

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 04-0496
(TOM ERSKINE)
DATE: FEBRUARY 12, 2008

Needs: For the Planning Commission to consider the applicant's request for a one-year Time Extension of Tentative Parcel Map PR 04-0496.

- Facts:
1. The project is located at 834 & 844 20th Street (see attached location map).
 2. TPM PR 04-0496 is a proposal to subdivide a 7,000 square foot parcel with an existing duplex into two single family residential parcels. The two units will be on separate lots, but will still share a common wall.
 3. Tentative Parcel Map PR 04-0496 was originally approved by the Planning Commission on November 23, 2004 and extended an additional year on January 9, 2007. A request for the time extension was made before the deadline.
 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 starting the improvements to the existing duplex.

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 2004 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.

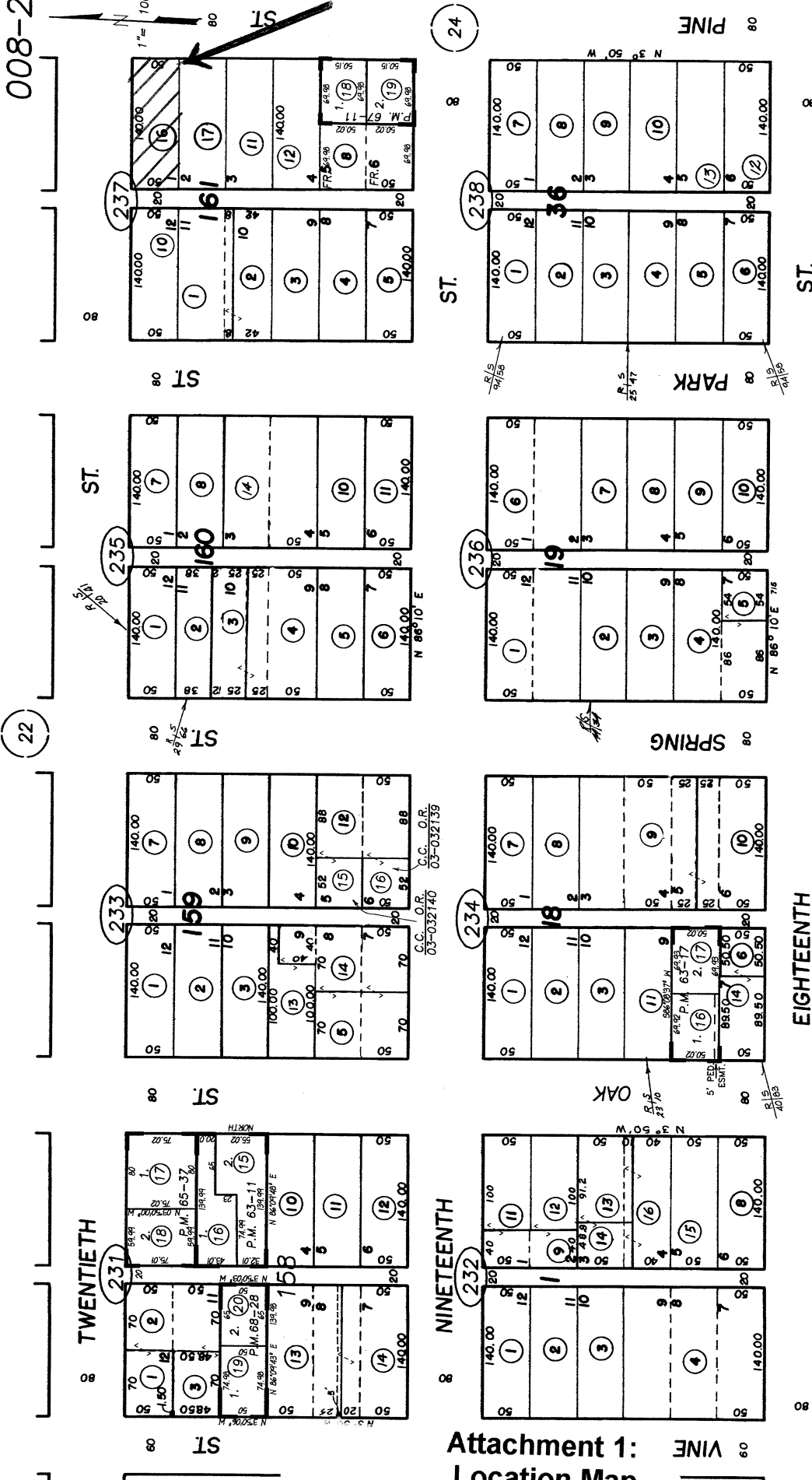
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year Time Extension for TPM PR 04-0496 extending the expiration date to November 23, 2008.
- b. Amend, modify or reject the above noted option.

Attachments:

- 1. Location map.
- 2. TPM PR 04-0496
- 3. Resolution to approve a one year Time Extension for TPM PR 04-0496.
- 4. Newspaper and mail notice affidavits.

Location



CITY OF PASO ROBLES
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 008, PAGE 23

CITY OF EL PASO DE ROBLES, R.M. Bk. A Pg. 169

22

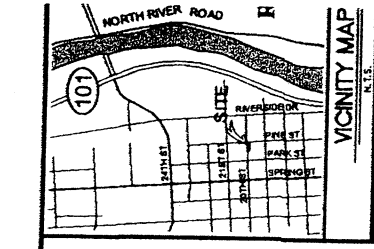
28

REVISIONS	I.S.	DATE
	04-142	10-22-03
	05-422	08-02-05
	06-1330	04-19-06
	07-1922	10-05-06
	07-3098	01-12-07

50' 0 100' 200'

JAN
09-06-06
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

Attachment 1:
Location Map



EXISTING PARCEL
LOT 1 PER A MB 169 7000

PROPOSED PARCELS
PARCEL 1 3925 SF
PARCEL 2 3075 SF
TOTAL 7000 SF

OWNER/APPLICANT
THOMAS H. ERSKINE TRUST (TOI)
1005 RAILROAD ST.
PASO ROBLES, CA 93447
PHONE NO. 805-239-9566

A.P.N.
008-237-016

ZONING DESIGNATION
R3

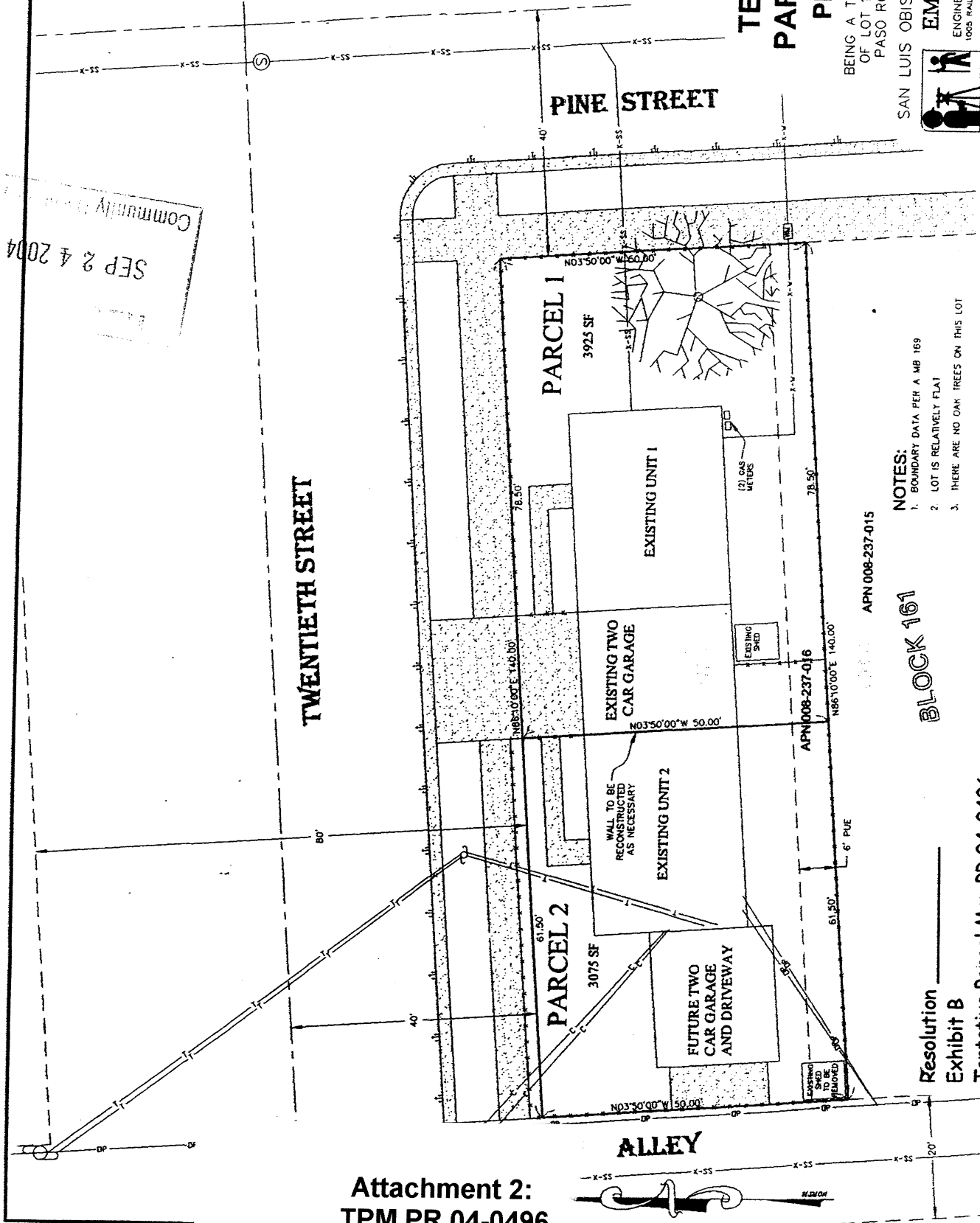
**TENTATIVE
PARCEL MAP
PR 04-0496**

BEING A TWO PARCEL SUBDIVISION
OF LOT 1, BLOCK 161, CITY OF
PASO ROBLES PER A MB 169

SAN LUIS OBISPO COUNTY, CALIFORNIA
EMK & Associates, Inc.
ENGINEERING • PLANNING • SURVEYING
1005 RAILROAD ST. PASO ROBLES, CA (805) 321-1111



JOB NO. 04-484
SHEET 1 OF 1
COMMERCIAL LAND TITLE INSURANCE COMPANY #



SEP 24 2004
Community Development

- NOTES:**
- BOUNDARY DATA PER A MB 169
 - LOT IS RELATIVELY FLAT
 - THERE ARE NO OAK TREES ON THIS LOT

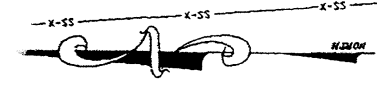
APN 008-237-015

BLOCK 161

Resolution
Exhibit B

Tentative Parcel Map PR 04-0496

**Attachment 2:
TPM PR 04-0496**



LA 2004-04-464 Survey 0

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 04-0496
(TOM ERSKINE)

APN: 008-237-016

WHEREAS, a Time Extension request for Tentative Parcel Map PR 04-0496 has been filed by Gwen Erskine of behalf of Tom Erskine; and

WHEREAS, the Tentative Parcel Map proposes to subdivide a 7,000 square foot parcel into two single family residential parcels, where each of the existing houses would be on separate parcels; and

WHEREAS, the site is located at 834 & 844 20th Street; and

WHEREAS, the project was originally approved by the Planning Commission on November 23, 2004 and was schedule to expire on November 23, 2006; and

WHEREAS, the Planning Commission on January 9, 2007 approved a one year time extension moving the expiration date to November 23, 2007; and

WHEREAS, the applicant requested for a one year Time Extension of the subject project before the 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 February 12, 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 to Tentative Parcel Map PR 04-0496, subject to the following condition:

1. All Conditions of Approval adopted with Planning Commission Resolution 04-0130 shall remain in full force and effect (on file in the Community Development Department).

2. Tentative Parcel Map PR 04-0496 shall expire on November 23, 2008, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 12th day of February 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 04-0496 (Tom Erskine – 834 & 844 20th Street) on this 29th day of January 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

forms\mailaffi.691

Attachment 4:
Affidavit

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

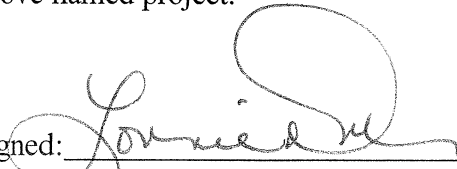
Newspaper: Tribune

Date of Publication: January 30, 2008

Meeting Date: February 12, 2008

Project: Time Extension Tentative Parcel
Map PR 04-0496 (Erskine)

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 Tom Erskine, for a one year Time Extension for Tentative Parcel Map PR 04-0496, a project to subdivide a 7,000 square-foot parcel into two residential parcels. The project is located at 834 and 844 20th Street (APN: 008-237-016).

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, February 12, 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 30, 2008

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