA.

**Fiscal
Impact:**

No fiscal impacts identified.

Options:

After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Continue consideration of this project until May 13, 2014.
- b. Amend, modify, or reject the above-listed action.