

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 03-005 &
WAIVER 03-007 (COURTHOUSE PROJECT)
DATE: OCTOBER 10, 2006

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 03-005 and Waiver 03-007.

Facts:

1. The project is located at 940 Park Street (see attached location map).
2. The Project consists of the construction of a 22,400 square foot, two-story building.
3. Waiver 03-007 was approved by the Planning Commission to allow flexibility in the location of the public sidewalk in relation to the existing oak trees located at the southeast corner of the site.
4. A request for a time extension was filed before the October 14, 2006 deadline.

Analysis
and
Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary.

Policy
Reference: General Plan Land Use Element, Zoning Code.

Fiscal
Impact: There are no specific fiscal impacts associated with approval of this time extension.

Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

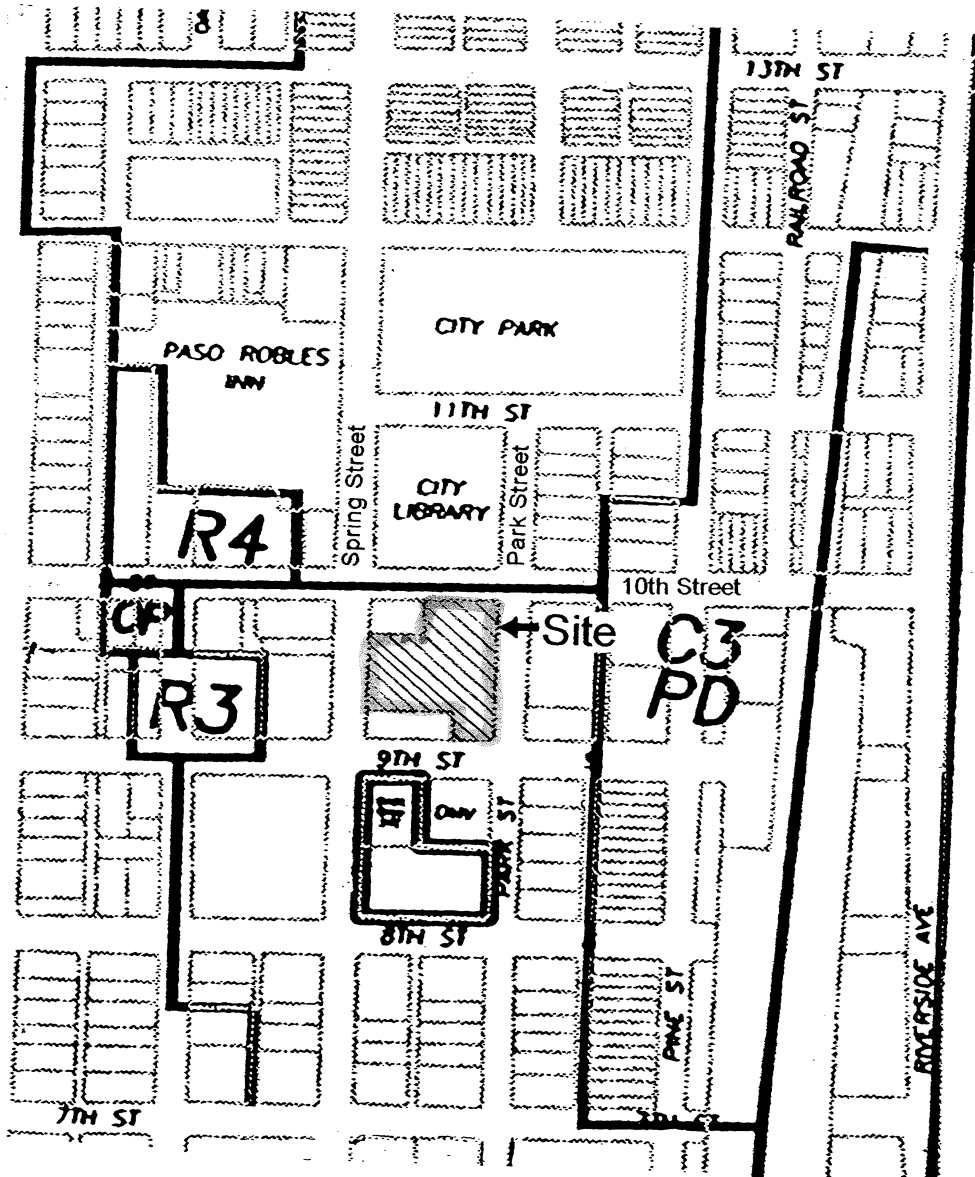
- a. Adopt a resolution granting a one-year time extension for PD 03-005 & Waiver 03-007;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Draft Resolution granting a one year time extension
3. Mail and Newspaper Affidavits

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Location Map



New Superior Court Facility



RESOLUTION NO: 06-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 03-005 AND
WAIVER 03-007
(COURTHOUSE)
APN: 009-151-002

WHEREAS, a time extension request for Planned Development 03-005 & Waiver 03-007, has been filed by the County of San Luis Obispo General Services; and

WHEREAS, the Project is a proposal to establish a 22,400 square foot, two story building; and

WHEREAS, Waiver 03-007 was approved by the Planning Commission in order to allow flexibility in the sidewalk design in relation to oak trees on site; and

WHEREAS, the Project site is located at 940 Park Street; and

WHEREAS, the project was originally approved by the Planning Commission on October 14, 2003, and scheduled to expire on October 14, 2005; and

WHEREAS, and on October 11, 2005, the Planning Commission approved a one-year time extension for the project extending the entitlements for PD 03-005 & Waiver 03-007 to October 14, 2006; and

WHEREAS, on September 15, 2006, the applicant filed a request for a one year time extension of the subject project automatically extending the entitlements for an additional 60 days, 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 October 10, 2006 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 October 14, 2006) to PD 03-005 and Waiver 03-007 subject to the following condition:

1. All conditions adopted within resolutions 03-074 & 03-075 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 03-005 & Waiver 03-007 shall expire on October 14, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 10th day of October 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN JOHN HAMON

ATTEST:

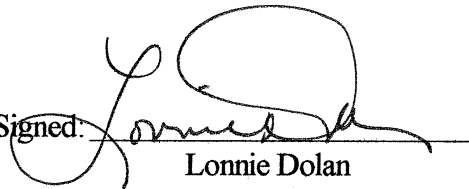
RON WHISENAND, PLANNING COMMISSION SECRETARY

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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for one year time extension for Planned Development 03-005 and Waiver 03-007 (County of San Luis Obispo General Services - Courthouse) on this 26th day of September, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

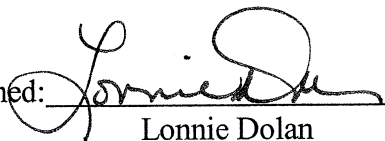
Newspaper: Tribune

Date of Publication: September 29, 2006

Meeting Date: October 10, 2006
(Planning Commission)

Project: Time Extension Planned Development 03-005 and Waiver 03-007 (SLO County Courthouse)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:  _____
Lonnie Dolan

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider a one-year time extension to PD 03-005 & Waiver 03-007, a Time Extension application filed by the County of San Luis Obispo. The site is located at 940 Park Street.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, October 10, 2006, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed time extension will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

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

Darren R. Nash, Associate Planner
September 29, 2006 6462758