

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 04-0310
(COLIN WEYRICK)
DATE: FEBRUARY 13, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Tentative Parcel Map PR 04-0310.

- Facts:
1. The project is located east of Golden Hill Road, north of Wallace Drive, west of Oakwood Street (see attached location map).
 2. PR 04-0310 is a subdivision of a 14 acre site into 12 commercial/industrial parcels.
 3. At this time, the applicant is in the process of completing the subdivision. There are no plans at this time for development of the lots. The future development of each lot will need to go through the City's development review process.
 4. A request for a time extension was filed before the December 14, 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 2002 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:

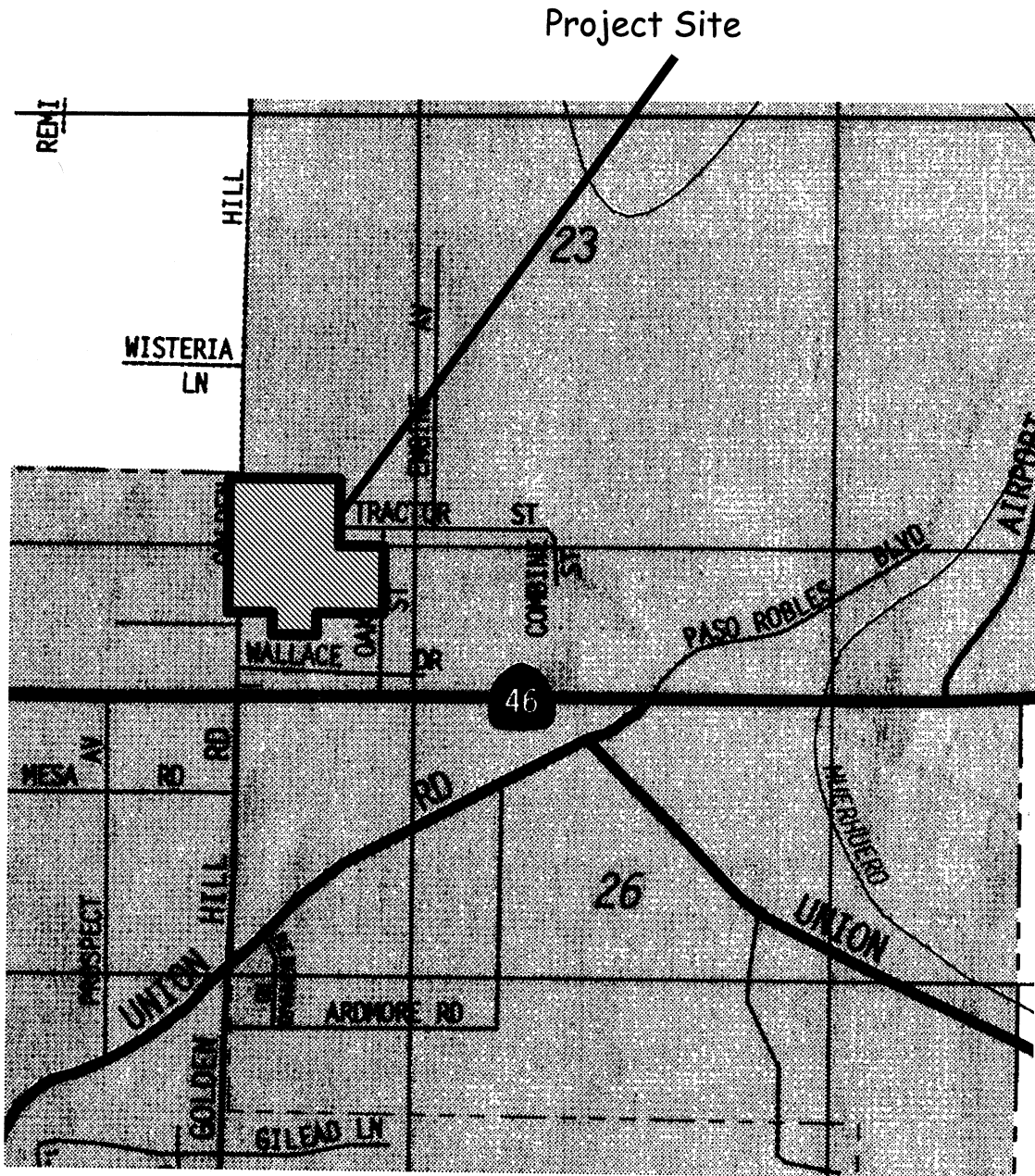
- a. Adopt a resolution granting a one-year time extension for PR 04-0310;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Letter from applicant requesting a time extension
3. Tentative Parcel Map Exhibit
4. Draft Resolution granting a one year time extension
5. Mail and Newspaper Affidavits

H:\darren\Time Ext\ WeyrickGH Road\PC Staff Report

Attachment 1: Vicinity Map
Weyrick / Frazier
2501 Oakwood Street.



Applicant/Owner: Weyrick / Frazier
Project Site: 2501 Oakwood Street
Project: PR 04-0310



December 8, 2006

Paso Robles

DEC 08 2006

Planning Division

Mr. Darren Nash
Paso Robles, City of
1000 Spring Street
Paso Robles, CA. 93446

Subject: Parcel Map PR 04-0310 Time Extension Request

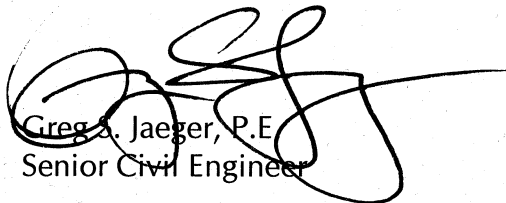
Dear Darren:

The final map has been approved by the City and just needs to be signed and notarized by Weyrick.

We anticipate that construction of the Tractor Way extension to Golden Hill Road will begin in Spring of 2007.

If you have any questions, please do not hesitate to call.

Sincerely,



Greg S. Jaeger, P.E.
Senior Civil Engineer

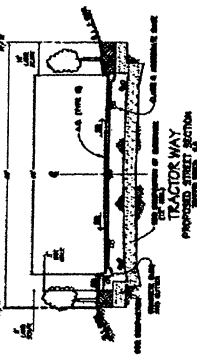
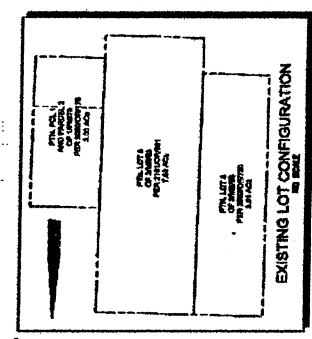
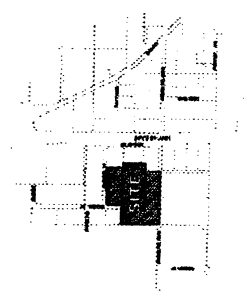
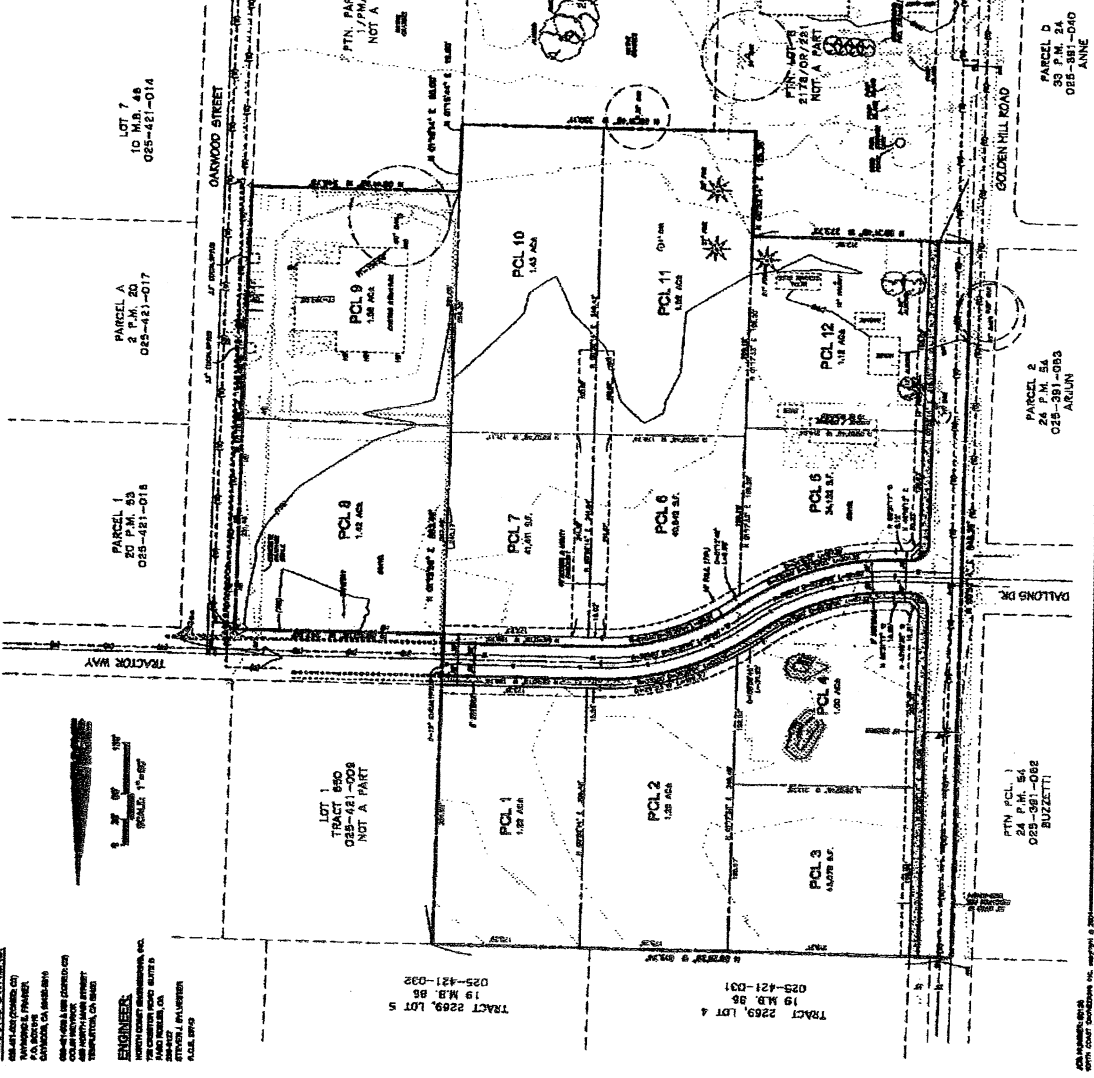
GSJ/jms
Enclosures

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RECORD OWNERS:
 ANGE ARCHITECTS INC., 17840 E. ALPINE AVENUE, SUITE 200, DENVER, CO 80232
ENGINEER:
 THE CONSULTING ENGINEERS GROUP, 17840 E. ALPINE AVENUE, SUITE 200, DENVER, CO 80232

LEGEND

1	EXISTING LOT
2	PROPOSED LOT
3	PROPOSED DRIVE
4	PROPOSED DRIVEWAY
5	PROPOSED SIDEWALK
6	PROPOSED SIDEWALK
7	PROPOSED SIDEWALK
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30	PROPOSED SIDEWALK



1. THESE AND ALL OTHERS ARE TO BE CONSIDERED AS IN ACCORDANCE WITH THE CITY STREET "WIDE ENFORCEMENT" AS APPLICABLE TO THE DISTRICT IN WHICH THE PROJECT IS LOCATED.
 2. THESE AND ALL OTHERS ARE TO BE CONSIDERED AS IN ACCORDANCE WITH THE CITY STREET "WIDE ENFORCEMENT" AS APPLICABLE TO THE DISTRICT IN WHICH THE PROJECT IS LOCATED.
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 5. THESE AND ALL OTHERS ARE TO BE CONSIDERED AS IN ACCORDANCE WITH THE CITY STREET "WIDE ENFORCEMENT" AS APPLICABLE TO THE DISTRICT IN WHICH THE PROJECT IS LOCATED.

TENTATIVE PARCEL MAP
PR 04-0310
 IN THE CITY OF EL PASO DE BOULES COUNTY
 CALIFORNIA

ANGE ARCHITECTS INC.
 17840 E. ALPINE AVENUE, SUITE 200
 DENVER, CO 80232

THE CONSULTING ENGINEERS GROUP
 17840 E. ALPINE AVENUE, SUITE 200
 DENVER, CO 80232

Tentative Parcel Map
PR 04-0310
(Weyrick)

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 04-0310
(COLIN WEYRICK)
APN: 025-421-002, 006 & 026

WHEREAS, a time extension request for Tentative Parcel Map PR 04-0310 has been filed by North Coast Engineering on behalf of Colin Weyrick; and

WHEREAS, the Parcel Map is a subdivision of a 14-acre site into 12 lots for commercial/industrial development; and

WHEREAS, the site is located east of Golden Hill Road, north of Wallace Drive and west of Oakwood Street; and

WHEREAS, the project was originally approved by the Planning Commission on December 14, 2004, and scheduled to expire on December 14, 2006; and

WHEREAS, on December 8, 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 February 13, 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 14, 2006) to Tentative Parcel Map PR 04-0310, subject to the following condition:

1. All conditions adopted within resolution 04-140 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 04-0310 shall expire on December 14, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13th day of February 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

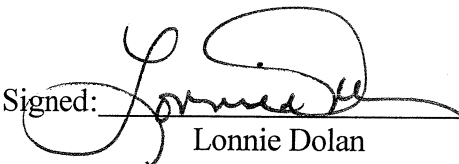
Newspaper: Tribune

Date of Publication: January 31, 2007

Meeting Date: February 13, 2007

Project: One year time extension
Tentative Parcel Map
PR 04-0310 (Weyrick)

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 North Coast Engineering on behalf of Colin Weyrick, for a one year time extension for Tentative Parcel Map PR 04-0310, a subdivision of approximately 14 acres into 12 lots for commercial/industrial development. The project is located at 2501 Oakwood Street, (north of Highway 46 East, east of Golden Hill Road, west of Oakwood 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, February 13, 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 31, 2007

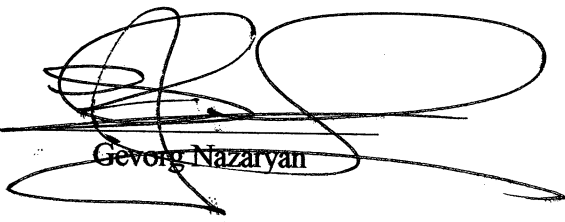
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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

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 04-0310, A request for a one year time extension for a subdivision of approximately 14 acres into 12 lots for commercial/industrial development. (Applicant: North Coast Engineering on behalf of Colin Weyrick) APN: 025-421-002, 006, 026 on this 30th day of January, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Gevorg Nazaryan

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