

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 04-015
(POKRAJAC)
DATE: DECEMBER 12, 2006

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 04-015.

Facts:

1. The project is located at 1500 Ramada Drive (see attached location map).
2. PD 04-015 was approved by the Planning Commission on October 26, 2004, approving the construction of two approximate 20,000 square foot light-industrial buildings.
3. A request for a time extension was filed before the October 26, 2006 deadline, automatically extending the entitlement for the project for 60 days.

Analysis
and

Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2004 that would impact the prior approvals of this project or the conditions that were imposed with it.

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 04-015;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

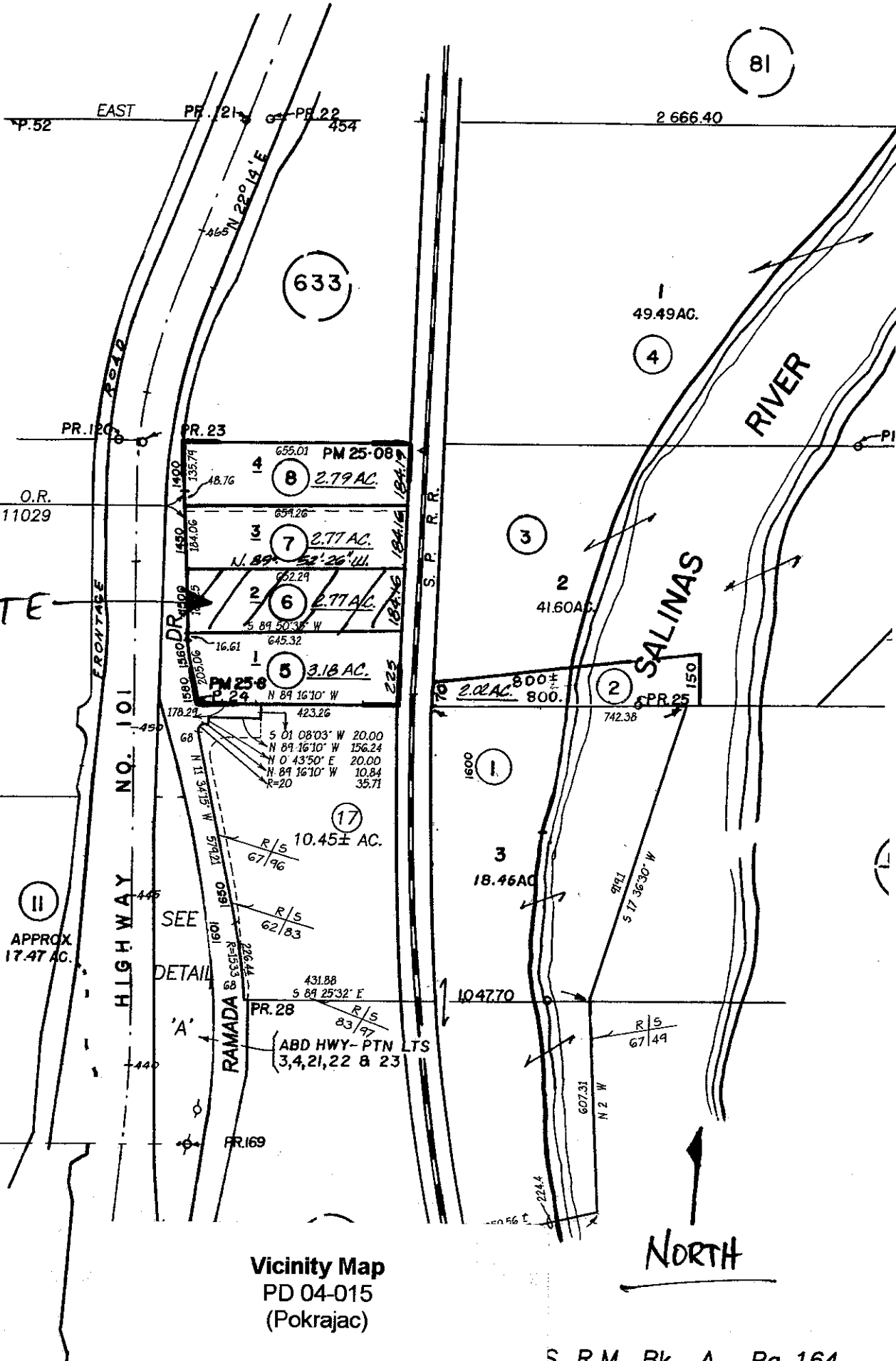
1. Location Map
2. Draft Resolution granting a one year time extension
3. Mail and Newspaper Affidavits

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

R/S
52/78

40
3

R/S
70/64



V.M. O.R.
03-011029

SITE

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APPROX
17.47 AC.

FR. 22

SEE
DETAIL
'A'

Vicinity Map
PD 04-015
(Pokrajac)

NORTH

800
DRAWN FOR
POSES ONLY.

**NICHOLAS E. POKRAJAC AND DIANE F. POKRAJAC,
TRUSTEES OF THE POKRAJAC FAMILY TRUST
2000 Lookout Drive
Templeton CA 93465
(805) 434-1238**

October 20, 2006

City of El Paso de Robles
1000 Spring Street
Paso Robles, California 93446

RE: PD 04-015
1500 Ramada Drive

Attention: Darrin Nash

Mr. Nash:

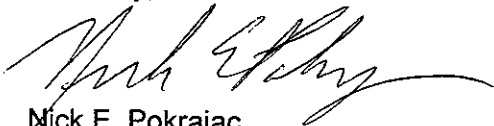
This is to update you on the progress of the above referenced project.

I had delayed the start of the building permit drawings waiting to see the progress on the "Interim Intersection Highway 46 Improvements"

I have now engaged an architect to complete the working drawings for Building Department submittal and I anticipate their completion in about two (2) months.

If you have any questions, please contact me at (805) 434-2219.

Sincerely,



Nick E. Pokrajac,
Trustee

**Paso Robles
OCT 23 2006
Planning Division**

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 04-015
(POKRAJAC)
APN: 009-631-006

WHEREAS, a time extension request for Planned Development 04-015, has been filed by Nick Pokrajac; and

WHEREAS, PD 04-015 is a proposal to establish two approximate 20,000 square foot light-industrial buildings; and

WHEREAS, the site is located at 1500 Ramada Drive; 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 28, 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 December 12, 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 04-015, subject to the following conditions:

1. All conditions adopted within resolutions 04-124 & 04-125 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 04-015 shall expire on October 26, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 12th day of December 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VICE-CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

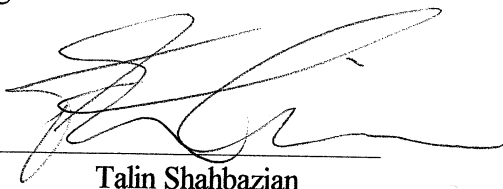
H:\darren\Time Extentions\PD04-015NCL.reso

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 Plan Development PD 04-015, to consider a one-year time extension to construct two 22,000 square foot industrial buildings, (Applicant: Nick E. Pokrajac) on this 29th day of November, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____



Talin Shahbazian

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD#6497890
CITY OF PASO ROBLES

STATE OF CALIFORNIA,

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy. was published in the above-named newspaper and not in any supplement thereof – on the following dates to DEC 1, 2006 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: DEC. 1, 2006
AD COST: \$52.95

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 by Nick E. Pokrajac for a one year time extension for PD 04-015, a project to construct two 22,000 square foot industrial buildings at 1500 Ramada Drive. (APN: 009-631-006)

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, December 12, 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
December 1, 2006

6497890