

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 05-017
(MATT ANDROS)
DATE: JANUARY 8, 2008

Needs: For the Planning Commission to consider the applicant's request for a one-year Time Extension of Planned Development (PD) 05-017.

- Facts:**
1. The project is located at 4285 Second Wind Way, on the northwest corner of Dry Creek Road and Second Wind Way (see attached location map).
 2. PD 05-017 is a project to construct approximately 69,000 square feet of aircraft hangars and ancillary uses that includes: 27 private aircraft storage hangars, two industrial/aviation support hangars, one caretakers unit, and one industrial/aircraft shelter.
 3. PD 05-017 was originally approved by the Planning Commission on January 10, 2006 and is good for two years. Per Zoning Ordinance §21.23B.150 Time limit on approval, one year per time extension may be granted by the authority that originally granted approval.
 4. A request for a Time Extension was filed before the January 10, 2008 deadline.
 5. At this time, the applicant is in the process of preparing plans for building permits.

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, Zoning Regulations, or Airport Land Use Master Plan since the original approval in 2006 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, Airport Land Use Master Plan and 2006 Economic Strategy.

Fiscal

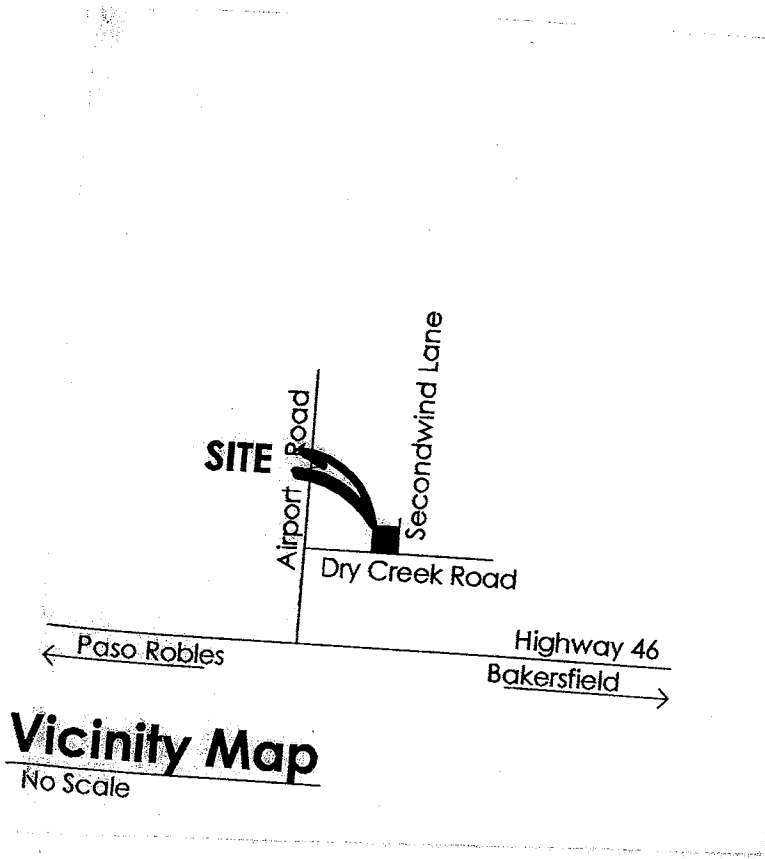
Impact: There are no specific fiscal impacts associated with approval of this Time Extension.

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 PD 05-017 extending the expiration date to January 10, 2009.
- b. Amend, modify or reject the above noted option.

Attachments:

1. Location map.
2. Applicant's project description.
3. Site Plan.
4. Resolution to approve a one year Time Extension for PD 05-017.
5. Newspaper and mail notice affidavits.

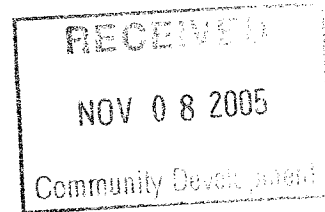


Vicinity Map
No Scale

**Attachment 1:
Location Map**

November 8, 2005

Planner
Community Development Department
1000 Spring Street
Paso Robles, CA 93446



RE: 4285 Secondwind Way - Airport Hangar Facility

Dear Planner,

We are proposing to construct 27 private aircraft storage hangers and two (2) industrial/aviation support hangers and one (1) industrial/aircraft shelter (60 feet by 100 feet) on the Andros Engineering airport lease site. The private airport storage hangers will vary in size; we are proposing nine (9) hangers that are 50 feet by 60 feet in size and 18 hangers that are 40 feet by 42 feet in size. The two (2) industrial/aviation support hangers will be 50 feet by 60 feet. One (1) hangar unit located on the northwest portion of the property will contain a caretaker's apartment in the loft and an adjacent outdoor patio area. The project also includes a 600 square foot lounge with a handicap accessible restroom.

The proposed layout allows aircraft to enter the property from the taxiway easement located north of the property and maneuver on site into the storage hangers. The proposed widths of the on-site taxiways are in accordance with an airport policy document provided by Roger Oxborrow.

The site is designed with 43 parking spaces and three (3) handicapped parking spaces for a total of 46 parking spaces. Decorative security fencing six (6) feet in height, indicated on the site plan and depicted in the elevations, will be installed. The setbacks along Dry Creek Road and Secondwind Way will be landscaped to complement the architecture of the building facades; please refer to the landscaping plans included with this submittal.

The architectural elevations submitted depict the articulation that is proposed for the building facades that face Dry Creek Road and Secondwind Way. The proposed elevations were presented to DRC on October 10, 2005 and the members present were pleased with the elevations and color scheme. In accordance with DRC's request, we have included a color board and elevations of selected interior buildings.

Attachment 2: Applicant's Project Description

Water and sewer laterals will be installed to each hanger facility for future hook-up to the sewer line main along Dry Creek Road. Until sewer is available, an on-site septic tank and leach field is proposed for the restroom, caretaker's unit and the industrial/aviation support hangars.

If you have any further questions regarding the project, please contact me at (805) 801-0453.

Sincerely,

A handwritten signature in black ink that reads "Pamela Jardini". The signature is written in a cursive, flowing style.

Pamela Jardini
Land Rhythms
An Alliance of Independent Professionals

RESOLUTION NO: 08-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
GRANTING A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 05-017
(MATT ANDROS/ANDROS ENGINEERING)
APN: 025-471-017

WHEREAS, a Time Extension request for Planned Development 05-017 has been filed by Matt Andros; and

WHEREAS, the Planned Development proposes to construct approximately 69,000 square feet of aircraft hangars and ancillary uses; and

WHEREAS, the site is located at 4285 Second Wind Way, on the northwest corner of Dry Creek Road and Second Wind Way; and

WHEREAS, the project was originally approved by the Planning Commission on January 10, 2006, and will expire on January 10, 2008; and

WHEREAS, on November 1, 2007, the applicant filed a request for a one year Time Extension of the subject project before the scheduled expiration date; 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 January 10, 2008) to Planned Development 05-017, subject to the following condition:

1. All Conditions of Approval adopted with Planning Commission Resolution 06-001 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 05-017 shall expire on January 10, 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:

CHAIRMAN

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

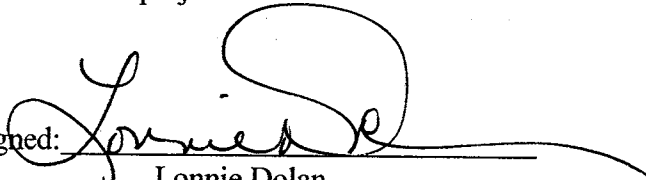
PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: December 26, 2007

Project: One-Year Time Extension
Planned Development 05-017
(Andros-4285 Second Wind Way)

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 Andros Engineering on behalf of Matt Andros, for a one year Time Extension for Planned Development 05-017, a project to construct four buildings for 27 private aircraft storage hangers, two industrial/aviation support hangers, one caretakers unit, one industrial/aircraft shelter. The project is located at 4285 Second Wind Way (on the northwest corner of Dry Creek Road and Second Wind Way).

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.

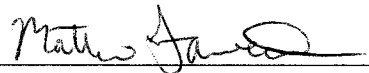
Mathew Fawcett, Assistant Planner
December 26, 2007 6676595

**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 Planned Development 05-017 (Matt Andros – 4285 Second Wind Way) 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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