

RESOLUTION NO: 10-017

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: 025-431-044 & 045 & 049

WHEREAS, a time extension request for Planned Development 01-025 & CUP 01-017, has been filed by SPELO Holdings, 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 East; 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, a request for a time extension was filed before the December 31, 2010 deadline and would extend the entitlements for PD 01-025 & CUP 01-017 to December 31, 2011; 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 November 23, 2010 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, 2010) 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, 2011, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 23rd day of November 2010 by the following roll call vote:

AYES: Tretch, Nemeth, Holstine, Gregory, Garcia, Vanderlip, Peterson

NOES: None

ABSENT: None

ABSTAIN: None

CHAIRMAN, JOEL PETERSON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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ABSTAIN: None



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ATTEST:


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