

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT PD 04-015  
(POKRAJAC)  
DATE: NOVEMBER 13, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 04-015.

Facts:

1. The project is located at 1500 Ramada Drive (see attached location map).
2. PD 04-015 was approved by the Planning Commission on October 26, 2004, approving the construction of two approximate 20,000 square foot light-industrial buildings. The original entitlement was scheduled to expire on October 26, 2006.
3. An application for a one-year time extension was approved by the Planning Commission on December 12, 2006 extending the project entitlements to October 26, 2007.
4. A request for a time extension was filed before the October 26, 2007 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.

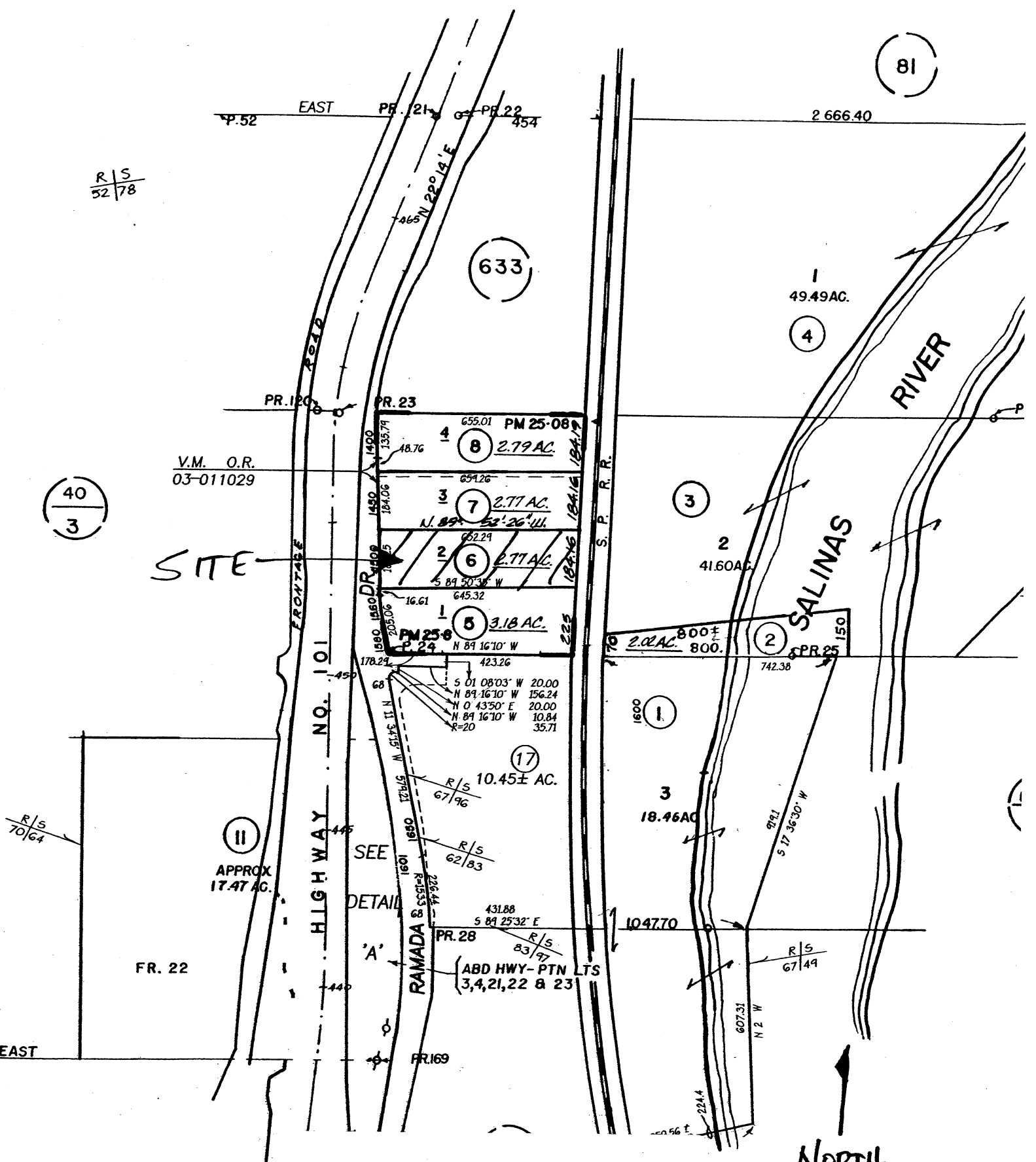
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for PD 04-015 to October 26, 2008;
- 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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SITE

Vicinity Map  
PD 04-015  
(Pokrajac)

NORTH

800  
RED FOR  
USES ONLY.

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 PLANNED DEVELOPMENT 04-015  
(POKRAJAC)  
APN: 009-631-006

WHEREAS, a time extension request for Planned Development 04-015, has been filed by Nick Pokrajac; and

WHEREAS, PD 04-015 is a proposal to establish two approximate 20,000 square foot light-industrial buildings; and

WHEREAS, the site is located at 1500 Ramada Drive; and

WHEREAS, the project was originally approved by the Planning Commission on October 26, 2004, and scheduled to expire on October 26, 2006; and

WHEREAS, the Planning Commission on December 12, 2006 approved a one year time extension, extending the project entitlements to October 26, 2007; and

WHEREAS, on October 22, 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

WHEREAS, a public hearing was conducted by the Planning Commission on November 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 October 26, 2007) to PD 04-015, subject to the following conditions:

1. All conditions adopted within resolutions 04-124 & 04-125 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 04-015 shall expire on October 26, 2008, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of November 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

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

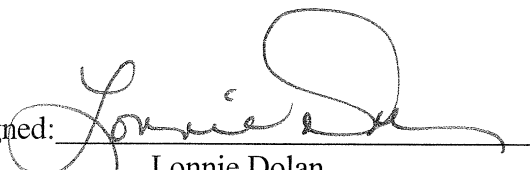
Newspaper: Tribune

Date of Publication: November 3, 2007

Meeting Date: November 13, 2007

Project: Time Extension Planned  
Development 04-015  
(Pokrajac)

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 Nick E. Pokrajac for a one year time extension for PD 04-015, a project to construct two 22,000 square foot industrial buildings at 1500 Ramada Drive. (APN: 009-631-006)

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, November 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.

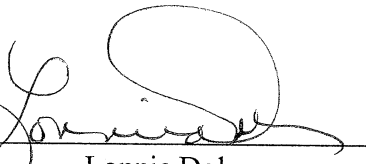
If you challenge the time extension application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner  
November 3, 2007 6658756

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

I, Lonnie Dolan, 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 Planned Development 04-015 (Pokrajac) on this 31st day of October 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Lonnie Dolan

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