



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: PD 07-014 & CUP 07-020 – Golden Hill Retirement
2450 Golden Hill Road / APN: 025-366-030
Applicant: William B. Hawk

A request for a two-year time extension of the entitlements associated with Planned Development 07-014 and Conditional Use Permit 07-020, for the Golden Hill Retirement project, a 125-unit retirement community, consisting of 68 senior apartments, and 57 congregate care rooms, on the 11.8-acre site.

Date: December 13, 2016

Facts

1. The project is located on 11.8 acre site at 2450 Golden Hill Road, APN: 025-366-030 (see attached location map, Attachment 1).
2. Planned Development (PD) 07-014 along with Conditional Use Permit (CUP) 07-020 allows for the development of a 140,000 square foot, 125-unit senior retirement community/residential care facility (See site plans, Attachment 3).
3. The project was originally approved on November 18, 2008, with the City Council's adoption of Resolutions 08-167, 08-169, and 08-170 (Negative Declaration, Planned Development and Conditional Use Permit). There was a General Plan Amendment and Rezone associated with the project at that time.
4. At the time of the original approval of the project, Parcel Map PR 06-0272 was approved which subdivided the larger 13.9-acre site into two parcels, where Parcel 1 was 2.1 acres and Parcel 2 was 11.8 acres. The existing church remained on Parcel 1 and the Golden Hill Retirement project was approved for Parcel 2.
5. The project was originally scheduled to expire on November 18, 2010. Since a subdivision was originally included with the entitlements for the project, the entitlement timeline was subject to the Subdivision Map Act. Since 2010, the entitlements have been automatically extended by the State as a result of SB 1185, AB 333, AB 208, and AB 116, to November 18, 2016.
6. A time extension request was submitted prior to the November 18, 2016 deadline, requesting that the Planning Commission extend the entitlements for two years to November 18, 2018. See letter of request, Attachment 2.

Options

1. Approve the request for a two-year time extension for the Golden Hill Retirement Project to November 18, 2018;
2. Grant a time extension for a shorter period of time;
3. Amend, modify or reject the above noted options.

Agenda Item 7

Analysis and Conclusions

Project Summary:

Consider the applicant's request to approve a two-year time extension for the Golden Hill Retirement project.

Site Design Issues:

There are no changes to the project being requested as part of the time extension request.

Architecture and Appearance:

There are no changes proposed to the architecture of the project.

Neighborhood Compatibility:

There are no changes to the project description that would affect neighborhood compatibility.

CEQA Issues:

Resolution 08-169 approving a Mitigated Negative Declaration for the project would remain in effect.

General Plan & Zoning Compatibility:

The project as conditioned remains consistent with the RMF-12 land use designation and the R3-PD zoning designation.

Fiscal Impact

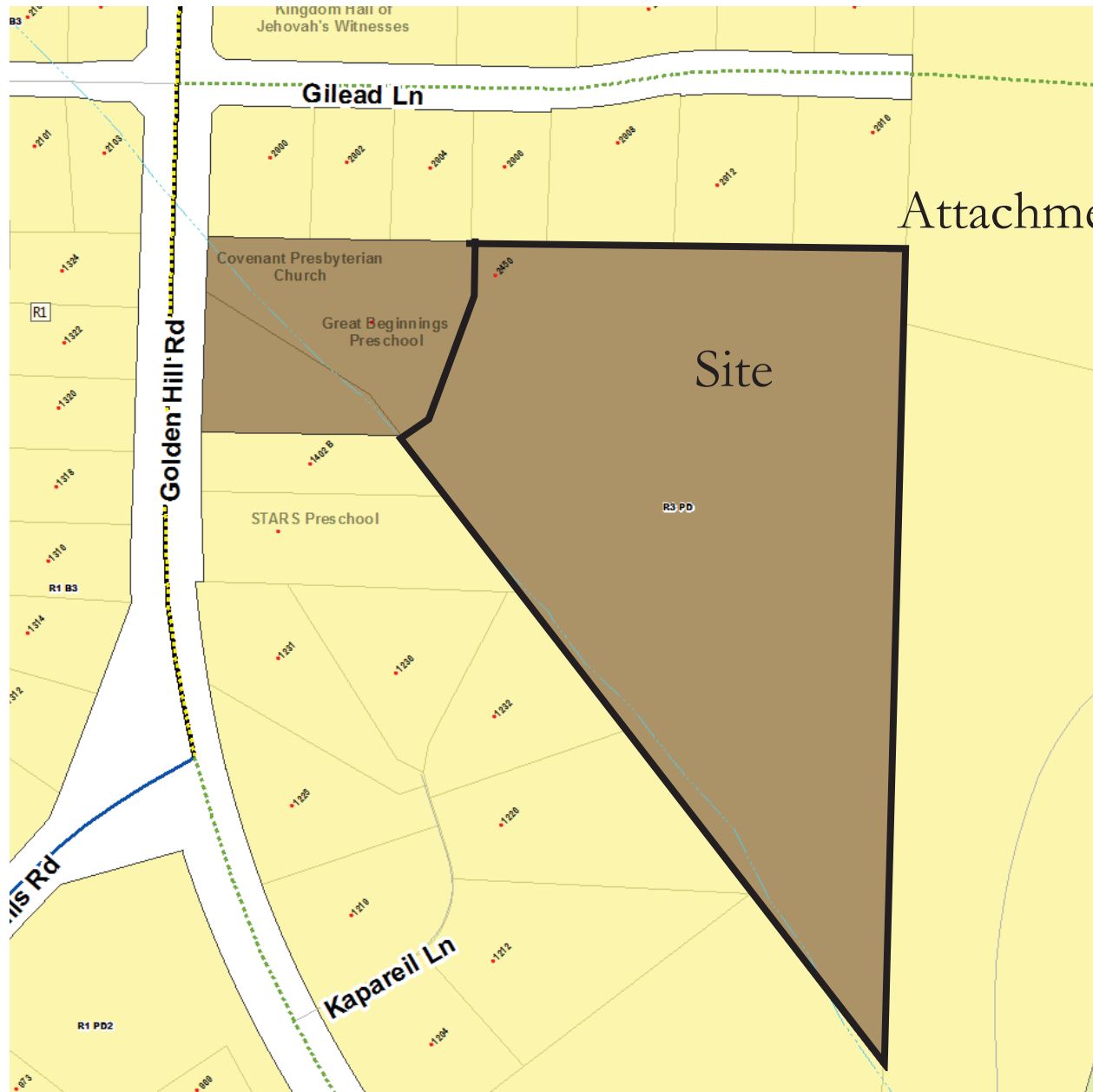
This Time Extension will not have a fiscal impact to the City.

Recommendation

Approve Option 1 allowing for a two-year time extension for PD 07-014 & CUP 07-020.

Attachments

1. Vicinity Map
2. Letter Requesting Time Extension
3. Project Site Plan
4. Resolution - A



Attachment 1

RECEIVED

OCT 11 2016

City of Paso Robles
Community Development Dept.

October 11, 2016

Paso Robles Planning Commission

Thank you for considering our request for a two year extension of the conditional use permit for our senior living community on Golden Hill Road.

It has been a long and sometimes frustrating process as we have been waiting on an investor with a love for Paso Robles and a vision for the growing need of more and more senior citizens in our town. We are committed to seeing this project completed and available to meet the growing demand that is happening here in Paso and around the country.

After our initial approvals by the city the economy went down and our potential investors pulled out. However, over the last two years we have finally seen senior community companies and individuals express interest in our project and two times we have been in long escrows that did not close. Most see Paso as a "secondary market" and only want to build and own communities in large cities where there is a huge population base.

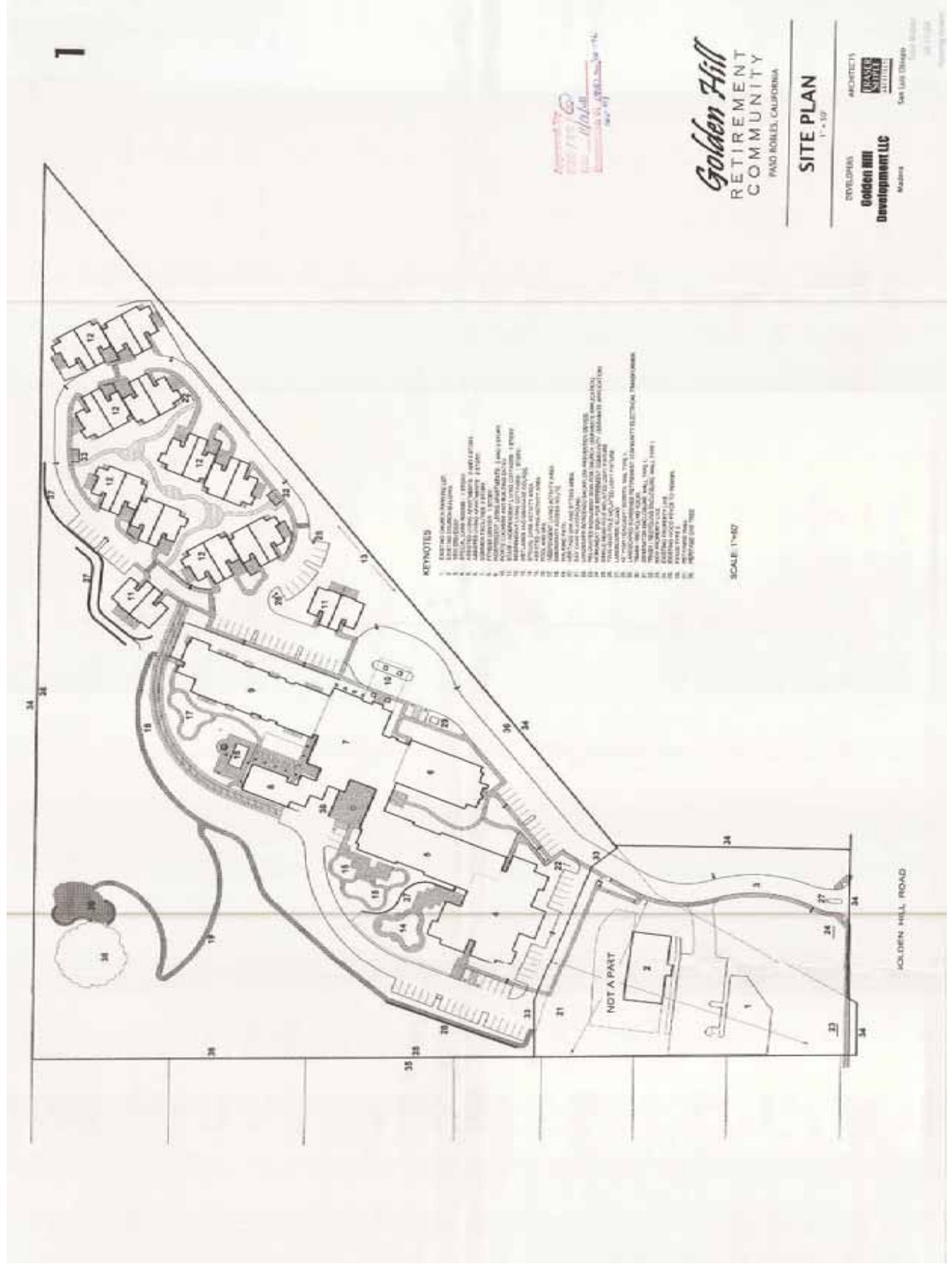
We think the time is finally right for this project and hope that, with your approval of our extension, in the future our town will have room in communities like this for our aging population. With the current increased interest level and interested developers, we feel confident that we can begin this project within the next two years.

Thank You,



Bill and Joyce Hawk

Attachment 3



Attachment 4

Draft Resolution A

RESOLUTION NO: 16-xxx

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 07-014 & CONDITIONAL USE PERMIT 07-020
(GOLDEN HILL RETIREMENT- 2450 Golden Hill Road)
APN: 025-366-030

WHEREAS, a time extension request for Planned Development 07-015 & CUP 07-020, has been filed by William Hawk, property owner; and

WHEREAS, PD 07-014 & CUP 07-020 is a proposal to establish and operate a 332 space RV Resort; and Planned Development (PD) 07-014 along with Conditional Use Permit (CUP) 07-020 allows for the development of a 140,000 square foot, 125-unit senior retirement community/residential care facility (See site plan, Exhibit A); and

WHEREAS, the project was originally approved on November 18, 2008, with the City Council's adoption of Resolutions 08-167, 08-169, and 08-170 (Negative Declaration, Planned Development and Conditional Use Permit); and

WHEREAS, at the time of the original approval of the project, Parcel Map PR 06-0272 was approved which subdivided the larger 13.9-acre site into two parcels, where Parcel 1 was 2.1 acres and Parcel 2 was 11.8 acres, the existing church remained on Parcel 1 and the Golden Hill Retirement project was approved for Parcel 2; and

WHEREAS, the project was originally scheduled to expire on November 18, 2010, since a subdivision was originally included with the entitlements for the project, the entitlement timeline was subject to the Subdivision Map Act, and since 2010, the entitlements have been automatically extended by the State as a result of SB 1185, AB 333, AB 208, and AB 116, to November 18, 2016; and

WHEREAS, a time extension request was submitted prior to the November 18, 2016 deadline, requesting that the Planning Commission extend the entitlements for two years to November 18, 2018; 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, 2016 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 November 18, 2016) to PD 07-014 & CUP 07-020, subject to the following conditions:

1. All conditions adopted within resolutions 08-169, 8-170 & 08-171 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 07-014 and CUP 07-020 shall expire on November 18, 2018, unless a time extension request is filed prior to that date.

Agenda Item 7

PASSED AND ADOPTED THIS 13th day of December 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

