

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TENTATIVE TRACT MAP 2980 AND RIGHT-OF-WAY ABANDONMENT GOLDEN HILL ROAD AND HIGHWAY 46 (APN 025-391-037, 038, 039, 063 AND 067), APPLICANT – REGENCY CENTERS

DATE: JULY 8, 2008

Needs: For the Planning Commission to open and continue the public hearing on this project for a Tentative Tract Map 2980 and Right-of-Way Abandonment request to the meeting on July 22, 2008.

Facts:

1. The project site was approved for a regional shopping center last August 2007.
2. The applicant has been diligently working on processing site and building plans since the entitlement was approved.
3. The applicant applied for a tract map to create 12 parcels for individual ownership of the buildings/units. They have also applied to have the public right-of-way easement abandoned, which currently extends from Golden Hill Road at the main site entrance into the site about 750 feet.
4. Although this application was noticed for a public hearing on this date, the applicant has requested additional time to finalize issues related to the abandonment request.
5. Staff requests the Planning Commission to continue consideration of this application until July 22, 2008.

Options: After considering the information presented and the public testimony received, the Planning Commission will be asked to select one of the following options:

- a. Continue the open public hearing to the Planning Commission meeting on July 22, 2009.
- b. Amend, modify, or reject the above option.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

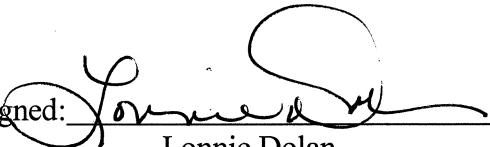
Newspaper: Tribune

Date of Publication: June 25, 2008

Hearing Date: July 8, 2008

Project: Amendment to Planned Development 06-025 and Tract 2980 (Regency Centers/Hwy 46 east and Golden Hill 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

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**CITY OF EL PASO DE ROBLES
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 on Tuesday, July 8, 2008, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following projects:

1. Amendment to Planned Development 06-025: A request filed by Regency Centers to modify Conditions of Approval previously approved for a regional shopping center to be located north of Highway 46 East and Golden Hill Road which includes a 169,112 s.f home improvement and garden center; and several other retail buildings with a combined building square footage of approximately 105,000 s.f., and three restaurant pads. (APNs 025-391-037, -033, -039, -063, and -067).
2. Tract 2980 and Public Right-of-Way Abandonment: A request filed by Regency Centers located north of Highway 46 East and Golden Hill Road, to subdivide the property into 11 commercial parcels and abandon an existing public Right-of-Way that extends from Golden Hill Road onto the project site.

Written comments on the proposed Planned Development Amendment 06-025 and Tract 2980 and Right-of-Way Abandonment may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970 or send email to sdecarli@prcity.com.

If you challenge this 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.

Susan DeCarli, AICP
City Planner
June 25, 2008 6737726