

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 05-0286
(Central Coast Investments LLC)
DATE: JANUARY 22, 2008

Needs: For the Planning Commission to consider the applicant's request for a one-year Time Extension of Tentative Parcel Map PR 05-0286.

- Facts:**
1. The project is located at 727 Oak Street (see attached Vicinity Map).
 2. Tentative Parcel Map 05-0286 is a subdivision of a 7,000 square foot lot into two residential parcels.
 3. Tentative Parcel Map 05-0286 was originally approved by the Planning Commission on March 28, 2006. The map approval is set to expire on March 28, 2008.
 4. Per §66452.6(e) of the Subdivision Map Act, the map may be extended by a period or periods not exceeding a total of five years.
 5. A request for a Time Extension was filed before the March 28, 2008 deadline.
 6. At this time, the applicant is in the process of working through financial details for the project.

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

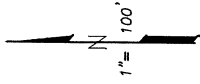
Impact: There are no specific fiscal impacts associated with approval of this Time Extension.

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

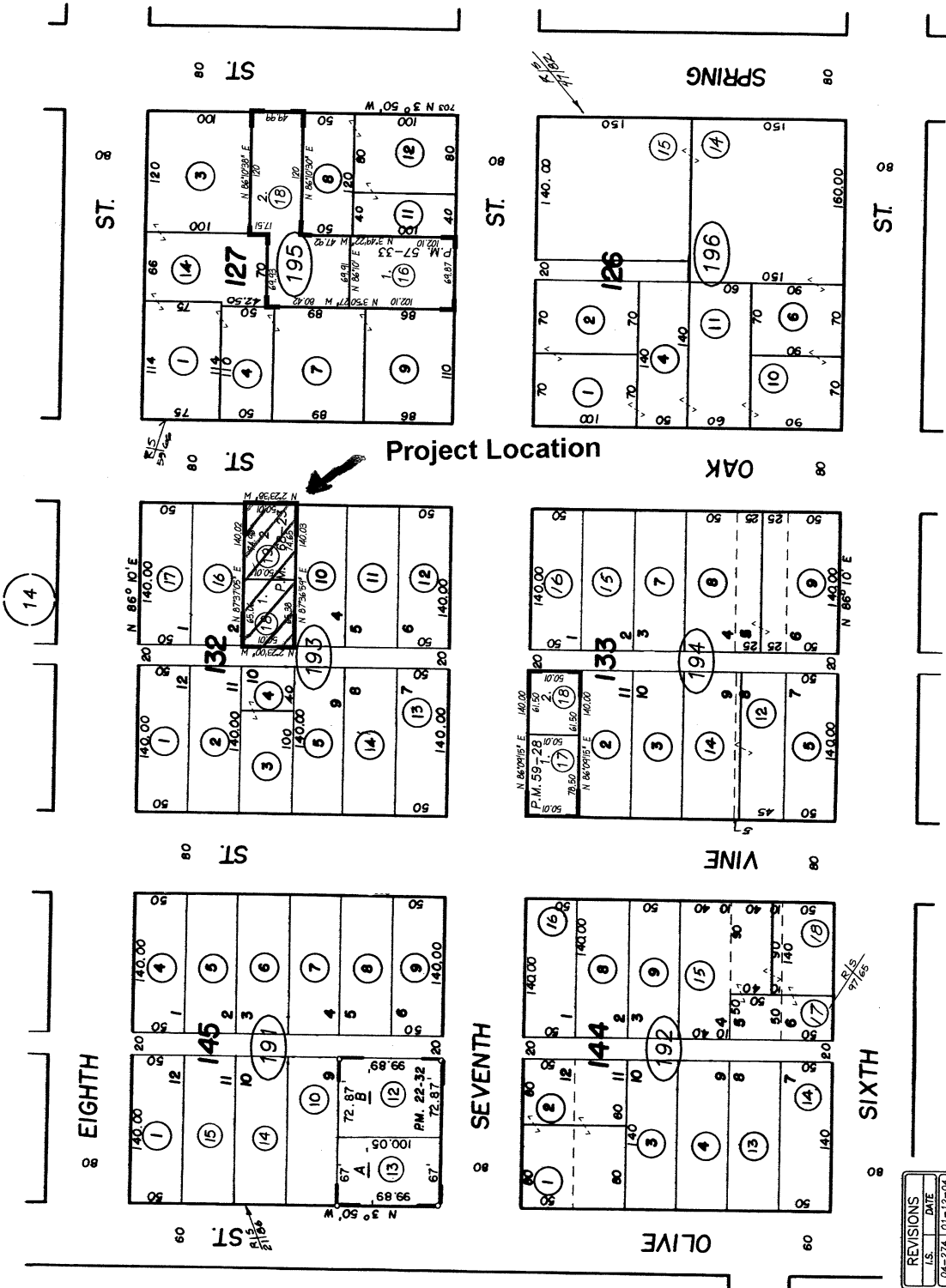
- a. Adopt a resolution granting a one-year Time Extension for Tentative Parcel Map 05-0286 extending the expiration date to March 28, 2009.
- b. Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Tentative Parcel Map 05-0286
3. Resolution to approve a one year Time Extension for Tentative Parcel Map 05-0286
4. Mail and Newspaper Affidavits



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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 05-0286
(Central Coast Investments LLC)
APN: 009-193-009

WHEREAS, a Time Extension request for Tentative Parcel Map PR 05-0286 has been filed by Jason Rhoades on behalf of Central Coast Investments LLC; and

WHEREAS, the Tentative Parcel Map proposes to subdivide a 7,000 square foot lot into two residential parcels; and

WHEREAS, the property is located at 727 Oak Street; and

WHEREAS, the project was originally approved by the Planning Commission on March 28, 2006, and scheduled to expire on March 28, 2008; and

WHEREAS, on November 30, 2007, the applicant filed a request for a one year Time Extension of the subject project; and

WHEREAS, the Planning Commission is empowered through the Municipal Code to approve Tentative Parcel Maps and their related Time Extension requests; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 22, 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 March 28, 2008) to Tentative Parcel Map PR 05-0286, subject to the following condition:

1. All conditions adopted within resolution 06-0021 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 05-0286 shall expire on March 28, 2009, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 22nd day of January 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

**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 05-286 (Central Coast Investments LLC – APN: 008-238-007) on this 8th day of January 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

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**Attachment 4:
Affidavits**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

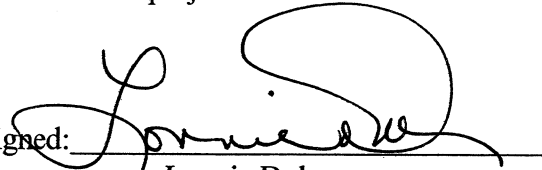
Newspaper: Tribune

Date of Publication: January 9, 2008

Meeting Date: January 22, 2008

Project: One-year time extension
Tentative Parcel Map
PR 05-0286 (Rhoades)

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 Jason Rhoades, on behalf of Central Coast Investments LLC, for a one year Time Extension for Tentative Parcel Map PR 05-0286, a project to subdivide a 7,000 square foot parcel into two residential parcels. The project is located at 727 Oak 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 22, 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
January 9, 2008

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