

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION  
**FROM:** RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** TIME EXTENSION FOR TENTATIVE TRACT 2741  
(WEYRICH DEVELOPMENT COMPANY, INC.)  
**DATE:** JUNE 24, 2008

**Needs:** For the Planning Commission to consider the applicant's request for a one-year Time Extension of Tentative Tract 2741.

**Facts:**

1. The project is located at 1012-1034 Experimental Station Road (see attached Vicinity Map).
2. Tentative Tract 2741 is a subdivision of an existing 12-unit apartment complex into 12 individual condominiums.
3. Tentative Tract 2741 was originally approved by the Planning Commission on May 9, 2006, setting the map to expire on May 9, 2008. However, a request for a Time Extension was filed before the May 9, 2008 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. At this time, the applicant is in the process of obtaining building permits to meet the Zoning Code's requirement for covered parking.

**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.

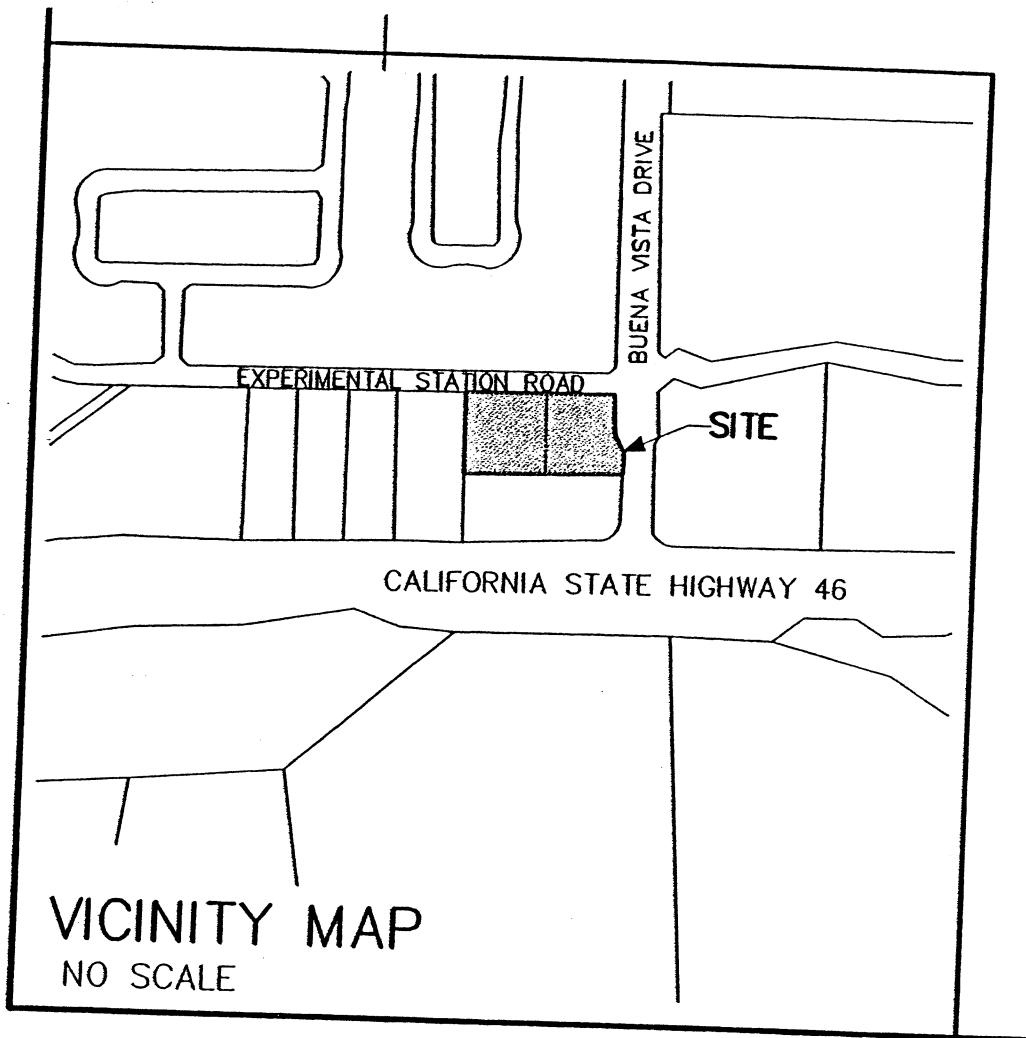
**Options:** After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year Time Extension for Tentative Tract 2741 extending the expiration date to May 9, 2009.
- b. Amend, modify or reject the above noted options.

**Report Prepared By:** Mathew Fawcett, Assistant Planner

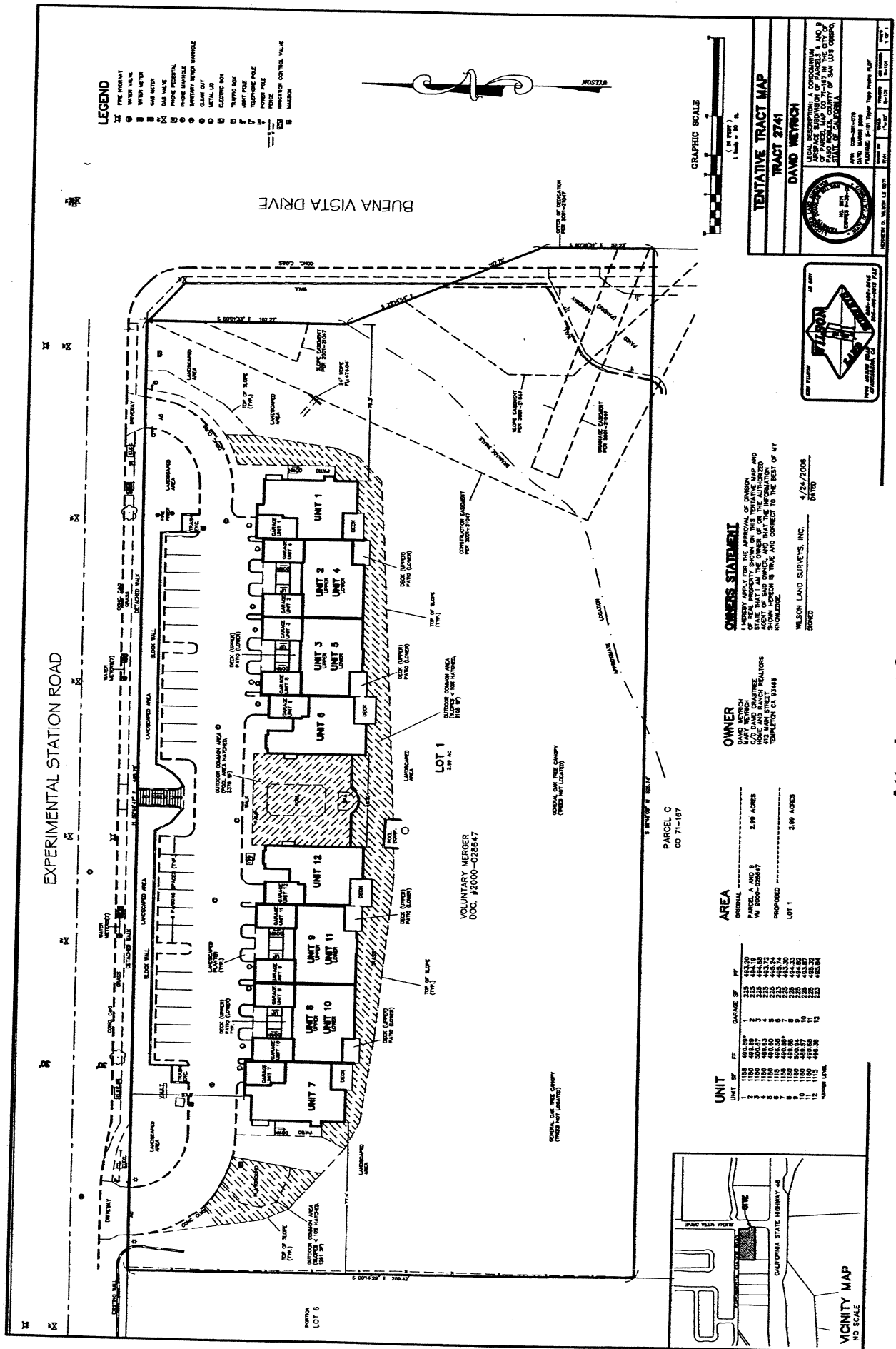
**Attachments:**

1. Vicinity Map
2. Tentative Tract 2741
3. Resolution to approve a one year Time Extension for Tentative Tract 2741
4. Mail and Newspaper Affidavits

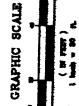


VICINITY MAP  
NO SCALE

**Attachment 1:  
Vicinity Map**



- LEGEND**
- XX FIRE HYDRANT
  - WATER VALVE
  - GAS METER
  - GAS VALVE
  - PHONE HYDRANT
  - POWER METER
  - METER
  - METAL URN
  - TRAFFIC BOX
  - JUMP POLE
  - TELEPHONE POLE
  - POWER POLE
  - MANHOLE
  - MANHOLE

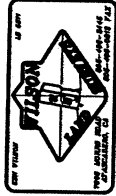


**TENTATIVE TRACT MAP**  
**TRACT 2741**

**DAVID WEINICH**

LOCAL AGENT FOR THE SALE OF PARCELS A AND B  
AS PART OF THE TRACT MAP CO-71-187 IN THE CITY OF  
SANTA ANA, CALIFORNIA, BY THE CITY OF SANTA ANA,  
CALIFORNIA, COUNTY OF ORANGE, CALIFORNIA.

DATE: MARCH 2004  
FILED: MARCH 10 2004  
COUNTY CLERK'S OFFICE  
SANTA ANA, CALIFORNIA



**OWNER'S STATEMENT**

I HEREBY APPLY FOR THE APPROVAL OF DIVISION AND STATE THAT AS THE OWNER OF THE UNDEVELOPED SHOWN HEREON IS NOT AND SUBJECT TO THE BEST OF MY KNOWLEDGE.

WILSON LAND SURVEYS, INC. 4/24/2006  
DRAFTED

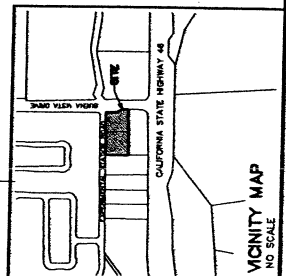
**OWNER**

DAVID WEINICH  
1000 N. MAIN STREET  
SANTA ANA, CA 92705

**AREA**

ORIGINAL PARCELS A AND B 2.1W ACRES  
PROPOSED LOT 1 2.1W ACRES

UNIT	FF	GARAGE SF	FF
UNIT 1	481.87	1	225
UNIT 2	1136	3	225
UNIT 3	500.87	3	225
UNIT 4	1136	3	225
UNIT 5	1136	3	225
UNIT 6	1136	3	225
UNIT 7	1136	3	225
UNIT 8	1136	3	225
UNIT 9	1136	3	225
UNIT 10	1136	3	225
UNIT 11	1136	3	225
UNIT 12	1136	3	225



Attachment 2:  
Tract 2741

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 TRACT 2741  
(WEYRICH DEVELOPMENT COMPANY, INC.)  
APN: 025-391-078

WHEREAS, a Time Extension request for Tentative Tract 2741 has been filed by Jeremy Corea on behalf of Weyrich Development Company, Inc.; and

WHEREAS, the Tentative Parcel Map proposes to convert an existing 12-unit apartment complex into 12 condominium units; and

WHEREAS, the property is located at 1012-1034 Experimental Station Road; and

WHEREAS, the project was originally approved by the Planning Commission on May 9, 2006, and scheduled to expire on May 9, 2008; and

WHEREAS, on May 8, 2008, 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 June 24, 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 May 9, 2008) to Tentative Tract 2741, subject to the following condition:

1. All conditions adopted within resolution 06-033 shall remain in full force and effect (on file in the Community Development Department).

2. Tentative Tract 2741 shall expire on May 9, 2009, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of June 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

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

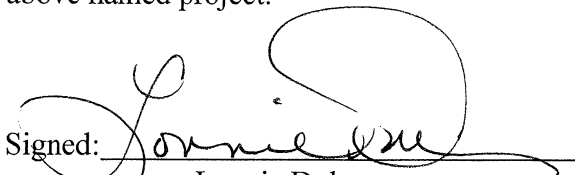
Newspaper: Tribune

Date of Publication: June 11, 2008

Hearing Date: June 24, 2008

Project: One-year time extension  
Tract 2741 (Weyrich -  
1012-1034 Experimental  
Station Road)

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

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 Jeremy Corea, on behalf of Weyrich Development Company, Inc. for a one year time extension for Tract 2741, a project to convert the existing 12-unit apartment complex into 12 condominium units located at 1012-1034 Experimental Station Road.

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, June 24, 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.

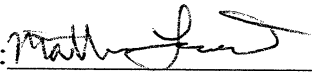
Mathew Fawcett, Assistant Planner  
June 11, 2008 6734162

**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 Tract 2741 (Weyrich Development Company, Inc. – APN: 025-391-078) on this 10th day of June 2008.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Mathew Fawcett

forms\mailaffi.691

**Attachment 4:  
Affidavits**