



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: Two-Year Time Extension Request for Planned Development 01-025 and Conditional Use Permit 01-017 for Entrada de Paso Robles – APNs 025-431-044, -045, and – 049; 3830 State Route 46 East, Applicant – Ken Hunter

Date: March 27, 2018

Facts

1. The project is located at 3830 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 Entrada de Paso Robles project includes the development of a resort complex that includes 200 hotel rooms and 80 casitas, an outdoor destination garden-themed attraction, “Discovery Gardens”, and other ancillary uses.
3. The original entitlements were approved for a previous project referred to as the Black Ranch Resort in February 2004.
4. The Planning Commission has approved multiple time extension requests for the project, most recently on March 22, 2016.
5. This request for a time extension was filed on January 25, 2018, prior to the March 22, 2018 deadline. With the approval of this 2-year time extension the entitlements would be extended to March 27, 2020.

Options

1. Approve the two-year Time Extension request so that the applicant has additional time to complete working with outside agencies to permit construction of this project.
2. Approve the Time Extension request, with amendments, as directed by the Planning Commission.
3. Deny the Time Extension request, with specific “findings”, identified by the Planning Commission.

Analysis and Conclusions

Staff has reviewed the time extension request and has determined that no changes to the project are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2004, or the amended entitlements in 2013 that would affect the prior approvals of this project or the conditions that were imposed with it.

Mr. Hunter completed negotiations with the California Department of Fish and Wildlife (CDFW) and the City on implementation of the mitigation strategy for potential impacts to the San Joaquin Kit Fox (SJKF), (an endangered species regulated by CDFW), since the project amendments were approved in May 2014. The applicant also completed engineering work necessary to secure approval from the Army Corps of Engineers (ACOE) stream alterations on the property necessary for the project. The applicant is still working through

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Caltrans on securing their encroachment permit for access onto SR 46E. They anticipate this will be completed within the next year.

Option Recommended

Staff recommends the Planning Commission approve the request for a 2-Year Time Extension by approving the attached Resolution A.

Attachments

1. Location Map
2. Site Plan
3. Draft Resolution granting a two-year time extension
4. Mail and Newspaper Affidavits



RESOLUTION A

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 01-025 & CONDITIONAL USE PERMIT 01-017
ENTRADA DE PASO ROBLES, 3830 STATE ROUTE 46 EAST
APNs: 025-436-011 & 040 & 004

WHEREAS, a two-year 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, the site is located at 3830 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 original project, Black Ranch Resort, was originally approved by the Planning Commission in February 2004, and subsequent time extensions have been approved since that time; and

WHEREAS, the Planning Commission approved an amendment of the original project entitlements (PD 01-025 & CUP 01-017) on May 13, 2014, and the project is now referred to as “Entrada de Paso Robles”; and

WHEREAS, the Entrada de Paso Robles project consists of the development of a resort complex with 200 hotel rooms and 80 casitas, an outdoor destination garden-themed attraction, “Discovery Gardens”, and other ancillary uses; and

WHEREAS, the amended project entitlements have received two prior Time Extensions, which would expire on March 22, 2018, unless the applicant initiates construction or a time extension is approved by the Planning Commission; and

WHEREAS, the applicant applied for a Time Extension on January 25, 2018, prior to the expiration of the previous Time Extension approved on March 13, 2016; and

WHEREAS, the applicant is diligently working with outside agencies including Caltrans to permit access of the project onto State Route 46 E east; 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 27, 2018 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension; and

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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 for PD 01-025 & CUP 01-017 (APNs: 025-431-044 & 045 & 049), subject to the following conditions:

1. All conditions adopted and applicable to PD 01-025 & CUP 01-017 for the project, as amended, 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 March 27, 2020, unless construction of the project has commenced, or a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 27th day of March 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY



CITY OF EL PASO DE ROBLES

“The Pass of the Oaks”

March 16, 2018

Dear Property Owner/Tenant:

You are hereby notified, as the owner or tenant of property within 300 feet of the site listed below, that the Planning Commission will hold a public hearing to consider the following application in your neighborhood:

APPLICATION: Time Extension for Planned Development (PD 01-025) and Conditional Use Permit (CUP 01-017) for Entrada de Paso Robles 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.

APPLICANT Ken Hunter

LOCATION: 3830 State Route 46 East, APN 025-436-011, -0404, -004

ENVIRONMENTAL DETERMINATION: Not applicable

HEARING: The Planning Commission will hold a public hearing on Tuesday, March 27, 2018, at 6:30 pm in the City Council Chambers, 1000 Spring Street, Paso Robles, California.

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 application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Sincerely,

Susan DeCarli, City Planner

March 16, 2018
Date



**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

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APPLICANT: Ken Hunter
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Susan DeCarli
City Planner

Please publish once on, Friday, March 16, 2018.