

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: TIME EXTENSION FOR TENTATIVE TRACT 2848 &
PLANNED DEVELOPMENT 06-004
(PARK PLACE PARTNERS, LLC)**

DATE: JULY 8, 2008

Needs: For the Planning Commission to consider the applicant's request for a one-year Time Extension of Tentative Tract 2848 and Planned Development 06-004.

- Facts:**
1. The project is located at 820 and 830 Park Street (see attached Vicinity Map).
 2. Tentative Tract 2848 and Planned Development 06-004 is a project to develop and subdivide a mixed-use development which includes retail and office space, and six residential condominiums.
 3. Tentative Tract 2848 and Planned Development were originally approved by the Planning Commission on June 13, 2006, setting the map to expire on June 13, 2008. However, a request for a Time Extension was filed before the June 13, 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 has been issued building permits and is in the process starting construction of 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.

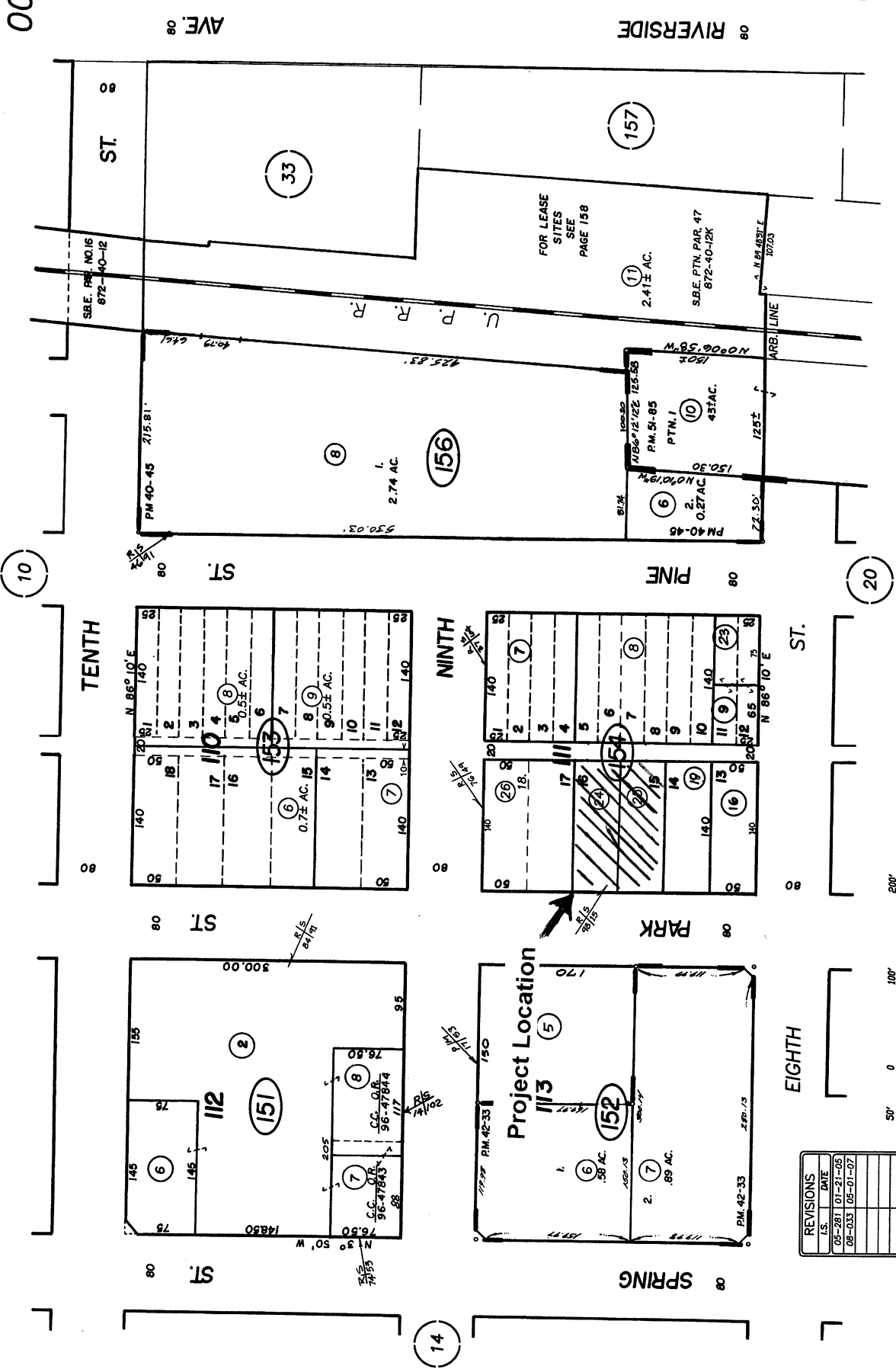
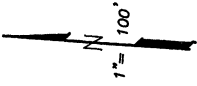
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year Time Extension for Tentative Tract 2848 and Planned Development 06-004 extending the expiration date to June 13, 2009.
- b. Amend, modify or reject the above noted options.

Report Prepared By: Mathew Fawcett, Assistant Planner

Attachments:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Resolution to approve a one year Time Extension for Tentative Tract 2848 and Planned Development 06-004
5. Mail and Newspaper Affidavits



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

Attachment 1:
Vicinity Map

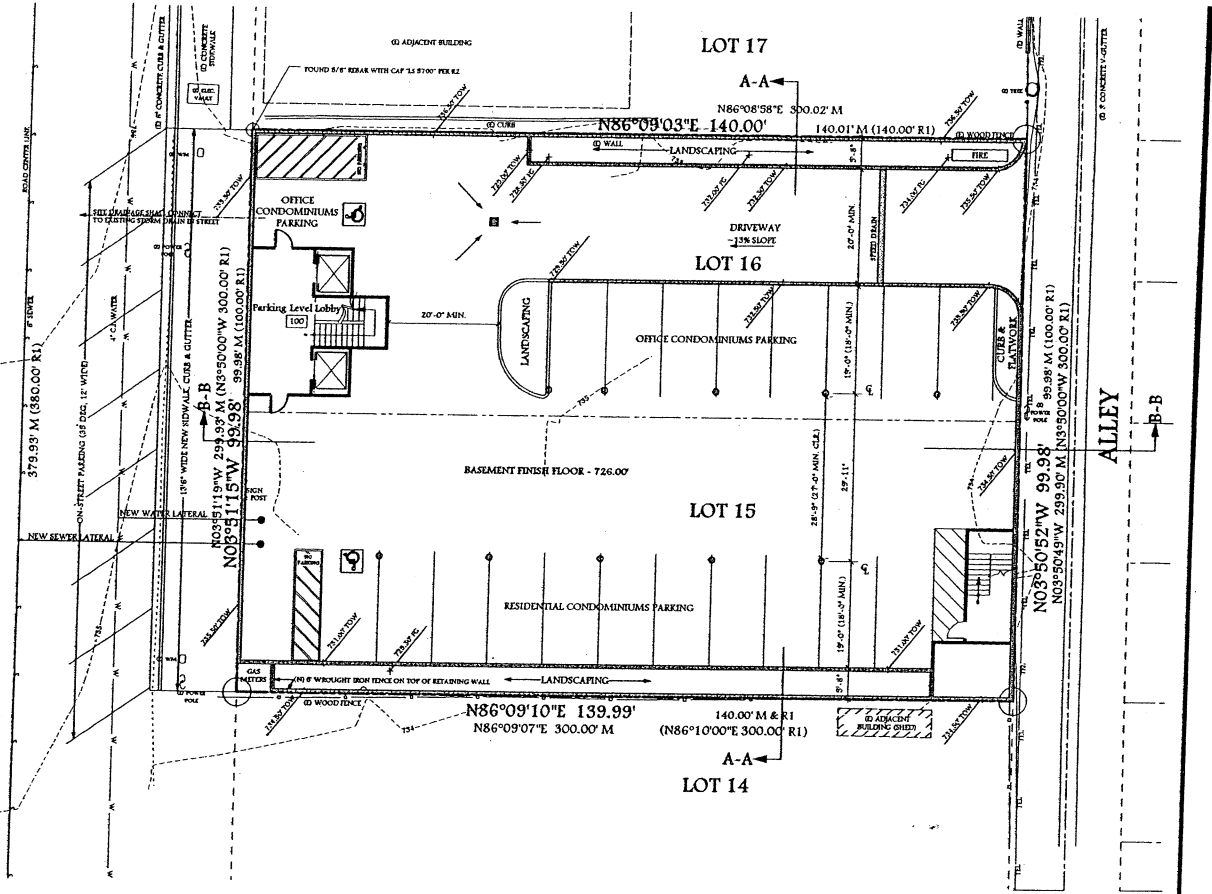
REVISIONS	I.S.	DATE
	05-28-01	01-21-05
	08-03-03	05-01-07

50' 0 100' 200'

JAN 12-2-97

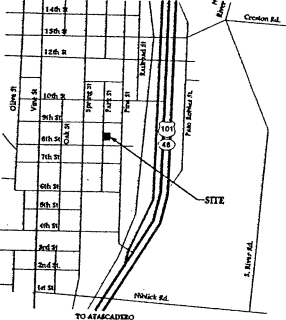
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PARK STREET



PROPOSED SITE, GRADING, DRAINAGE & BASEMENT FLOOR PLANS
SCALE: 1" = 10'

VICINITY MAP



CONTACT INFORMATION

OWNER: DAN LLOYD
FACILITY PARTNER, LLC
7000 KENNEL, G# 2547

ARCHITECT: STEVE PUGLISI ARCHITECTURE
840 SAN JUAN STREET
SANTA LIZA, CALIFORNIA 95008
TEL: 408-995-1962
FAX: 408-995-1960

PROJECT DESCRIPTION

A PROPOSED FOR 4.02 ACRES STABILIZED USE PROJECT. THE PROJECT CONSISTS OF 74,664 S.F. OF OFFICE CONDOMINIUMS AND 74,664 S.F. OF RESIDENTIAL CONDOMINIUMS.

THE ENTIRE SITE CONSISTS OF TWO 4.02 ACRES LOTS TOTALING 14,000 S.F. WITH TWO EXISTING RESIDENTIAL STRUCTURES ON EACH LOT. THE PROJECT DEVELOPER SHALL INCLUDE THE COMPLETION OF BOTH OF THOSE STRUCTURES.

THE SITES ARE DESIGNED FOR A NATURALLY VENTILATED AIR-TIGHT MASSIVE STRUCTURE. THE STRUCTURE SHALL INCLUDE 4' FLOORING SPACES FOR THE OFFICE CONDOMINIUMS AND 11' FLOORING SPACES FOR THE RESIDENTIAL CONDOMINIUMS.

THE OFFICE CONDOMINIUM PORTION OF THE PROJECT SHALL BE SET UP AS AN ASH SPACE CONDOMINIUM.

THE RESIDENTIAL CONDOMINIUM PORTION OF THE PROJECT CONSISTS OF 32 1-BEDROOM/1 BATH CONDOMINIUMS AND LARGE IN-SQUARE FEET FROM 957 S.F. TO 1,584 S.F.

THE APPLICANT MAY OPT FOR THE RESIDENTIAL CONDOMINIUMS TO BE OFFICE CONDOMINIUMS.

PROJECT DATA

STATISTICS

GENERAL SITE INFORMATION
PROJECT: 820 1/2 SAN JUAN STREET
ADDRESS: PASEO ROMA, CA 95047

APN: 009-004-004-009-164-026

ZONING: CE PD (COMMERCIAL PLANNED DEVELOPMENT), RESIDENTIAL DISTRICT B

LOT SIZE: LOT 16-49993 S.F.
LOT 15-4999 S.F.
TOTAL 14,000 S.F. OR .31 ACRES

BUILDING AREA:

BUILDING	12,407 S.F.
LANDSCAPE	1,573 S.F.
LEASE SPACE	6,266 S.F.
TOTAL	14,000 S.F.

FLOOR FLOOR:

COMMON	1,790 S.F.
LEASE SPACE	10,000 S.F.
TOTAL	11,790 S.F.

THIRD FLOOR:

COMMON	1,712 S.F.
LEASE SPACE	7,688 S.F.
TOTAL	9,400 S.F.

TOTAL FLOOR AREA (OFFICE COMMON):

COMMON	1,851 S.F.
OFFICE	7,055 S.F.
TOTAL	8,906 S.F.

STATISTICS

SITE DEVELOPMENT STANDARDS (BASED ON OVERLAY)

UNITS PER ACRE: 4 (RESIDENTIAL ALLOWED)

BUILDING LOT COVERAGE: 78.00%

FOOTPRINT: 11,861 S.F. 80%

MAXIMUM BUILDING HEIGHT: 75.00'

NATURAL AERIAL NATURAL: (0/34 + 74/12)

ALLOWED HEIGHT AVE: 80.00'

ALLOWED MALE HEIGHT: 78.00'

BASEMENT FINISH FLOOR: 72.00'

BASEMENT PLATE HEIGHT: 4.00'

FLOOR FINISHING: 1.00'

FIRST FLOOR PLATE HEIGHT: 18.00'

FLOOR FINISHING: 1.00'

SECOND FLOOR PLATE HEIGHT: 11.00'

FLOOR FINISHING: 1.00'

THIRD FLOOR PLATE HEIGHT: 12.00'

FLOOR FINISHING: 1.00'

TOP OF PARK STREET TO TOP: 6.17'

TOP OF FINISHING: 11.00' (0/32.81)

TOP OF FINISHING: 0.87'

BREASTING & THE: 0.87'

STANDARD MALE HEIGHT: 78.11'

GRADING QUANTITIES:

EXPORT: 185.01 CU YD

IMPORT: 6 CU YD CUT



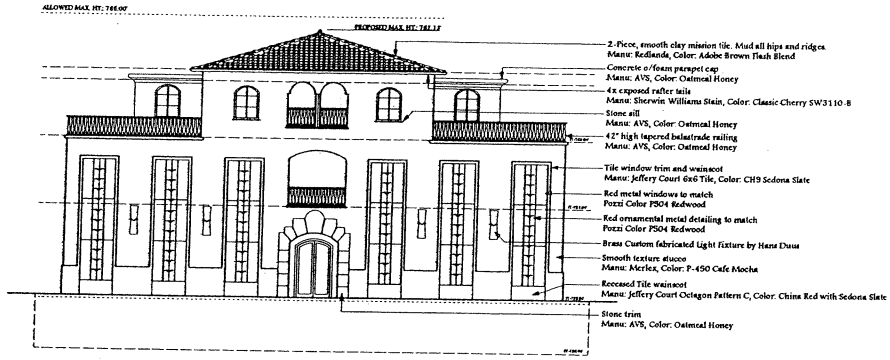
Steven Puglisi
ARCHITECT

443 Dore S
San Luis Obispo
CA 93061
805.992.1962
www.puglisi.com

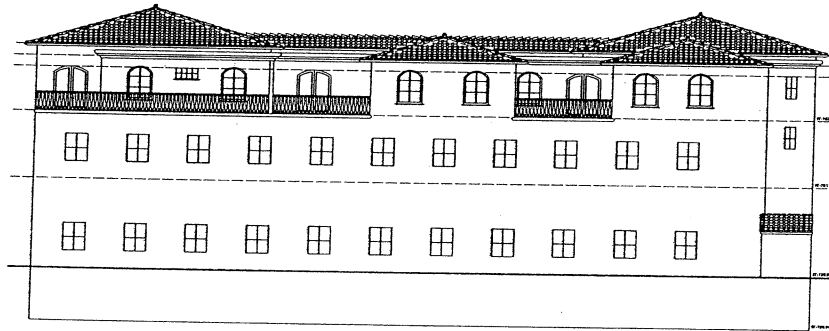
**Attachment 2:
Site Plan**



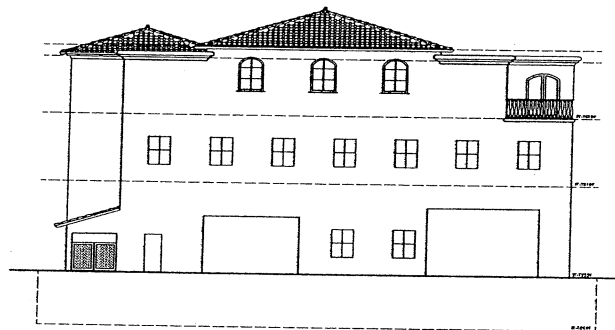
DATE: 09 May 2004
SCALE: 1" = 10'-0"
DRAWN BY: J. puglisi
REVISIONS:
SHEET #: 1
of 6



WEST (PARK STREET) ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10'



EAST (ALLEY) ELEVATION
SCALE: 1" = 10'

**Steven Puglisi, A.E.I.
ARCHITECTURE**

443 Dove Street
San Luis Obispo
Ca. 93051
805.895.1842
805.895.1300 Fax
steven@puglisiarchitecture.com

**Attachment 3:
Elevations**

	DATE: 14 April 2006	SHEET #
	SCALE: 1" = 10'-0"	<div style="font-size: 2em; font-weight: bold; text-align: center;">5</div> <p style="text-align: right; font-size: 0.8em;">of 6</p>
	DRAWN: [Signature]	
	CHECKED: [Signature]	
	REVISIONS:	

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 2848
AND PLANNED DEVELOPMENT 06-004
(PARK PLACE PARTNERS, INC.)
APN: 009-154-024 & 025

WHEREAS, a Time Extension request for Tentative Tract 2848 and Planned Development 06-004 has been filed by North coast Engineering, Inc. on behalf of Park Place Partners, LLC; and

WHEREAS, the Tentative Parcel Map and Planned Development proposes to develop and subdivide a mixed-use development which includes retail and office space, and six residential condominiums; and

WHEREAS, the property is located at 820 & 830 Park Street; and

WHEREAS, the project was originally approved by the Planning Commission on June 13, 2006, and scheduled to expire on June 13, 2008; and

WHEREAS, on June 4, 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 July 8, 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 June 13, 2008) to Tentative Tract 2848 and Planned Development 06-004, subject to the following condition:

1. All conditions adopted within Planning Commission resolutions 06-0047 and 06-0048 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Tract 2848 and Planned Development 06-004 shall expire on June 13, 2009, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 8th day of July 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

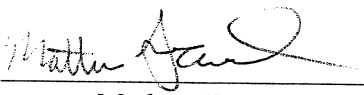
ATTEST:

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 Tract 2848 (Park Place Partners, LLC – APN: 009-154-024 & 025) on this 24th day of June 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

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Attachment 5:
Affidavits

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

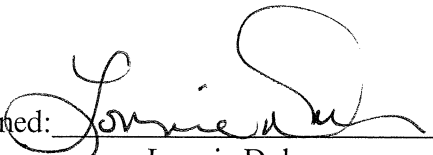
Newspaper: Tribune

Date of Publication: June 25, 2008

Hearing Date: July 8, 2008

Project: Time Extension Tract 2848
(Lloyd/Park Place Partners -
820 & 830 Park Street)

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 PRIVATE

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 Dan Lloyd, on behalf of Park Place Partners, LLC, for a one year time extension for Tract 2848. The project includes a subdivision of a mixed-use development which includes retail and office space, and six residential condominiums located at 820 & 830 Park 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, July 8, 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.

Matthew Fawcett, Associate Planner
June 25, 2008 6738376