

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR TRACT MAP 2745 AND PLANNED DEVELOPMENT 05-007, APPLICANT - H & D HIGHLANDS

DATE: MAY 8, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Tract Map 2745 and Planned Development 05-007 .

- Facts:
1. The site is located on the northeast corner of Oak Hill Road and Old South River Road. See attached location map.
  2. The project consists of construction of the Highland Center, which is a mixed-use development that includes, 7,800 s.f. of retail / restaurant uses; 9,623 s.f. office; 28 multi-family units/condos; a 7,000 s.f. church, and a 7,000 s.f. fellowship hall/office.
  3. The project was originally approved by the Planning Commission on June 28, 2005. The applicant has requested this time extension because the development process for the project is taking longer than the applicant expected.
  4. A request for a time extension was filed on March 15, 2007, which was before the June 28, 2007 deadline.
  5. There have been no changes in the General Plan/Zoning land use policies, or standards applicable to the approved development.

Analysis  
and

Conclusion: Staff has reviewed the time extension request and has not identified any issues of concern. All existing project conditions would remain in effect.

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 may consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for Track 2475;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Prepared by: Talin Shahbazian, Planning Intern

Attachments:

1. Location Map
2. Draft Resolution granting a one year time extension
3. Mail and Newspaper Affidavits
4. Letter form applicant requesting time-extension

# Attachment 1 Location Map

**LEGAL DESCRIPTION:**  
 SECTION 16, T4S, R11E, S10W  
 COOK INDIAN TRACT  
 2001 S. ALTON PKWY., RIVINE, CA 92504  
 2001 S. LOS ROBLES AVE., PASADENA, CA 91101  
**PROJECT DESCRIPTION:**  
 22 APARTMENT UNITS  
 22 PARKING SPACES  
 TYPE OF CONSTRUCTION: TYPE V

**MULTIFAMILY TABLE:**  
 UNIT COUNTS: TOTAL APFD TOTAL SF PD/100  
 A 1 145 210 2,000 500 1,000  
 B 1 245 210 2,000 500 1,000  
 C 2 210 420 4,000 1,000 2,000  
 TOTAL 5 600 540 5,000 1,250 2,500

**APPROXIMATE SQUARE FOOTAGE:**  
 UNIT COUNTS: TOTAL APFD TOTAL SF PD/100  
 A 1 145 210 2,000 500 1,000  
 B 1 245 210 2,000 500 1,000  
 C 2 210 420 4,000 1,000 2,000  
 TOTAL 5 600 540 5,000 1,250 2,500

UNIT	COUNT	TOTAL	APFD	TOTAL	SF PD/100
A	1	145	210	2,000	500 1,000
B	1	245	210	2,000	500 1,000
C	2	210	420	4,000	1,000 2,000
TOTAL	5	600	540	5,000	1,250 2,500

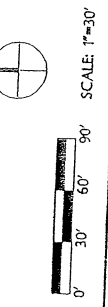
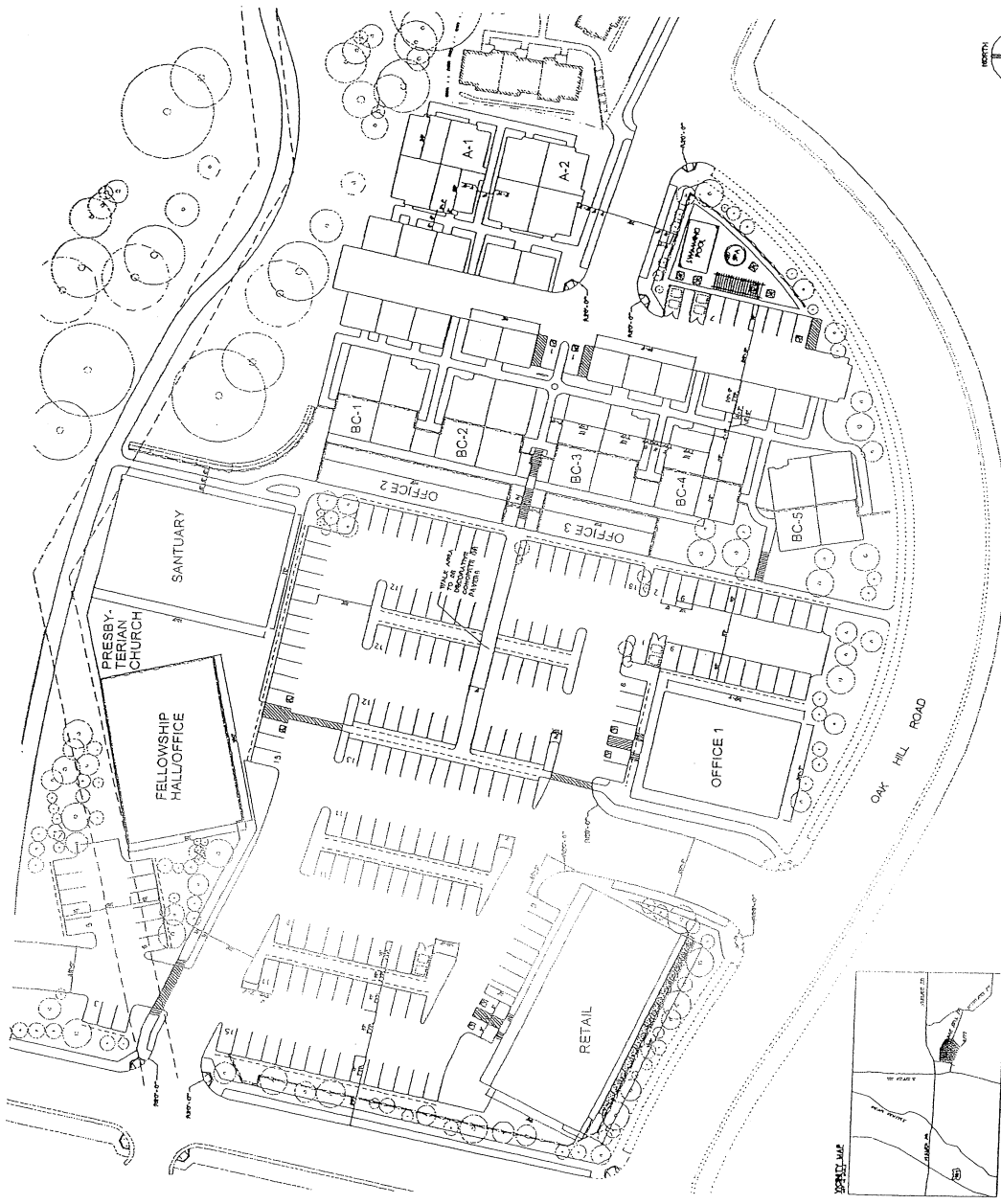
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 A 1 145 210 2,000 500 1,000  
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**LEGEND:**

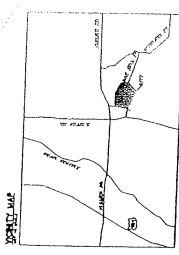
LAND USE	DESCRIPTION	PERCENTAGE	PERCENTAGE	PERCENTAGE
RESTAURANT	RESTAURANT	100%	100%	100%
OFFICE	OFFICE	100%	100%	100%
MULTIFAMILY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	100%	100%	100%
MULTIFAMILY OFFICE	MULTIFAMILY OFFICE	100%	100%	100%
CHURCH	CHURCH	100%	100%	100%
ON THE PARKING	ON THE PARKING	100%	100%	100%

**LEGEND:**

LAND USE	DESCRIPTION	PERCENTAGE	PERCENTAGE	PERCENTAGE
RESTAURANT	RESTAURANT	100%	100%	100%
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MULTIFAMILY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	100%	100%	100%
MULTIFAMILY OFFICE	MULTIFAMILY OFFICE	100%	100%	100%
CHURCH	CHURCH	100%	100%	100%
ON THE PARKING	ON THE PARKING	100%	100%	100%



**THE HIGHLANDS**  
 PASO ROBLES, CA  
 JOINT VENTURE OF HALFERTY DEVELOPMENT COMPANY 199 SOUTH LOS ROBLES AVE., SUITE 880, PASADENA, CA 91101  
 AND DEBEIKES INVESTMENT COMPANY 5289 ALTON PKWY., RIVINE, CA 92604



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 TRACT MAP 2745 AND PD 05-007  
PROPERTY LOCATED AT THE NORTHEAST CORNER OF OAK HILL ROAD  
AND OLD SOUTH RIVER ROAD (H& D HIGHLANDS)  
APNS: 009-814-020 and 009-814-021

WHEREAS, a time extension request for Tract Map 2745 and PD 05-007 has been filed by Garrett Maklin of H & D Highlands; and

WHEREAS, Tract Map 2745 and PD 05-007 is a mixed-use development with proposed retail, office, multi-family units/condos, and a church with fellowship hall; and

WHEREAS, the project was originally approved by the Planning Commission on June 28, 2005, and scheduled to expire on June 28, 2007; and

WHEREAS, on March, 15, 2007, the applicant filed a request for a one year time extension of the subject project which automatically extending the entitlements for an additional 60 days; and

WHEREAS, the Planning Commission may approve Time Extension requests, and there have been no changes in the General Plan or Zoning applicable to this property and approved project; and

WHEREAS, a public hearing was conducted by the Planning Commission on May 8, 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 determined from the most current expiration date of June 28, 2007) subject to the following conditions:

1. All conditions adopted within Resolution 05-054 shall remain in full force and effect (on file in the Community Development Department).
2. Tract Map 2745 shall expire on June 28, 2008, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of May, 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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CHAIRMAN MARGARET  
HOLSTINE

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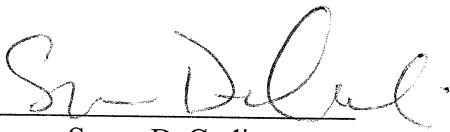
RON WHISENAND, PLANNING COMMISSION SECRETARY

**AFFIDAVIT  
OF MAIL NOTICES  
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Susan DeCarli, 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 Tract Map 2746 and PD 05-007 on this 19th day of April 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Susan DeCarli

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 #6565753  
CITY OF PASO ROBLES  
COMMUNITY DEVELOPMENT

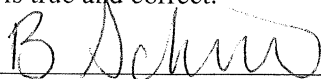
STATE OF CALIFORNIA,

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-wit; APRIL 13, 2007, 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: APRIL 13, 2007  
AD COST: \$79.13

**CITY OF EL PASO DE ROBLES  
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 on Tuesday, April 24, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider a Time Extension to extend the entitlements for one year for the following project:

Planned Development 05-007; Rezone 05-002; Conditional Use Permit 05-004 and Tentative Tract Map 2745, for property located at the northeast corner of Oak Hill Road and Old South River Road; APNs: 009-814-020 and -021. This is a request filed by Halferty/DeBeikes, Joint Venture, to construct a mixed use project with commercial, retail, office, residences and a church in the Regional Commercial Mixed Use zoning district.

The staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the Time Extension may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970.

If you challenge this request 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.

Susan DeCarli, AICP  
City Planner  
April 13, 2007

6565753

# DEBEIKES INVESTMENT COMPAN

5289 ALTON PARKWAY, IRVINE, CA 92604 • TEL: 949.733.3823 • FAX: 949.733.1

March 14, 2007

City of Paso Robles  
Community Development Department  
Planning Division  
1000 Spring Street  
Paso Robles, CA 93446

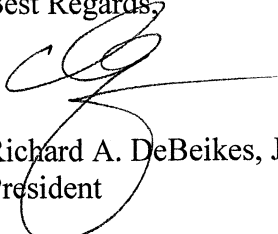
Re: Extension for Development Plan (Track 2475)

Gentlemen,

The planning and development process for the Highlands Center (Track 2475) has proven to take longer than expected. Developing this mix-use sight has presented a time consuming and complex planning process. We are currently proceeding ahead and making progress, but we won't be completed by our initial expiration date. The preparation of construction documents and working with consultants has delayed the timeline and inadvertently caused us to go through some additional planning processes that were unforeseen at the conception of our planning process.

We would greatly appreciate if the Planning Division for the City of Paso Robles to take into consideration our circumstances and grant an extension to our construction planning. This extension would allow us the necessary time to complete the required steps and ensure a high quality commercial product for the City of Paso Robles.

Best Regards,



Richard A. DeBeikes, Jr.  
President