

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 04-0491
1850 RAMADA DRIVE, APN 009-083-001
APPLICANT – JOHN ALBAN AND TERRY SIMONS

DATE: NOVEMBER 28, 2006

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Tentative Parcel Map PR 04-0491, approved for subdivision of a 5-acre property into four parcels.

- Facts:
1. The site is located at 1850 Ramada Drive. See Attachment 1, Vicinity Map and copy of Tentative Parcel Map).
 2. This parcel map only included a subdivision of the property with no new buildings proposed.
 3. The site is zoned M P-D (Manufacturing Planned-Development) with a General Plan designation that is BP (Business Park).
 4. 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 record the Final Map since they are still in the process of coordinating with PG&E regarding a requirement to underground utilities.
 5. A request for a time extension was filed October 24, 2006, which was before the October 26, 2006 deadline.
 6. There have been no changes in the General Plan/Zoning land use policies, or standards applicable to the approved development.
 7. This is the applicant's first request for a time extension.

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.

Participation agreement documents related to the improvements for the Highway 101 & Highway 46 West Interchange have not been recorded for this project. Those documents are required to be recorded prior to recordation of the Final Map.

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 PR 04-0491;
- b. Amend, modify or reject the above noted options.

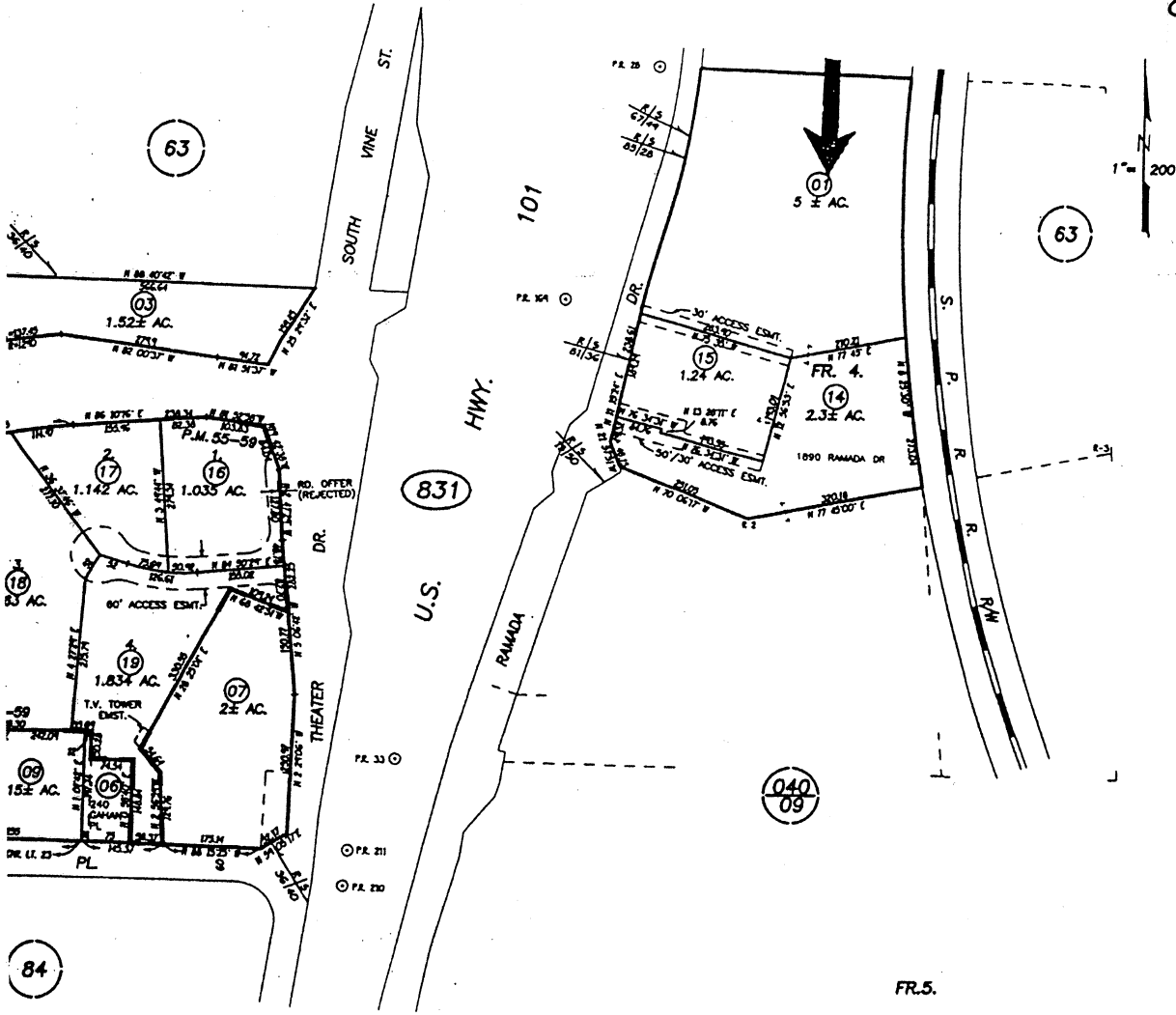
Prepared by: Susan DeCarli, City Planner

Attachments:

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

Project Location

83



SUBDMISION OF A PART OF RANCHO PASO DE ROBLES, R.M. Bk. A , Pg.164

MAY 3 0 2003

CITY OF PASO ROBLES
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 009 PAGE 83

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 TENTATIVE PARCEL MAP PR 04-0491
1850 RAMADA DRIVE (JOHN ALBAN/TERRY SIMONS)
APN: 009-083-001

WHEREAS, a time extension request for Tentative Parcel Map 04-0491 has been filed by John Alban and Terry Simons; and

WHEREAS, PR 04-0491 is a Tentative Parcel Map approved for subdivision of a five acre parcel into four parcels; 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 October 24, 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 may approve 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 November 28, 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 determined from the most current expiration date of October 26, 2006) subject to the following conditions:

1. All conditions adopted within Resolution 04-121 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 04-0491 shall expire on October 26, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 28th day of November 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN JOHN HAMON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

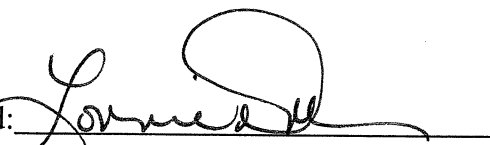
Newspaper: Tribune

Date of Publication: November 15, 2006

Meeting Date: November 28, 2006
(Planning Commission)

Project: Time Extension Tentative Parcel
Map PR 04-0491 (Alban)

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, November 28, 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 the following project:

A request for a Time Extension for Tentative Parcel Map PR 04-0491, filed by John Alban to subdivide a five acre parcel into four lots (APN 009-083-001). The site is located at 1850 Ramada Drive.

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 proposed 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 this Time Extension 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
November 15, 2006

6490502

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, 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 04-0491, A request for a Time Extension for Tentative Parcel Map PR 04-0491, filed by John Alban and Terry Simons to subdivide a five acre parcel into four lots (Applicant: John Alban and Terry Simons) APN: 009-083-001, on this 16th day of November, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Gevorg Nazaryan

forms\mailaffi.691