

RESOLUTION NO: 16-061

**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.

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

AYES: Commissioners Barth, Donaldson, Brennan, Agredano, Davis and Burgett.

NOES: Chairman Rollins

ABSENT:

ABSTAIN:



BOB ROLLINS, CHAIRMAN

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A

