

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 03-0342 (MIKE FAHERTY)
DATE: OCTOBER 24, 2006

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of PR 03-0342, a tentative map to subdivide two existing parcels into four parcels.

Facts:

1. The R2 zoned site is located at 2925 Oak Street.
2. The project was initially approved on October 12, 2004, via Planning Commission resolution 04-116, and was scheduled to expire on October 12, 2006.
3. A request for a time extension was filed before the October 12, 2006 deadline, automatically extending the life of the tentative tract map for an additional 60 days.
4. There have been no changes in the General Plan/Zoning Land Use policies or standards applicable to approved development.
5. Under the State's Subdivision Map Act the applicant is entitled to request up to three one-year time extensions.
6. This is the applicant's first request for a time extension. If a one-year time extension were granted, the applicant would still be entitled to request two more extensions not to exceed a period of one year each.

Analysis and Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. All existing project conditions would remain in effect.

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

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

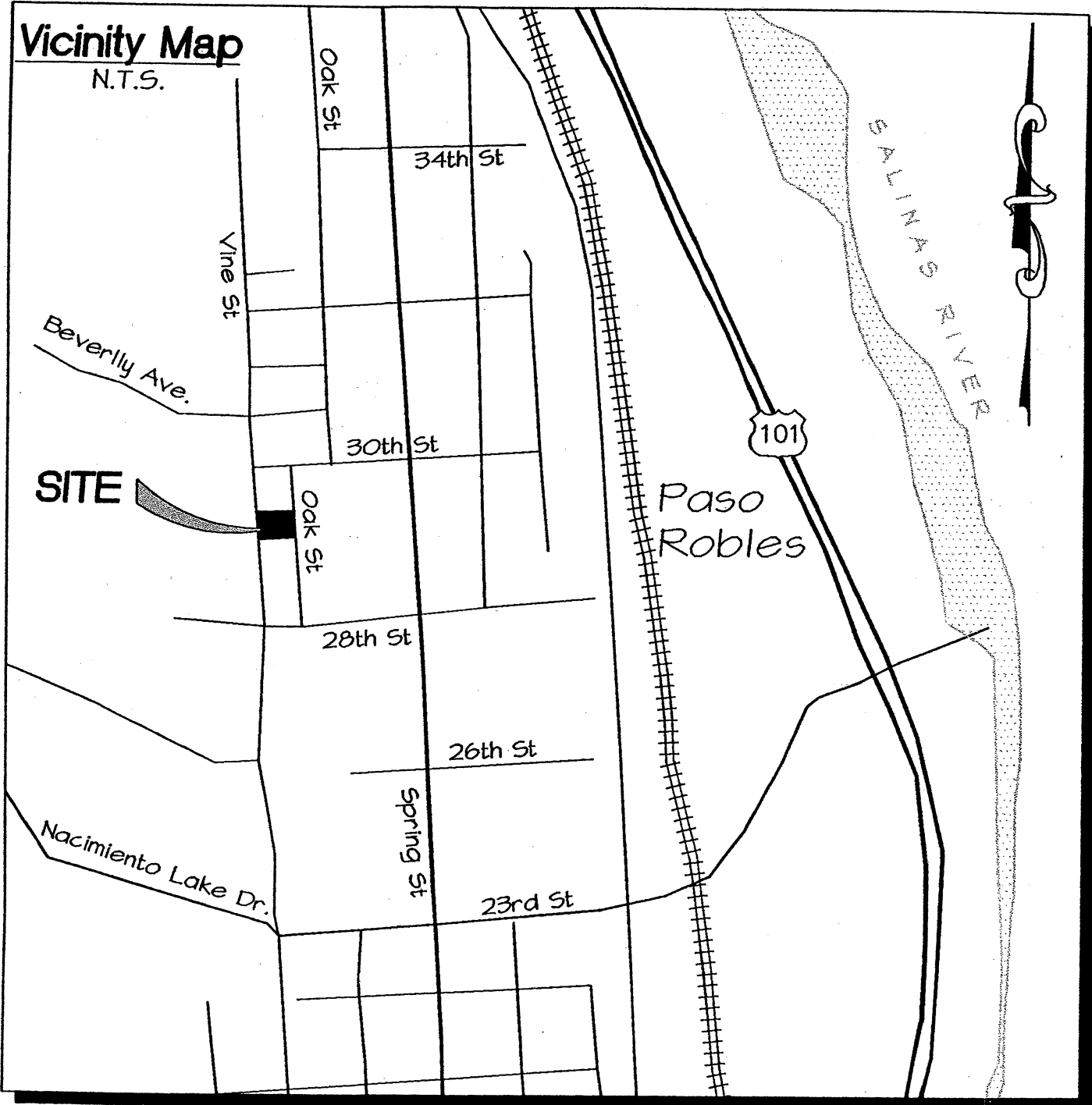
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for Tentative Parcel Map PR 04-0342;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

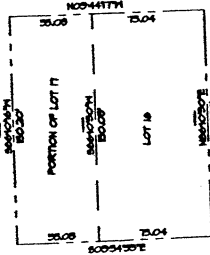
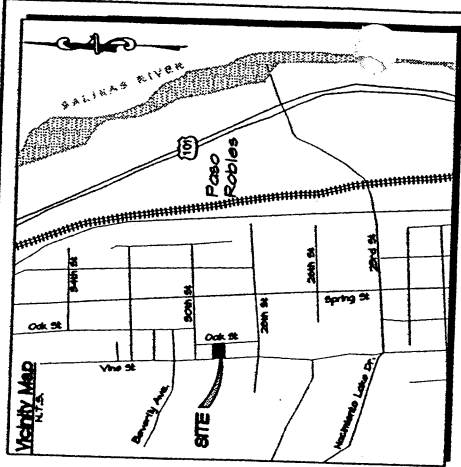
Attachments:

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

H:\darren\Time Ext\Faherty\PC Staff Report



VICINITY MAP
PR 03-0342
(Faherty)



EXISTING LOT CONFIGURATION

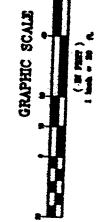
PR 03-0342
Tentative Parcel Map
 Prepared for the City of Fresno, CA, by
 Vaughn Surveys, Inc., 207 Riverside Avenue,
 Fresno, California 93701
 Date: 03/20/2013
 City of Fresno, California
 Office of the City Engineer, State of California

APR 1008-084-002
 Prepared for: John Faherty
 207 Riverside Avenue
 Fresno, California 93701
 Date: 03/20/2013
 City of Fresno, California
 Office of the City Engineer, State of California

Sheet 1 of 1



Tentative Parcel Map
 PR 03-0342
 (Faherty)



Notes
 1. The topographic information shown herein was performed by Vaughn Surveys, Inc.
 2. The Property Boundary information is based on survey performed by Vaughn Surveys, Inc.

RESOLUTION NO: _____
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE YEAR TIME EXTENSION
FOR TENTATIVE PARCEL MAP 04-428
(DIKE)
APN 009-252-008

WHEREAS, on September 14, 2004 the Planning Commission adopted Resolution 04-110 granting tentative parcel map approval to PR 04-428 for the subdivision of 7,000 square foot R2 zoned lot into two parcels; and

WHEREAS, the subdivision is located at 411 Vine Street; and

WHEREAS, under the provisions of the State's Subdivision Map Act the map approval was granted for a two (2) year period of time from the date of Planning Commission action; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve tentative parcel maps and their related time extension requests; and

WHEREAS, the map was scheduled to expire on September 14, 2006; and

WHEREAS, on August 22, 2006, the applicant filed a request for a one year time extension of the subject tentative parcel map; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 24, 2006, to consider facts as presented in the staff report prepared for this time extension 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 September 14, 2006) to Tentative Parcel Map 04-428, subject to the following condition:

1. All conditions adopted within Resolutions 04-110 shall remain in full force and effect (on file in the Community Development Department).
2. The Parcel Map will expire on September 14, 2007, unless a request for a time extension is filed prior to this date.

PASSED AND ADOPTED THIS 24th day of October, 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

H:\darren\Time Ext\PR04-0342Faherty\.res

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

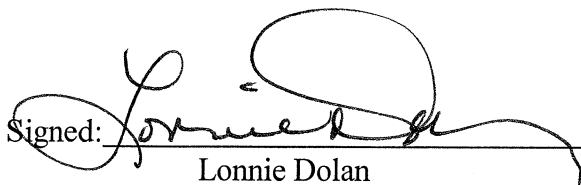
Newspaper: Tribune

Date of Publication: October 11, 2006

Meeting Date: October 24, 2006
(Planning Commission)

Project: One-year Time Extension
Tentative Parcel Map PR 03-0342
(Faherty/2925 Oak St.)

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

forms\newsaffi.691

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 request to approve a 1-year time extension for Parcel Map 03-0342 filed by Vaughan Surveys on behalf of Mike Faherty. The project consists of the four lot subdivision of an approximate 20,000 square foot R2 zoned lot, located at 2925 Oak 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 24, 2006, at which time all interested parties may appear and be heard.

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.

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 Nash, Associate Planner
October 11, 2006

6469685

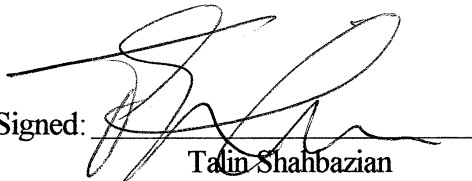
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tentative Parcel Map PR 03-0342, to consider a one-year time extension, (Applicant: Mike Faherty), on this 11th day of October, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Talin Shahbazian

forms\mailaffi.691