

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 04-014  
(DE VENDELS USA, INC/VINCE LAVORGNA)  
DATE: OCTOBER 24, 2006

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 04-014, approved for construction of a light manufacturing/commercial development.

- Facts:
1. The site is located between Ramada Drive and Vendels Circle (see attached location map).
  2. The project consists of construction of three buildings that are 11,560 s.f., 11,650 s.f., and 23,120 s.f. respectively. The uses are intended to be light manufacturing/commercial and warehousing. Project conditions will require merger of the existing six lots into three in order to match the proposed buildings.
  3. The project was originally approved by the Planning Commission on October 26, 2004. The applicant has requested an extension of time because they are not ready to move forward with construction at this time. The applicant currently has building plans in plan check.
  4. A request for a time extension was filed September 23, 2006, which was before the September 26, 2006 deadline.
  5. There have been no changes in the General Plan/Zoning land use policies, or standards applicable to the approved development.
  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 additional 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.

Both documents related to the improvements for the Highway 101 & Highway 46 West Interchange have been recorded for this project.

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 04-014;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Prepared by: Susan DeCarli, City Planner

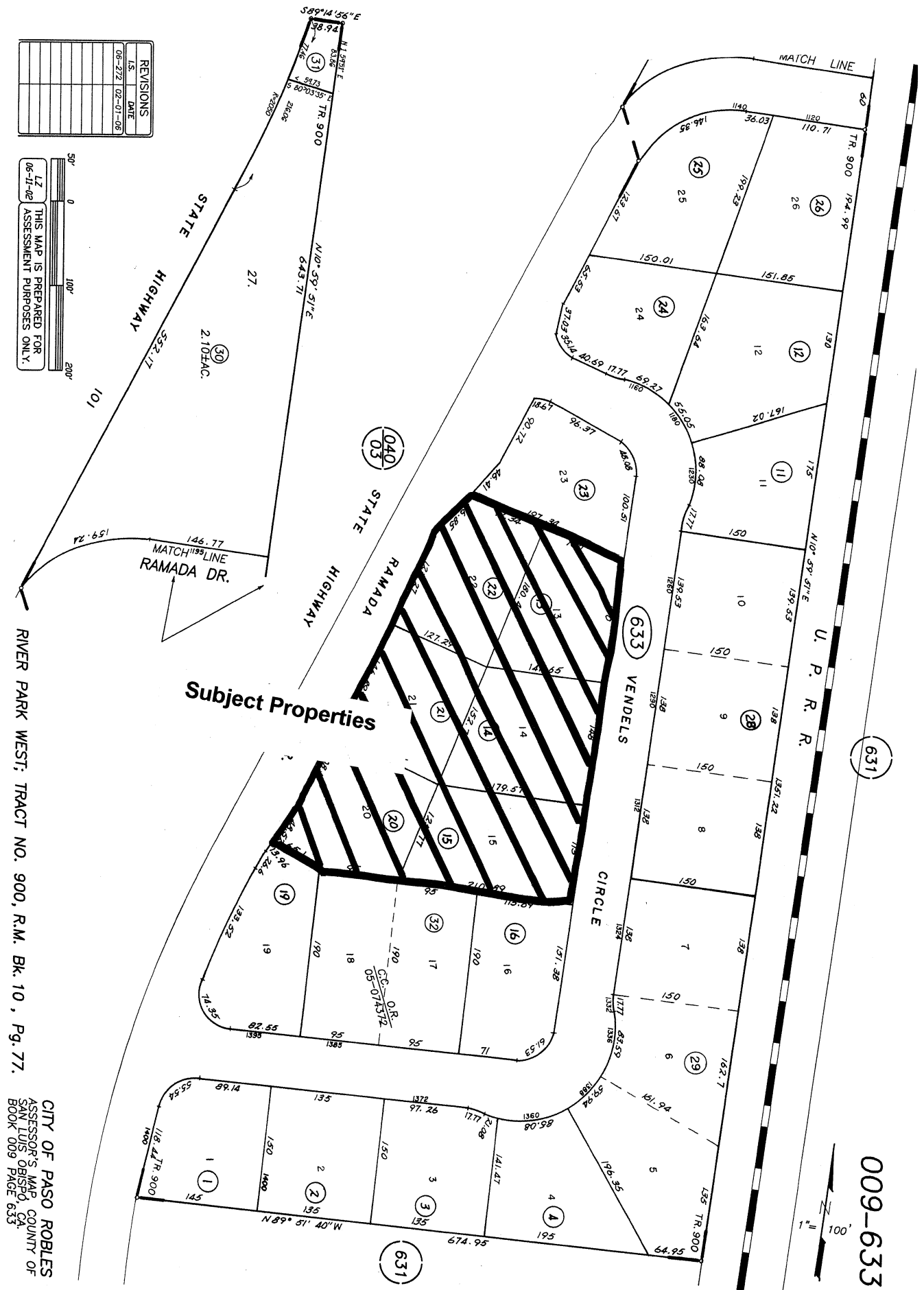
Attachments:

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

# Attachment 1 Location Map

REVISIONS		
LS.	DATE	
06-27-02	02-01-08	

50' 0 100' 200'  
 L2 THIS MAP IS PREPARED FOR  
 06-11-02 ASSESSMENT PURPOSES ONLY.



RIVER PARK WEST; TRACT NO. 900, R.M. BK. 10, Pg. 77.

CITY OF PASO ROBLES  
 ASSESSOR'S MAP COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 009 PAGE 633

631

009-633

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 04-014  
(DE VENDELS USA, INC)

APNs: 009-633-013, -014, -015, -020, -021, -022

WHEREAS, a time extension request for Planned Development 04-014 has been filed by Vince Lavorgna on behalf of DeVendels USA, Inc.; and

WHEREAS, PD 04-014 would allow the construction of three buildings (11,560 s.f., 11,650 s.f., and 23,120 s.f. respectively) on property located between Ramada Drive and Vendels Circle; and

WHEREAS, the project was originally approved by the Planning Commission on October 26, 2004, and scheduled to expire on October 26, 2006; and

WHEREAS, on September 23, 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 there have been no changes in the General Plan or Zoning applicable to this property and approved project; 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 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 26, 2006) to PD 04-014 subject to the following conditions:

1. All conditions adopted within Resolutions 04-122 & 04-123 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 04-014 shall expire on October 26, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of October 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN JOHN HAMON

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

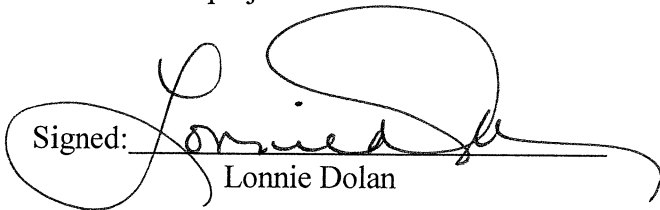
Newspaper: Tribune

Date of Publication: October 11, 2006

Meeting Date: October 24, 2006  
(Planning Commission)

Project: Time Extension Planned Development 04-014 (DeVendels/Lavorgna – Ramada Drive)

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

CITY OF EL PASO DE ROBLES

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 on Tuesday, October 24, 2006, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider a Time Extension to extend the entitlement for three years for the following project:

Planned Development 04-014: A request filed by DeVendels USA Inc., to construct three light manufacturing buildings on Ramada Drive at Vendels Circle, in the Manufacturing Planned-Development zoning district.

The staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the Time Extension may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge the this request 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.


Susan DeCarli, AICP  
City Planner  
October 11, 2006

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**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Susan DeCarli, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Time Extension for PD 04-014 on this 9th day of October 2006.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Susan DeCarli