

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 05-0302 (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 Parcel Map PR 05-0302.

- Facts:**
1. The project is located at 1337 Vine Street (see attached location map).
 2. TPM PR 05-0302 is a proposal to subdivide a 10,360 square foot parcel into two single family residential parcels.
 3. Tentative Parcel Map PR 05-0302 was originally approved by the Planning Commission on December 13, 2005. The map approval is good for two years and was set to expire December 13, 2007. However, a request for a Time Extension was filed before the December 13, 2007 deadline, automatically extending the entitlement for the project for 60 days.
 4. 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.
 5. At this time, the applicant is in the process of improving the existing house on the site and constructing a new house on the second parcel. The applicant has chosen to finish construction before completing the final map process.

Analysis and Conclusion: Staff has reviewed the Time Extension request and has identified no significant issues. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2005 that would impact the prior approvals for this project. The conditions that were approved with this project will remain in effect should the Commission approve this Time Extension.

Policy Reference: General Plan Land Use Element, Zoning Code, and 2006 Economic Strategy.

Fiscal

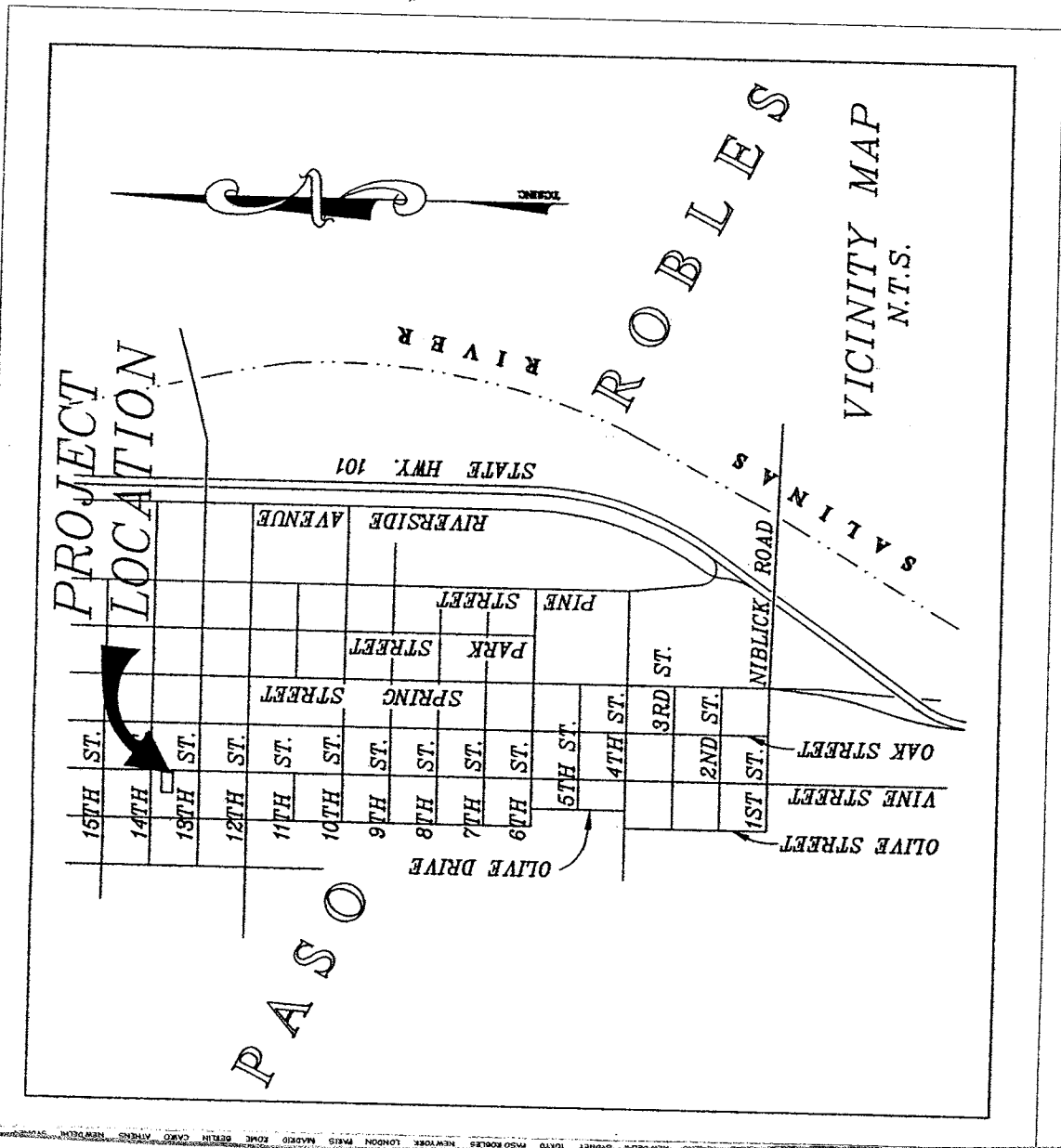
Impact: There are no specific fiscal impacts associated with approval of this Time Extension.

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 TPM PR 05-0302 extending the expiration date to December 13, 2008.
- b. Amend, modify or reject the above noted option.

Attachments:

1. Location map.
2. Applicant's project description.
3. TPM PR 05-0302
4. Resolution to approve a one year Time Extension for TPM PR 05-0302.
5. Newspaper and mail notice affidavits.



VICINITY MAP
NTS

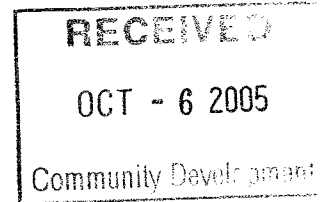
**Attachment 1:
Location Map**

MCCARTHY ENGINEERING, INC.

PROJECT MANAGEMENT, CIVIL AND TRAFFIC ENGINEERING

Tentative Parcel Map PR 05-0302 – LEWIS

2 LOT- Parcel Map



Project Description

The project consists of one 10,360 SF lot at 1337 Vine Street in Paso Robles California. It is located on Vine Street between 13th and 14th Streets

The project involves a two lot Parcel Map split which will keep the front house and garage on one lot and the storage building on a second lot. There is an existing alley at the rear of the lot.

The entire area around the proposed project is already developed into single family residential lots with many houses converted to office space. Adjacent lot sizes range from 3,000 to 7,000 square feet in size. The lot has an average slope of 5 percent.

There is only one oak tree on the property and it is located near the alley. The oak tree is to be saved and the lot split has been designed to work with the oak.

The existing lot is above the 100 year floodway as defined by FEMA maps.

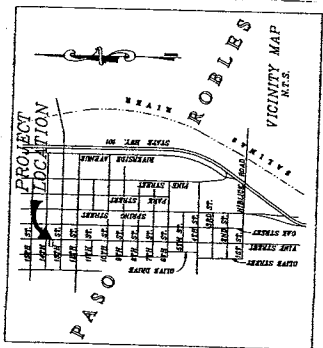
The project will tie to existing utilities around the site, which are shown on the plans.

737 ORCHARD DRIVE, PASO ROBLES, CAL
(805)238-9585 (805)237-85
e-mail mac@tcsn.net

**Attachment 2:
Applicant's Project Description**

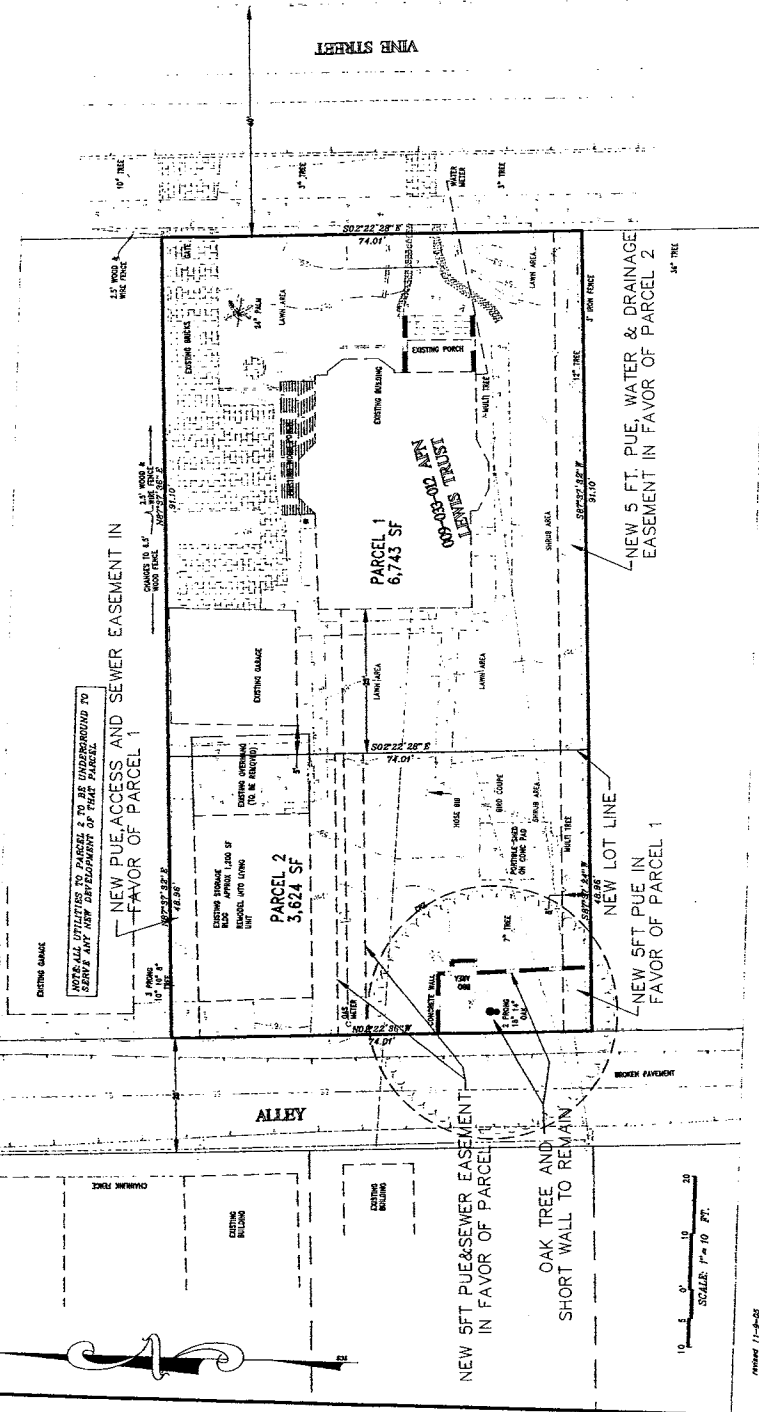
Attachment 3: TPM PR 05-0302

TENTATIVE PARCEL MAP PR 05-0302 IN THE CITY OF EL PASO DE ROBLES



VICINITY MAP

NOTE: SEE SHT 3 FOR NEW EASEMENTS



TENTATIVE PARCEL MAP PR 05-0302
BEING A SUBDIVISION OF THE 1/4 SECTION 2, TOWNSHIP 23N, RANGE 12E, S. 23, BLOCK 161, AS APPROVED IN BOOK B PAGE 14, OF MAPS, DIVISION OF LOT 2, BLOCK 161, AS APPROVED IN BOOK B PAGE 14, OF MAPS, DIVISION OF LOT 2, BLOCK 161, AS APPROVED IN COUNTY OF SAN JUAN OBISPO, STATE OF CALIFORNIA.

GENERAL INFORMATION

PROPERTY OWNERS: THE DANIEL B. LEWIS AND LOUISE B. LEWIS TRUST
 8377 VINE STREET
 EL PASO DE ROBLES, CA 94446-1410
 ZONING = RP-OP
 TOTAL AREA = 0.47 ACRES
 APN = 009-038-012
 REPRESENTATIVE: MICHAEL J. BROWNE, INC.
 PASEO ROBLES, CA 94446-1410
 BOUNDARY INFORMATION SHOWS IS RECORDED PER B/ME/14, SJD COUNTY RECORDS.

OWNER'S STATEMENT
 I, HARVEY REQUEST APPROVAL OF THIS CERTIFICATE OF PARCEL MAP FOR THE PARCELS OF THIS MAP IN CONNECTION WITH THE BEST OF MY KNOWLEDGE.

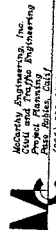
TOWN IS: OCEANSIDE, YEAR 29457
 REFERENCE: MAP 29457

BASIS OF BEARINGS
 MEASURED BEARINGS ARE RELATIVE TO CI
 -F&10°.
 MEASURED DISTANCES ARE OGD DISTANCES
 CORRECTED FOR CURVATURE. MULTIPLE OGD DISTANCE
 CORRECTED SCALE FACTOR OF 0.99984972.

BENCH MARK

3 BENCH MARKS STAMPED "M 1084"
 FOUND ON THE PROPERTY. THE BENCH MARKS ARE
 THE UNION PACIFIC RAILROAD BENCH MARK FOUND AT
 THE INTERSECTION OF THE STREET NEAR
 4TH STREET, 7 1/2 FEET WEST OF THE FIRST SUIV
 ELEVATION = 70.07 FEET (MAY 20 89)

SURVEY WORK BY:
 TWIN CITIES SURVEYING INC
 615 MAIN STREET
 EL PASO DE ROBLES, CALIFORNIA 94445-0777
 (925) 434-1444 FAX (925) 434-1884



McGehee Engineering, Inc.
 Civil and Topographic Engineering
 1000 S. MAIN STREET
 EL PASO DE ROBLES, CALIF.
 (925) 238-3882 (925) 237-8556 FAX

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 PARCEL MAP PR 05-0302
(BRUCE WHITE)
APN: 009-033-012

WHEREAS, a Time Extension request for Tentative Parcel Map PR 05-0302 has been filed by McCarthy Engineering on behalf of Bruce White; and

WHEREAS, the Tentative Parcel Map proposes to subdivide a 10,360 square foot parcel into two single family residential parcels; and

WHEREAS, the site is located at 1337 Vine Street; and

WHEREAS, the project was originally approved by the Planning Commission on December 13, 2005, and will expire on December 13, 2007; 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 (beginning from the most current expiration date of December 13, 2007) to Tentative Parcel Map PR 05-0302, subject to the following condition:

1. All Conditions of Approval adopted with Planning Commission Resolution 05-0111 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 05-0302 shall expire on December 13, 2008, 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:

CHAIRMAN

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

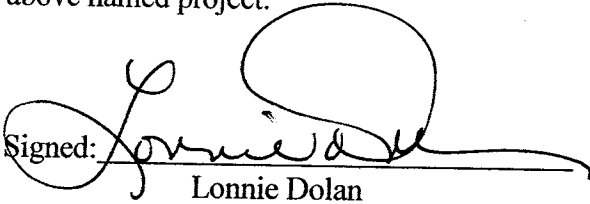
PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: December 26, 2007

Project: One-Year Time Extension
Tentative Parcel Map PR 05-0302
(White - 1337 Vine Street)

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 McCarthy Engineering on behalf of Bruce White, for a one year Time Extension for Tentative Parcel Map PR 05-0302, a project to subdivide a 10,360 square foot parcel into two single family residential parcels. The project is located at 1337 Vine 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, 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

6676585

Attachment 5:
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 Parcel Map PR 05-0302 (Bruce White – 1337 Vine Street) 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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