

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 05-002 AND TENTATIVE TRACT MAP 2654, CORNER OF SERENADE DRIVE AND SOUTH RIVER ROAD, APPLICANT – CAMERON FINANCIAL

DATE: OCTOBER 23, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 05-002 and Tentative Tract Map 2654 which were approved for development of a residential project for 25 residences.

- Facts:
1. The project site is located at the corner of Serenade Drive and South River Road.
  2. The vacant property is proposed to be subdivided into 28 parcels with three open space lots, five detached single family residences, 15 attached multi-family units (duplexes, a triplex and four-plex), and a 5-unit apartment building.
  3. The property is zoned R4-PD (Apartment/Planned Development), with a Residential Multi-Family, High Density (RMF-20) General Plan designation.
  4. The project was originally approved by the Planning Commission on October 25, 2005. The applicant has requested a Time Extension because they are not ready to move forward with construction at this time. The applicant currently has building plans in plan check.
  5. This request for a Time Extension was filed September 12, 2007, which was before the September 23, 2007 deadline.
  6. There have been no changes in the General Plan/Zoning land use policies or standards applicable to the approved development.
  7. This is the applicant's first request for a time extension. If a one-year time extension were granted, the applicant would still be entitled to request additional extensions not to exceed a period of one year each, and a maximum of 5 years for the tract map.

Analysis  
and

Conclusion: As stated above, the proposed project is still consistent with the City's General Plan and Zoning Regulations. All original conditions of approval still apply.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

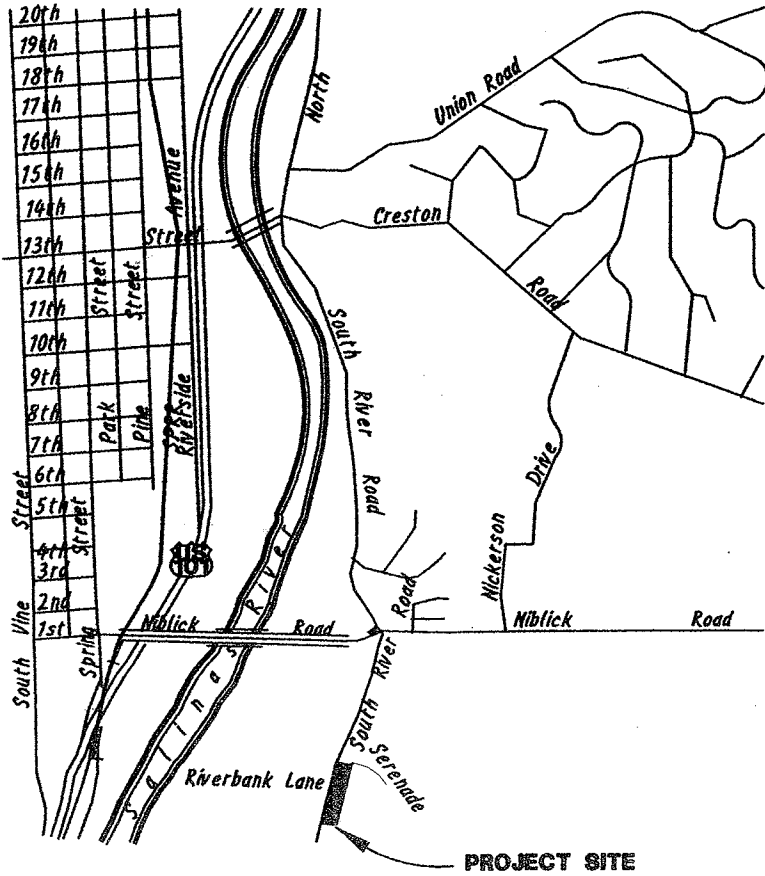
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for PD 05-002 and Tract Map 2654 to October 23, 2008;
- b. Amend, modify or reject the above noted options.

Prepared by: Susan DeCarli, City Planner

Attachments:

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



# VICINITY MAP

CITY OF PASO ROBLES

NTS





RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A ONE-YEAR TIME EXTENSION  
FOR PLANNED DEVELOPMENT 05-002 AND TRACT MAP 2645  
(CAMERON FINANCIAL)  
APN 009-815-007

WHEREAS, a time extension request for Planned Development 05-002 and Tract Map 2645 has been filed by Cameron Financial; and

WHEREAS, Planned Development 05-002 and Tract Map 2645 would allow the construction a residential project for 25 residences, including subdividing the property into 28 parcels with three open space lots, five detached single family residences, 15 attached single family units (duplexes, a triplex and four-plex), and a 5-unit apartment building; and

WHEREAS, the project was originally approved by the Planning Commission on October 25, 2005, and is scheduled to expire on October 25, 2007; and

WHEREAS, on September 19, 2007, 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 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 October 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

WHEREAS, the Planning Commission finds that the proposed Planned Development 05-002 and Tentative Tract Map 2645 still complies with all applicable Zoning Regulations and General Plan policies.

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 October 25, 2007) for Planned Development 05-002 and Tract Map 2645 subject to the following conditions:

1. All conditions adopted within Resolutions 05-096 and 05-097 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 05-002 and Tract Map 2645 shall expire on October 25, 2008, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of October 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN MARGARET HOLSTINE

ATTEST:

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RON WHISENAND  
PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: October 10, 2007

Meeting Date: October 23, 2007  
(Planning Commission)

Project: Time Extension Planned Development 05-002 and Tentative Tract 2654 (Cameron Financial)

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 an application filed by Cameron Financial requesting the approval of a 1-year time extension for Planned Development 05-002 and Tentative Tract 2654. Planned Development 05-002 and Tentative Tract 2654 would subdivide the 9.24-acre property into 24 lots, including 20 single family lots, one multi-family property and three open space parcels. The project proposes to construct five detached single family homes, four duplexes, one triplex, one fourplex and a five unit apartment building. The project site is located at the corner of South River Road and Serenade Drive, (APN 009-815-007), in the RMF-20 land use designation/R-4 PD zoning district.

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, October 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  
October 10, 2007 6647999

**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 PD 05-002 and TTM 2645 on this 12th day of October 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Susan DeCarli