

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: TIME EXTENSION FOR TENTATIVE TRACT 2790**  
**(BRUCE WHITE)**  
**DATE: JANUARY 8, 2008**

**Needs:** For the Planning Commission to consider the applicant's request for a one-year Time Extension of Tentative Tract 2790

- Facts:**
1. The project is located at 1026 Merry Hill Drive (see attached Vicinity Map).
  2. Tract 2790 is a subdivision of a 3.3 acre site into six single-family residential parcels.
  3. The tentative map for Tract 2790 was originally approved by the Planning Commission on February 14, 2006. The map approval is good for two years and is set to expire on February 14, 2008. Per §66452.6(e) the map may be extended by the legislative body for a period or periods not exceeding a total of five years.
  4. At this time, the applicant is in the process of completing the improvements for the subdivision.
  5. A request for a Time Extension was filed before the February 14, 2008 deadline.

Analysis  
and

**Conclusion:** Staff has reviewed the Time Extension request and has not identified any significant issues. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2006 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 and 2006 Economic Strategy.

Fiscal

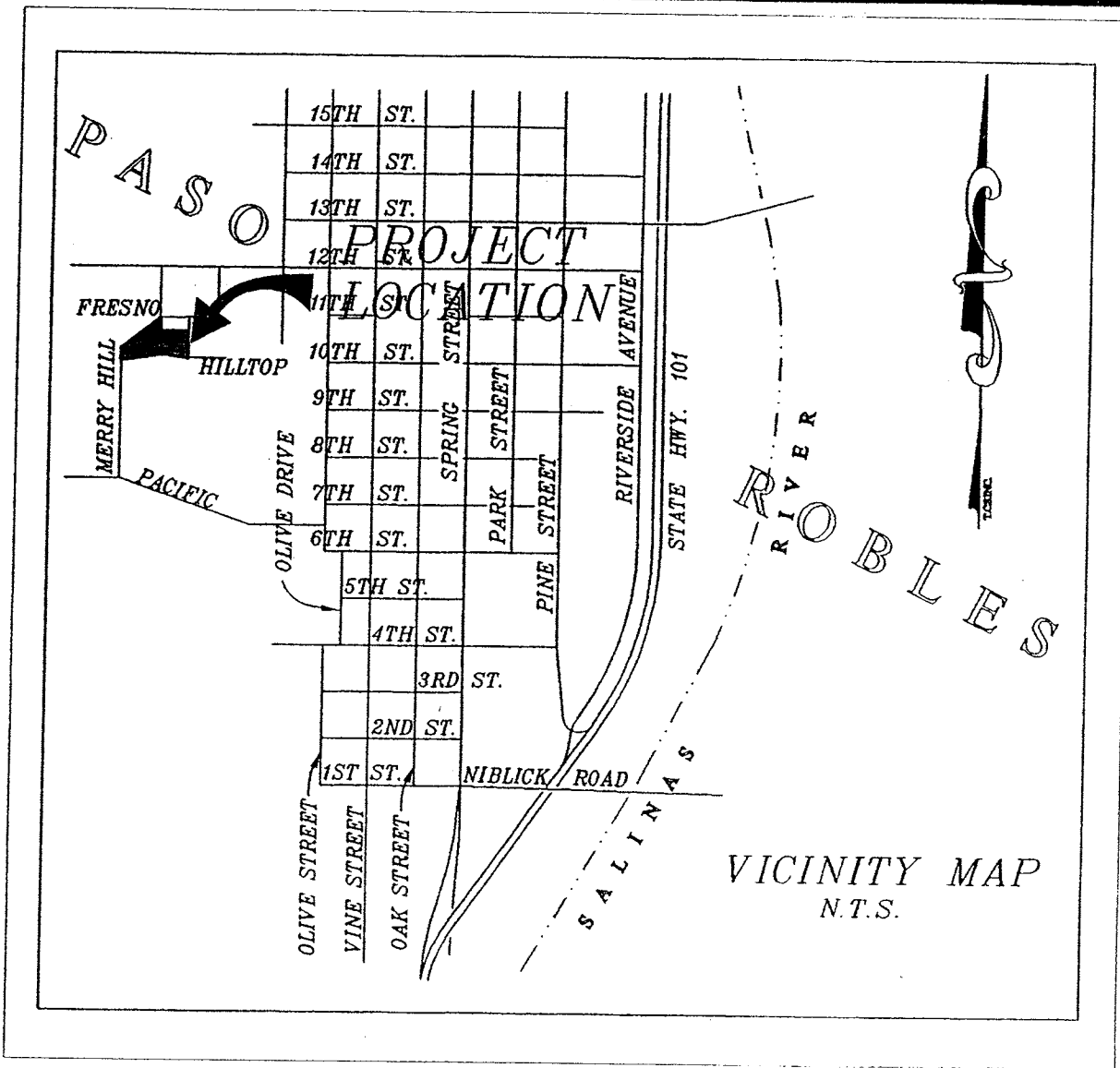
**Impact:** There are no specific fiscal impacts associated with approval of this Time Extension.

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 Tentative Tract 2790 extending the expiration date to February 14, 2009.
- b. Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Tentative Tract Map 2790
3. Resolution to approve a one year Time Extension for Tentative Tract Map 2790.
4. Mail and Newspaper Affidavits

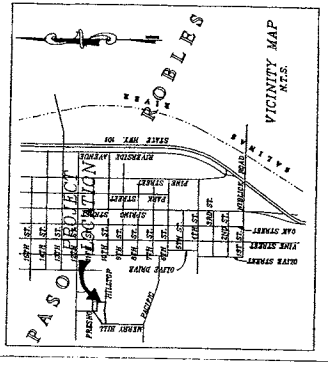


**VICINITY MAP**  
NTS

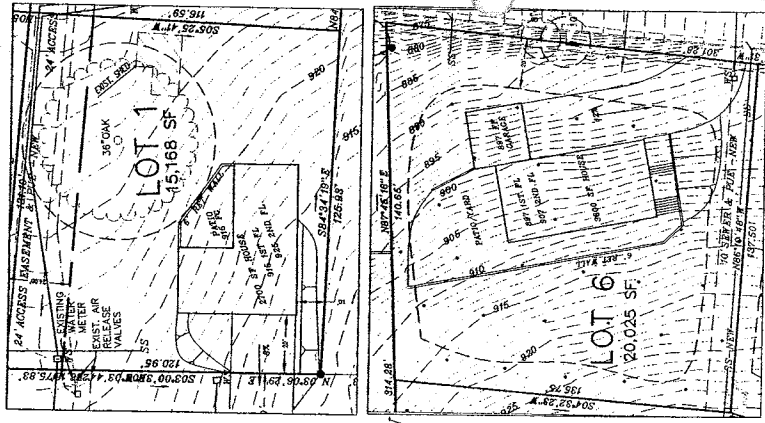
**Attachment 1:  
Vicinity Map**

# TENTATIVE TRACT MAP 2790

## IN THE CITY OF EL PASO DE ROBLES



VICINITY MAP



CONCEPTUAL HOUSE LAYOUTS FOR LOTS 1 AND 6, SHOWING MINIMAL GRADING AND HOUSES SET INTO SLOPE

**LEGAL DESCRIPTION**  
 PARCEL 1 OF PARCEL MAP NO. 74-284 AS AMENDED IN THE COUNTY OF SAN DIEGO, CALIFORNIA, BEING THE TRACT OF LAND DESCRIBED IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

**BASIS OF BEARINGS**  
 THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS CHD, NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983. THE MEAN SEA LEVEL MEAN CONFERENCE ANGLE FOR THIS SITE IS 30°-23'.

MEASURED DISTANCES SHOWN HEREON ARE GRADE DISTANCES IN U.S. FEET. TO OBTAIN HORIZONTAL DISTANCES MULTIPLY GRID DISTANCES BY 1.000000086.

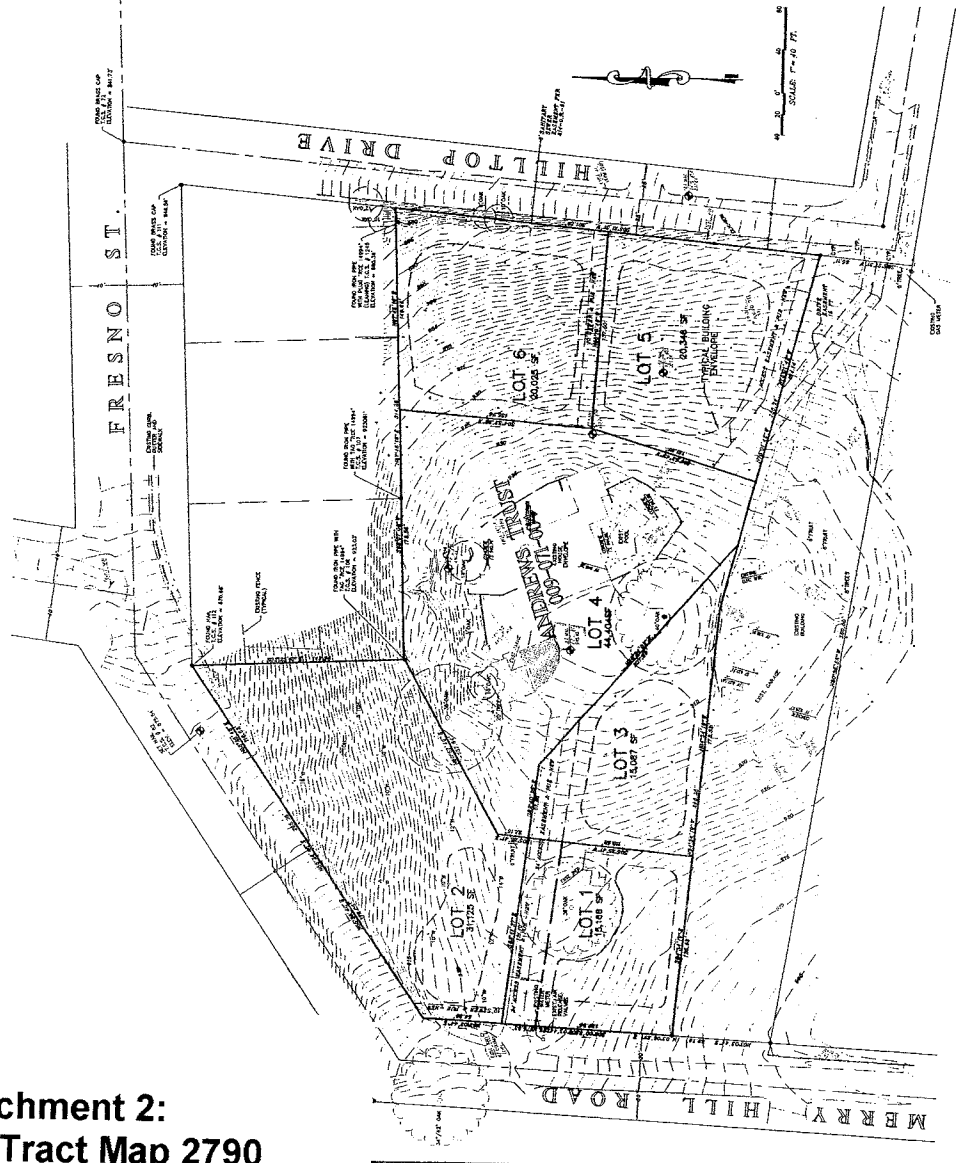
**TOPOGRAPHIC DATA**  
 TOPOGRAPHIC DATA AND SURVEY INFORMATION BY TWIN CITIES SURVEY INC., 616-C MAIN ST. TEMPELTON, CA.

**BENCH MARK**  
 784 - TOP OF A ROUND NAIL AT THE MOST NORTHERLY CORNER OF THE PROPERTY (TWS 112)  
 ELEVATION = 870.68 FEET (TWSA - GRID 89)  
 CHROMATIC HEIGHT PER GPS OBSERVATIONS

**PROPERTY OWNERS INFORMATION**  
 THE ANDREWS FAMILY TRUST  
 APR 05-97-004  
 PASO ROBLES, CA 92466

**OWNER'S STATEMENT**  
 I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOHN MCARTHY, REC 3847 DATE \_\_\_\_\_



## Attachment 2: Tentative Tract Map 2790



RESOLUTION NO: 08-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
GRANTING A ONE-YEAR TIME EXTENSION  
FOR TENTATIVE TRACT 2790  
(BRUCE WHITE)  
APN: 009-071-004

WHEREAS, a Time Extension request for Tentative Tract 2790 has been filed by John McCarthy, McCarthy Engineering on behalf of Bruce White; and

WHEREAS, the Parcel Map is a subdivision of a 3.3 acre site into six single-family residential lots; and

WHEREAS, Tract 2790 is located at 1026 Merry Hill Drive; and

WHEREAS, the project was originally approved by the Planning Commission on February 14, 2006, and scheduled to expire on February 14, 2008; and

WHEREAS, on November 9, 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 January 8, 2008 to consider facts as presented in the staff report prepared for this Time Extension request, and to accept public testimony regarding the extension.

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 February 14, 2008) to Tentative Tract 2790, subject to the following condition:

1. All conditions adopted within resolution 06-0010 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Tract 2790 shall expire on February 14, 2009, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 8th day of January 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

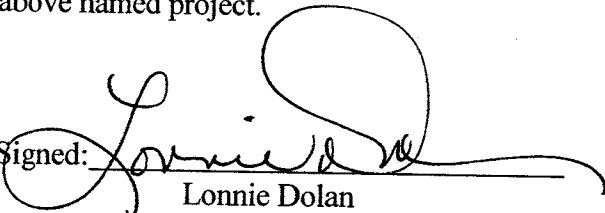
PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: December 26, 2007

Project: One-Year Time Extension  
Tentative Tract 2790  
(White - 1026 Merry Hill Drive)

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

forms\newsaffi.691

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 John McCarthy, McCarthy, Engineering on behalf of Bruce White, for a one year Time Extension for Tentative Tract 2790, a subdivision of approximately 3.3 acres into six lot single family residential development. The project is located at 1026 Merry Hill Drive.

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 8, 2008, 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 Mathew Fawcett 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.


Mathew Fawcett, Assistant Planner  
December 26, 2007 6676607

Attachment 4:  
Affidavits

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

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for a Time Extension for Tentative Tract 2790 (Bruce White – 1026 Merry Hill Drive) on this 26th day of December 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Mathew Fawcett

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