

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 04-0310**  
**(Colin Weyrick)**  
**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 04-0310.

- Facts:**
1. The project is located east of Golden Hill Road, north of Wallace Drive and west of OakWood Street (see attached Vicinity Map).
  2. Tentative Parcel Map PR 04-0310 is a subdivision of a 14-acre site into 12 lots for commercial/industrial development.
  3. Tentative Parcel Map PR 04-0310 was originally approved by the Planning Commission on December 14, 2004. The Planning Commission granted a one year time extension on February 13, 2007 setting the map to expire on December 14, 2007. However, a request for a Time Extension was filed before the December 14, 2007 deadline, automatically extending the entitlement for the project for 60 days.
  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. Traffic impacts and drainage associated with the development of the subject properties will be identified or mitigated with each of the development applications.
  6. At this time, the applicant has started rough grading of the site, however due to weather the construction has been delayed.

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 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 and 2006 Economic Strategy.

Fiscal

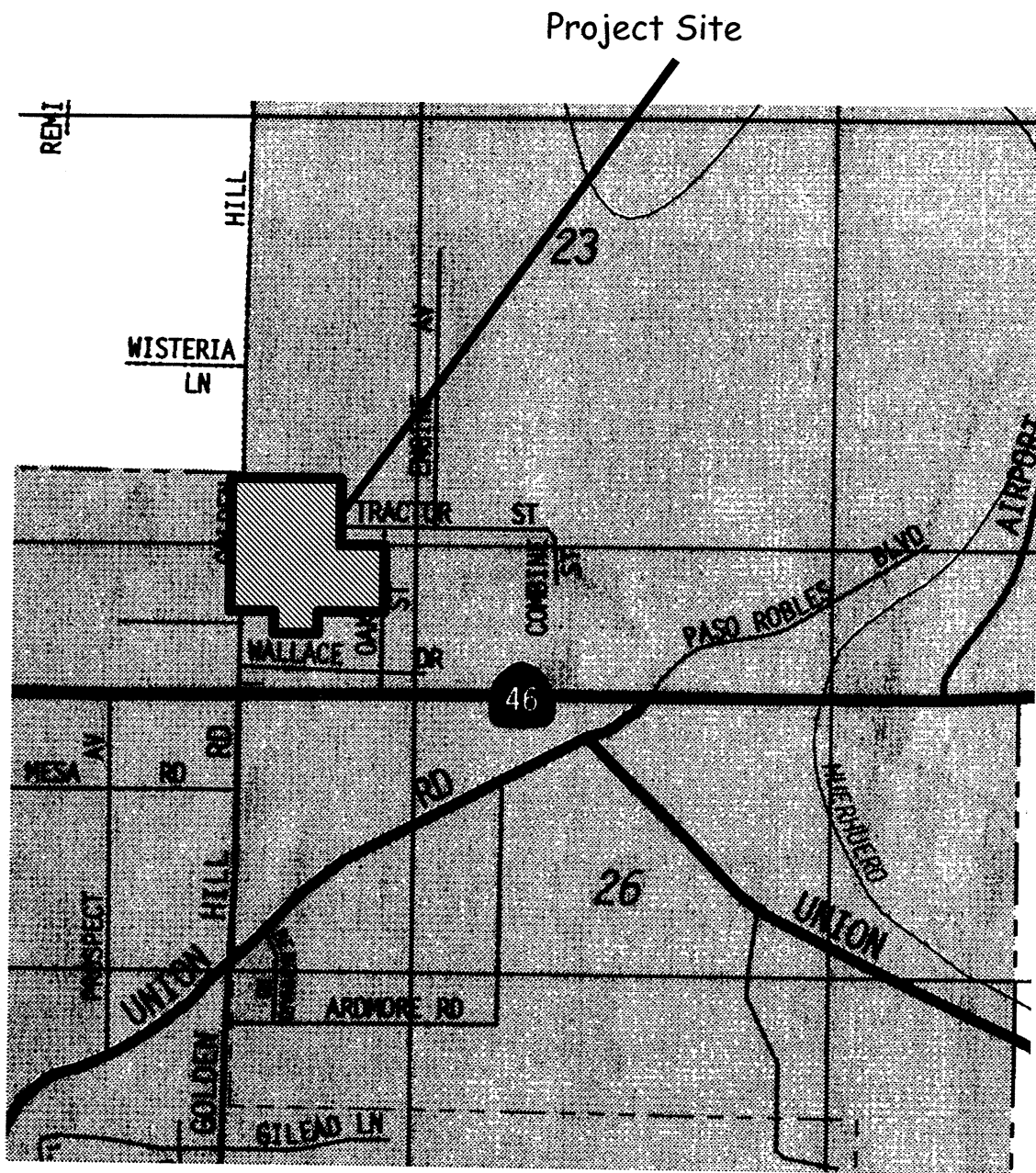
Impact: There are no specific fiscal impacts associated with approval of this Time Extension.

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 PR 04-0310 extending the expiration date to December 14, 2008.
- b. Amend, modify or reject the above noted options.

Attachments:

1. Vicinity Map
2. Tentative Parcel Map PR 04-0310
3. City Engineer Memo
4. Resolution to approve a one year Time Extension for Tentative Parcel Map PR 04-0310
5. Mail and Newspaper Affidavits



Applicant/Owner: Weyrick / Frazier  
Project Site: 2501 Oakwood Street  
Project: PR 04-0310

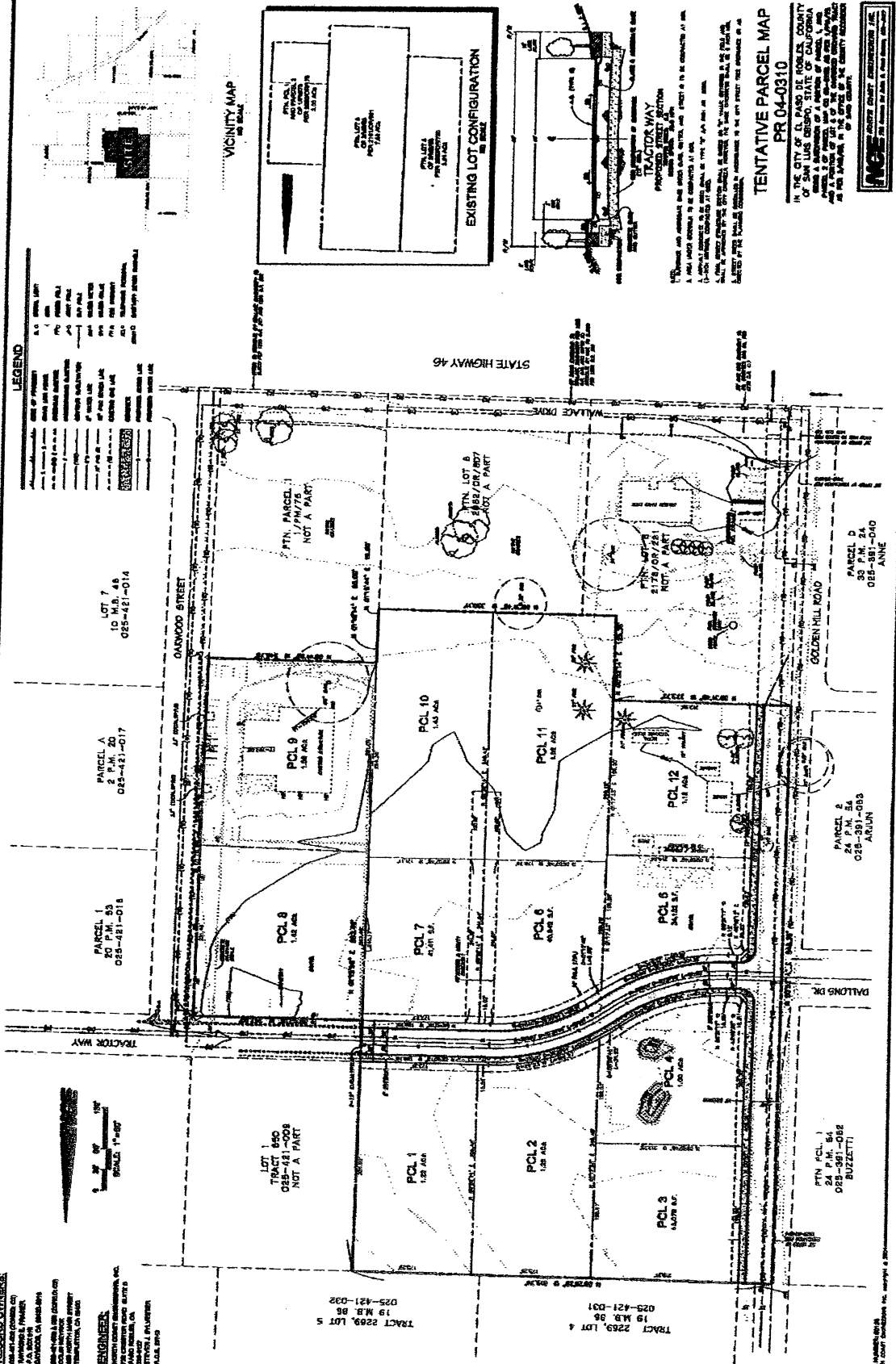
**Attachment 1:  
Vicinity Map**

**RECORD OWNERS:**  
 SAN JUAN COUNTY  
 LAND & PLANNING  
 1000 N. G STREET  
 SAN JUAN, CA 95075  
 (530) 938-4400

**ENGINEER:**  
 TERRY COURT ENGINEERS, INC.  
 1000 N. G STREET, SUITE 200  
 SAN JUAN, CA 95075  
 (530) 938-4400

**LEGEND**

1	EXISTING LOT
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100	PROPOSED LOT



**Attachment 2:  
 TPM PR 04-0310**

## **MEMORANDUM**

**TO: Mathew Fawcett**

**FROM: John Falkenstien**

**SUBJECT: PR 04-0310 Time Extension**

**DATE: January 10, 2008**

### **Traffic**

The time extension process for PR 04-0310 is a good opportunity to make clear to the applicant and the general public that traffic impacts associated with the development of the subject property have not been identified or mitigated. The subdivision of commercial-industrial property does not increase the entitlement or build out potential of the property.

Traffic impacts will be identified with each development application processed on the properties within PR 04-0310. The City has retained a consultant to study traffic generation in the area north of Highway 46E and to develop a list of transportation improvement projects that will alleviate the City's impacts on the 46E corridor. Each subsequent development in the area will be subject to an analysis of its consistency with projected traffic in relation to the City study. Mitigation measures will be in the form of participation in the transportation projects identified in the City study.

### **Drainage**

Drainage is always a sensitive issue in the area of North Golden Hill Road. The development of infrastructure serving the parcels in PR 04-0310 will include the installation of a common storm water retention basin. Aside from its flood control benefits, the basin will meet the City's obligation under their Phase II Municipal Storm water permit with the Regional Water quality Control Board to require that this project be developed in accordance with Best Management Practices to mitigate impacts to the quality of storm water run-off to the maximum extent possible. In addition to the basin, the parcels will be individually developed with Low Impact Development devices to maintain and improve the quality of storm water run-off.

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 04-0310  
(COLIN WEYRICK)  
APN: 025-421-002, 006 & 026

WHEREAS, a Time Extension request for Tentative Parcel Map PR 04-0310 has been filed by North Coast Engineering, Inc. on behalf of Colin Weyrick; and

WHEREAS, the Tentative Parcel Map is a subdivision of a 14-acre site into 12 lots for commercial/industrial development; and

WHEREAS, the property is located east of Golden Hill Road, north of Wallace drive and west of Oakwood Street; and

WHEREAS, the project was originally approved by the Planning Commission on December 14, 2004, a one year time extension was granted by the Planning Commission on February 13, 2007 extending the expiration date to December 14, 2007; and

WHEREAS, on November 15, 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 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 December 14, 2007) to Tentative Parcel Map PR 04-310, subject to the following condition:

1. All conditions adopted within resolution 04-140 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Parcel Map PR 04-310 shall expire on December 14, 2008, unless a Time Extension request is filed prior to that date.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN ED STEINBECK

ATTEST:

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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 04-0310 (Colin Weyrick – APN: 025-421-002, 006 & 026) on this 26th day of December 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Mathew Fawcett

forms\mailaffi.691

**Attachment 5:**  
**Affidavit**



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

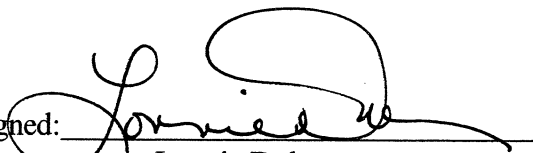
Newspaper: Tribune

Date of Publication: January 9, 2008

Meeting Date: January 22, 2008

Project: One-year time extension  
Tentative Parcel Map  
PR 04-0310 (Weyrick)

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 North Coast Engineering, Inc., on behalf of Colin Weyrick, for a one year Time Extension for Tentative Parcel Map PR 04-0310, a project to subdivide a 14-acre site into 12 lots for commercial/industrial uses. The project is located east of Golden Hill Road, north of Wallace Drive, and west of Oakwood Street (APN: 025-421-002, 006, & 026).

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 6680210