

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 01-028 & CONDITIONAL USE PERMIT 01-022, (JORDAN/CHAVIS MINI-STORAGE)
DATE: JANUARY 23, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 01-022 and Conditional Use Permit 01-022.

Facts:

1. The project is located at 2501 Theatre Drive (see attached location map).
2. The Project consists of the construction of a 104,240 square foot mini-storage facility with RV and boat parking.
3. A request for a time extension was filed before the December 9, 2006 deadline, automatically extending the project entitlements 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 2003 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:

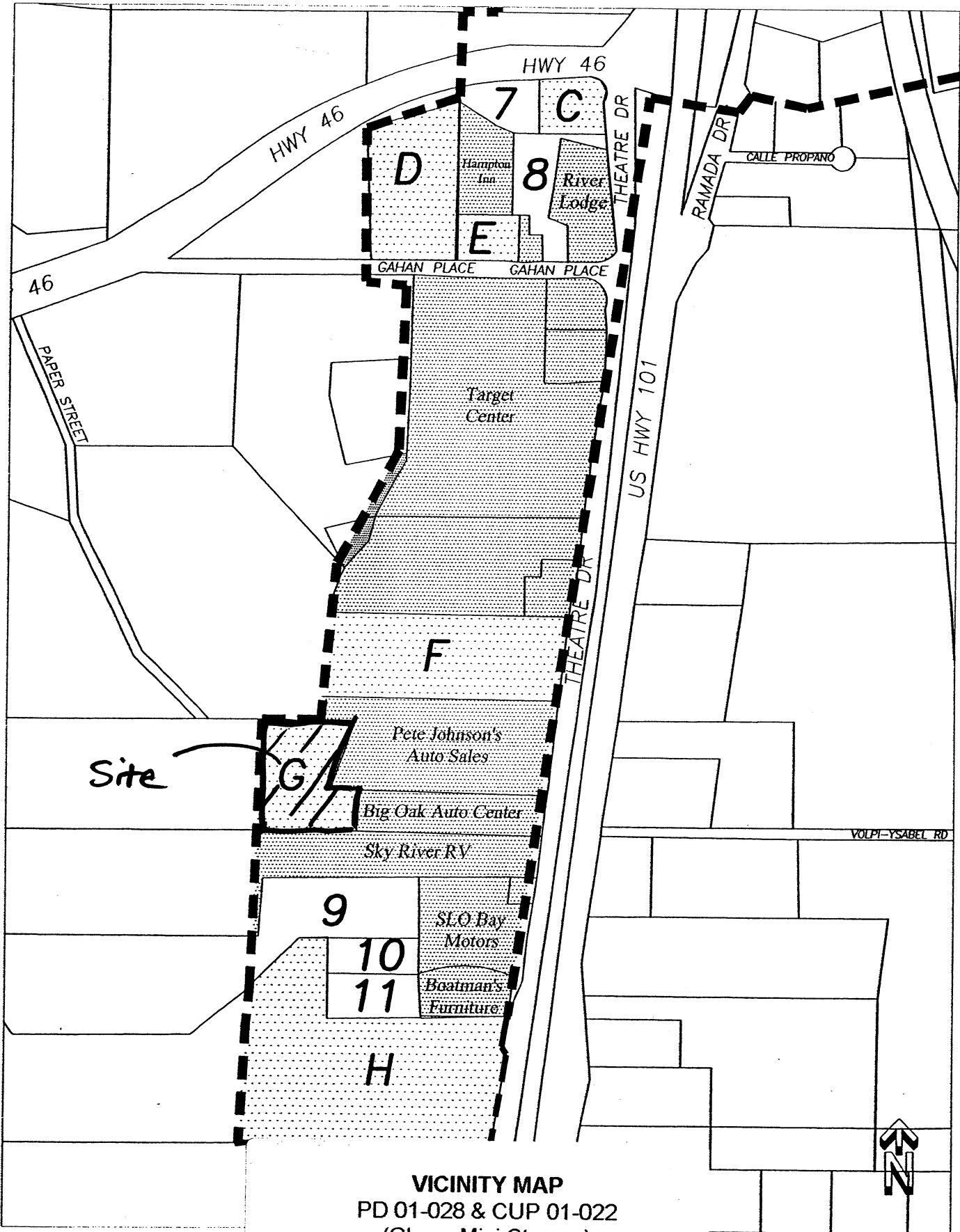
- a. Adopt a resolution granting a one-year time extension for PD 01-028 & Conditional Use Permit 01-022;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

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

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South Theater Drive Area



VICINITY MAP
 PD 01-028 & CUP 01-022
 (Gheza Mini-Storage)

 Vacant

 Existing Development

Existing Development

RESOLUTION NO: 05-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 01-028 AND
CONDITIONAL USE PERMIT 01-022,
(JORDAN-CHAVIS)
APN: 009-851-003

WHEREAS, a time extension request for Planned Development 01-028 & Conditional Use Permit 01-022, has been filed by EDA Design Professionals on behalf of David Jordan and Terry Chavis; and

WHEREAS, the Project is a proposal to establish a 104,240, mini-storage facility with RV and Boat parking; and

WHEREAS, the Project site is located at 2501 Theatre Dr.; and

WHEREAS, the project was originally approved by the Planning Commission on December 9, 2003, and scheduled to expire on December 9, 2005; and

WHEREAS, September 27, 2005 the Planning Commission approved a one year time extension, extending the entitlements of the project until December 9, 2006

WHEREAS, on November 14, 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 23, 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 December 9, 2006) to PD 01-028 and CUP 01-022 subject to the following condition:

1. All conditions adopted within resolutions 03-100, 03-101 & 03-102 shall remain in full force and effect (on file in the Community Development Department).

2. Planned Development 02-016 shall expire on December 9, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 23rd day of January 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

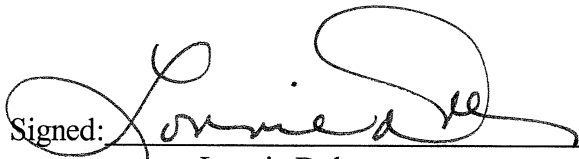
Newspaper: Tribune

Date of Publication: January 10, 2007

Meeting Date: January 23, 2007
(Planning Commission)

Project: Time Extension Planned
Development 01-028, and
Conditional Use Permit 02-025
(Chavis – formerly Gheza)

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

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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 David Jordan and Terry Chavis for a one year time extension for Conditional Use Permit 01-022 and PD 01-028, which is a 104,240 square foot mini-storage facility with RV and boat parking. The project would be located at 2501 Theatre Drive (flag lot behind the Big Oak Auto Center).

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 23, 2007, 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
January 10, 2007

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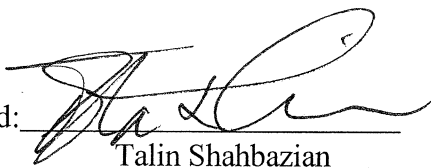
**AFFIDAVIT
OF MAIL NOTICES**

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 time extension for Conditional Use Permit CUP 01-022 & Planned Development PD 01-028, (Applicant: David Jordan & Terry Chavis), on this 10th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____



Talin Shahbazian

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