

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 04-0496  
(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 04-0496.

Facts:

1. The project is located at 834 & 844 20<sup>th</sup> Street (see attached location map).
2. PR 04-0496 was approved by the Planning Commission on November 23, 2004, to subdivide the 7,290 square-foot parcel into two lots so that each of the two existing residence would be on a separate parcel.
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:

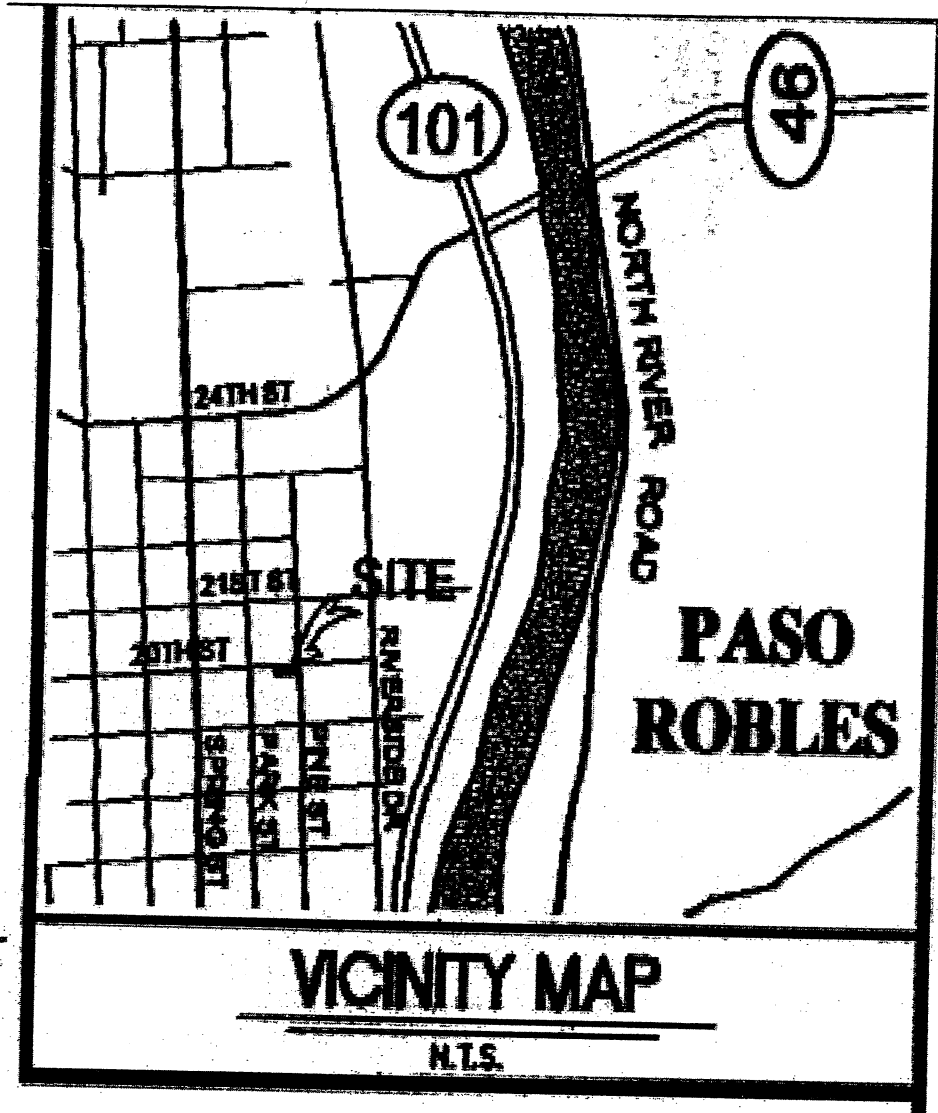
- a. Adopt a resolution granting a one-year time extension for PR 04-0496;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

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

H:\darren\Time Ext\ Erskine20thStreet\PC Staff Report

Attachment 1: Vicinity Map  
PR 04-0496  
Tom Erskine  
834 & 844 Twentieth Street



Applicant / Owner: Tom Erskine  
Site Address: 834 & 844 Twentieth St.  
Project: PR 04-0496



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 04-0496  
(ERSKINE)  
APN: 008-237-016

WHEREAS, a time extension request for Tentative Parcel Map PR 04-0496, has been filed by Tom Erskine; and

WHEREAS, PR 04-0496 would subdivide the 7,000 square-foot parcel into two parcels, where each of the existing houses would be on separate parcels; and

WHEREAS, the site is located at 834 & 844 20<sup>th</sup> 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 04-0496, subject to the following conditions:

1. All conditions adopted within resolutions 04-0130 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 04-0496 shall expire on November 23, 2007, unless a time extension request is filed prior to that date.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN PRO TEM, MARGARET HOLSTINE

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

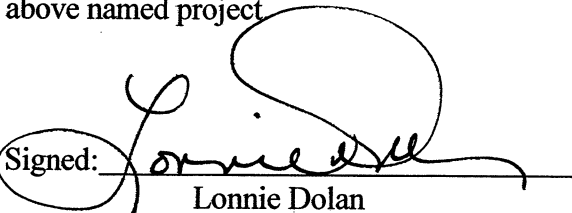
Newspaper: Tribune

Date of Publication: December 27, 2006

Meeting Date: January 9, 2007  
(Planning Commission)

Project: Tentative Parcel Map PR 04-0496  
(Erskine - 834 & 844 20<sup>th</sup> 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 of Parcel Map PR 04-0496, a parcel map application filed by Tom Erskine to subdivide one 7,000 square-foot parcel into two parcels of approximately 3,925 square feet and 3,075 square feet each. The site is currently developed with two single-family residences and is located at 834 & 844 Twentieth 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 F. Nash, Associate Planner  
December 27, 2006 6510808

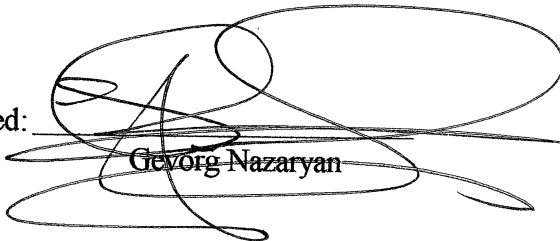
**AFFIDAVIT  
OF MAIL NOTICES**

**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 04-0496, A one year time extension for PR 04-0496, an application to subdivide a 7,000 square-foot parcel into two lots of approximately 3,925 square-foot and 3,075 square-foot each. The site is currently developed with two single-family residences (Applicant: Tom Erskine) APN: 009-191-012, on this 27<sup>th</sup> day of December, 2006.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:



Gevorg Nazaryan

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