

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 04-0495
(ERSKINE)
DATE: JANUARY 9, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Tentative Parcel Map PR 04-0495.

Facts:

1. The project is located at 415 & 421 7th Street (see attached location map).
2. PR 04-0495 was approved by the Planning Commission on November 23, 2004, to subdivide the 7,290 square-foot parcel into two lots, where the existing house would be on Parcel 1 and a new 2,455 square foot parcel would be created for the construction of a new house.
3. A request for a time extension was filed before the November 23, 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:

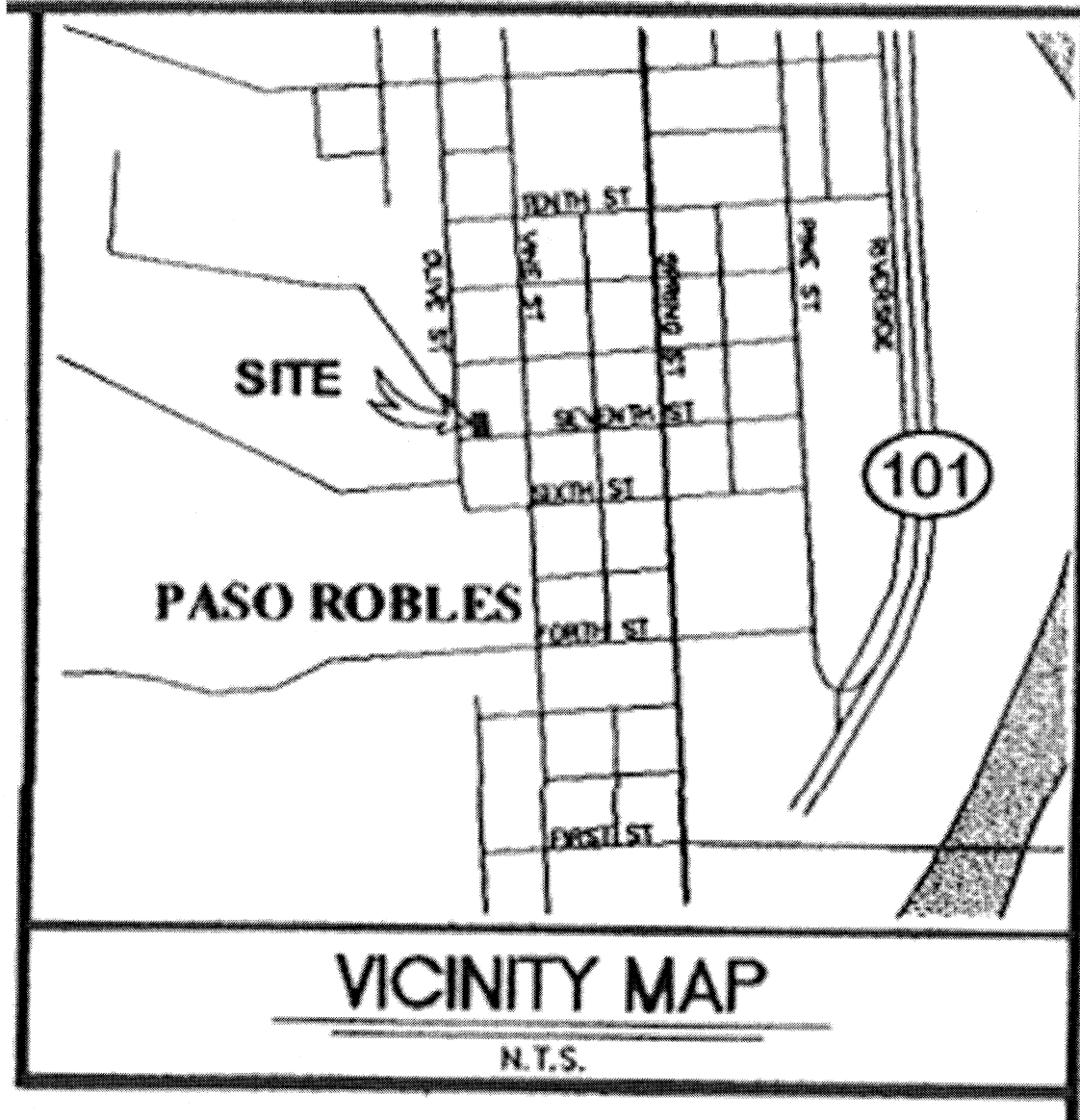
- a. Adopt a resolution granting a one-year time extension for PR 04-0495;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

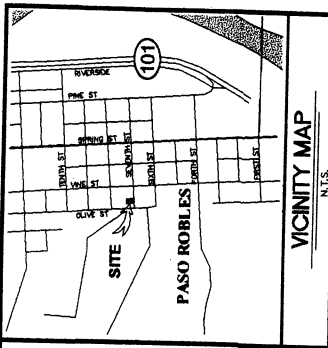
1. Location Map
2. Draft Resolution granting a one year time extension
3. Mail and Newspaper Affidavits

H:\darren\Time Ext\ Erskine7thStreet\PC Staff Report

Attachment 1: Vicinity Map
PR 04-0495
Tom Erskine
415 & 421 7th Street.



Applicant / Owner: Tom Erskine
Site Address: 415 & 421 7th Street
Project: PR 04-0495



VICINITY MAP

N.T.S.

EXISTING PARCEL
 PARCEL B PER 22 PM 32 7290 SF

PROPOSED PARCELS
 PARCEL 1 4835 SF
 PARCEL 2 2455 SF
 TOTAL 7290 SF

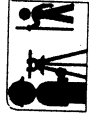
OWNER/APPLICANT
 THOMAS H. ERSKINE TRUST (TOM ERSKINE)
 PO BOX 510
 PASO ROBLES, CA 93447
 PHONE NO. 805-239-9566

A.P.N.
 009-191-012

ZONING DESIGNATION
 RZ

TENTATIVE PARCEL MAP PR 04-0495

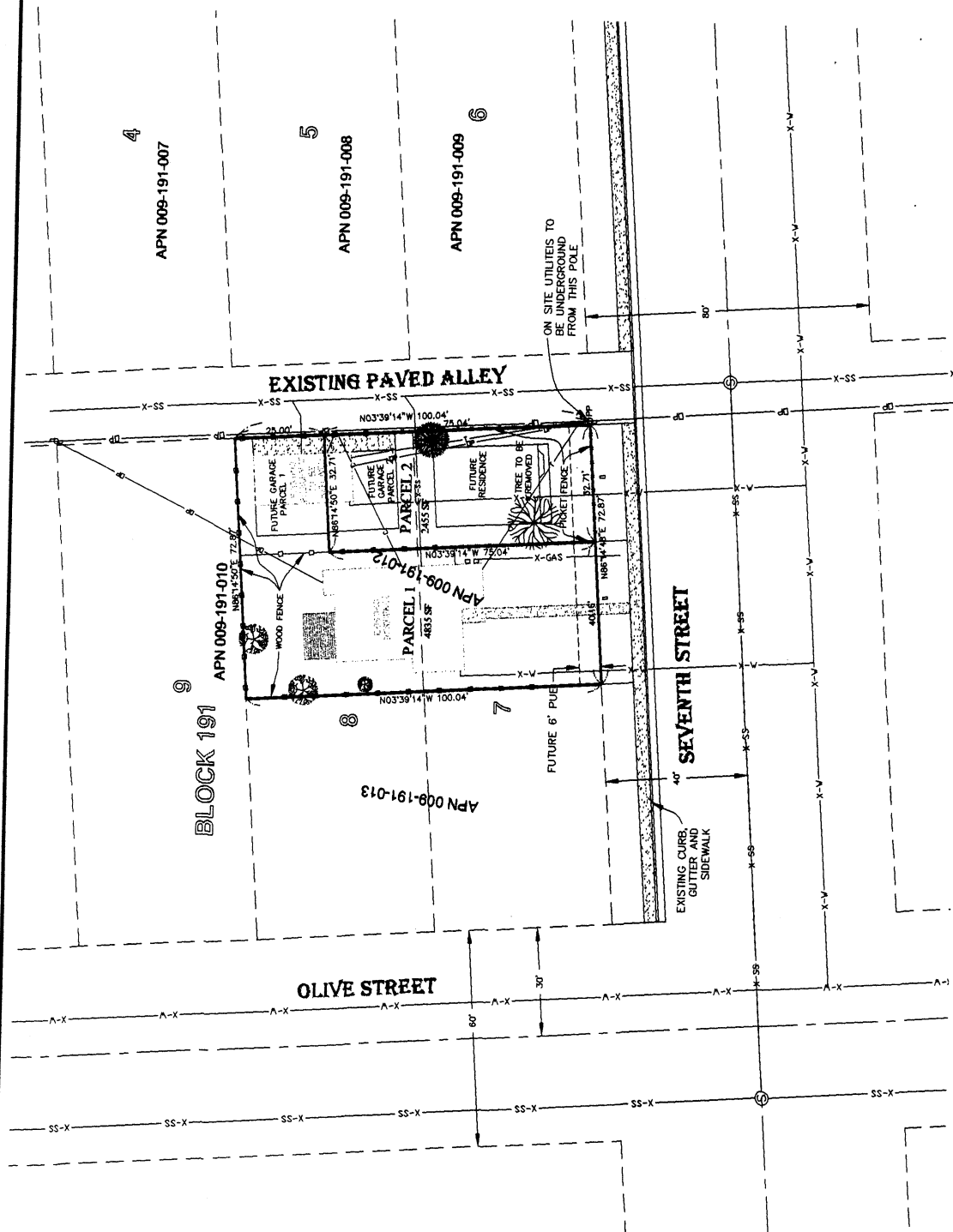
BEING A TWO PARCEL SUBDIVISION
 OF PARCEL B PER 22 PM 32,
 BLOCK 191, CITY OF PASO ROBLES,
 SAN LUIS OBISPO COUNTY, CALIFORNIA



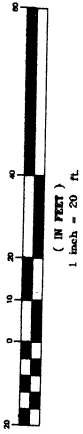
EMK & Associates, Inc.
 ENGINEERING • PLANNING • SURVEYING
 1005 RAILROAD ST. PASO ROBLES, CA. (805)239-9427

JOB NO. 04-465

SHEET 1 OF 1 SHEETS
 TITLE INSURANCE COMPANY #



GRAPHIC SCALE



PR 04-0495 Tentative Parcel Map 415 & 421 7th Street (Erskine)

- NOTES:**
1. BOUNDARY DATA
 2. LOT IS RELATIVE
 3. THERE ARE NO...

HN2004-04-465-Survey-04-41

RESOLUTION NO: 07-_____

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 04-0495
(ERSKINE)
APN: 009-191-012

WHEREAS, a time extension request for Tentative Parcel Map PR 04-0495, has been filed by Tom Erskine; and

WHEREAS, PR 04-0495 would subdivide the 7,290 square-foot parcel into two lots of approximately 4,835 square feet and 2,455, as a result of the parcel map, the existing house would be located on Parcel 1, a new house would be constructed on Parcel 2; and

WHEREAS, the site is located at 415 & 421 7th Street; and

WHEREAS, the project was originally approved by the Planning Commission on November 23, 2004, and scheduled to expire on November 23, 2006; and

WHEREAS, on November 20, 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 January 9, 2007 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 November 23, 2006) to PR 04-0495, subject to the following conditions:

1. All conditions adopted within resolutions 04-0131 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 04-0495 shall expire on November 23, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 9th day of January 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN PRO TEM, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

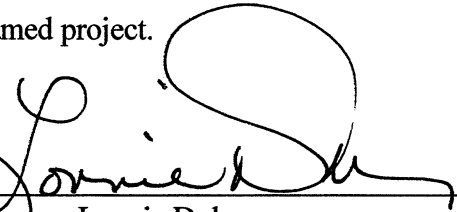
Newspaper: Tribune

Date of Publication: December 27, 2006

Meeting Date: January 9, 2007
(Planning Commission)

Project: Tentative Parcel Map PR 04-0495
(Erskine - 415 & 421 7th Street)

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

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 for a one year time extension for Parcel Map PR 04-0495, a parcel map application filed by Tom Erskine to subdivide one 7,290 square-foot parcel into two parcels of approximately 4,835 square feet and 2,455 square feet each. The site is currently developed with two single-family residences and is located at 415 & 421 7th 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, January 9, 2007, 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
December 27, 2006 6510810

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 PR 04-0495, A one year time extension for PR 04-0495, an application to subdivide a 7,290 square-foot parcel into two lots, where the existing house would be on Parcel 1 and a new 2,455 Square-foot parcel would be created for the construction of a new house. (Applicant: Tom Erskine) APN: 009-191-012, on this 27th day of December, 2006.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Gevorg Nazaryan

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