

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE TRACT 2805 & PLANNED DEVELOPMENT 06-006 (BRIAN O’KELLY)
DATE: AUGUST 12, 2008

Needs: For the Planning Commission to consider the applicant’s request for a one-year Time Extension of Tentative Tract 2805 and Planned Development 06-006.

- Facts:**
1. The project is located at 2670 North River Road (see attached Vicinity Map).
 2. Tentative Tract 2805 and Planned Development 06-006 is a project to subdivide an approximate 9.32-acre site into 13 single-family residential lots.
 3. Tentative Tract 2805 and Planned Development 06-006 were originally approved by the Planning Commission on July 11, 2006, setting the map to expire on July 11, 2008. However, a request for a Time Extension was filed before the July 11, 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 waiting for the market to improve before submitting for building permits.

**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 2805 and Planned Development 06-006 extending the expiration date to July 11, 2009.
- b. Amend, modify or reject the above noted options.

Report Prepared By: Mathew Fawcett, Assistant Planner

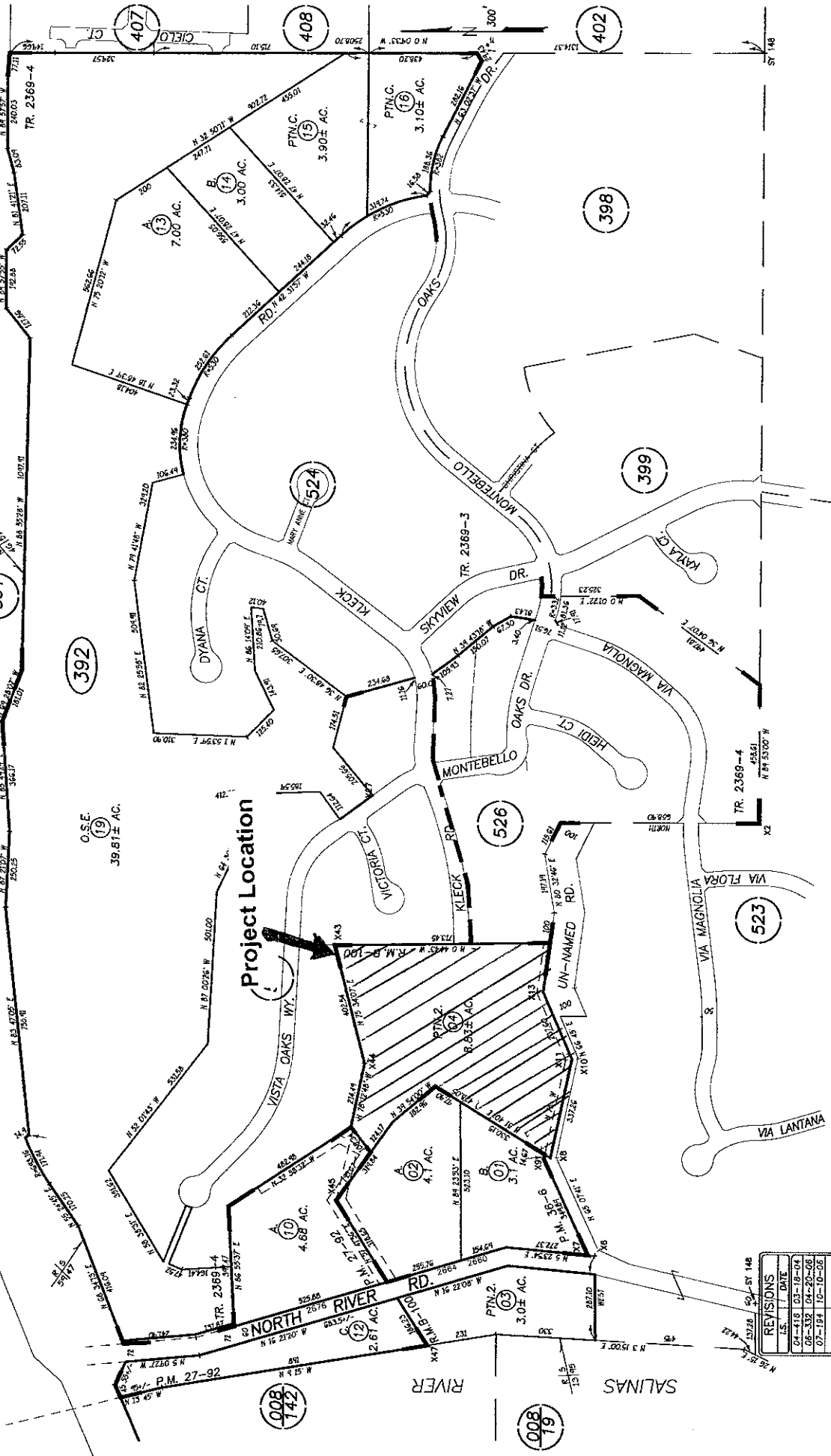
Attachments:

1. Vicinity Map
2. Tentative Tract Map
3. Residential Development Concept Plan
4. Resolution to approve a one year Time Extension for Tentative Tract 2805 and Planned Development 06-006
5. Mail and Newspaper Affidavits

025-392

STATE HWY. 46

TR. 2369-4



Project Location

150' 0 300' 600'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
04-418	03-18-04
06-332	04-20-06
07-184	10-10-06

TRACT NO 025-392-4 P M D L 07
Pg. 46-51.
Pg. 38-45.
Pg. 100.

CITY OF PASO ROBLES
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 025 PAGE 392

Attachment 1:
Vicinity Map

SHEET INDEX

- TITLE SHEET
- GRADING, DRAINAGE & UNDERGROUND PLAN
- OAK TREE LOCATION & DEVELOPMENT PLAN
- RESIDENTIAL DEVELOPMENT CONCEPT PLAN, PREPARED BY OMNI DESIGN GROUP.

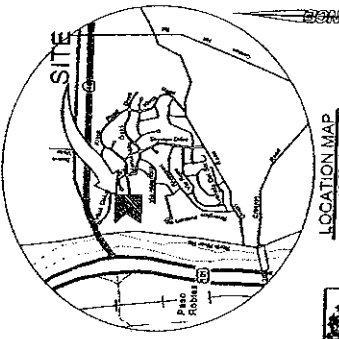
SITE STATISTICS - OVERVIEW
 TOTAL GROSS AREA 13.75 ACRES
 TOTAL NET DEVELOPABLE AREA 8.20 ACRES
 DENSITY PER R-1 ZONING LOTS 13
 MIN. LOT SIZE 13,200 SF
 MAX. LOT SIZE 28,800 SF
 MAX. OPEN SPACE 7,121 SF

RECORD OWNER: BRIAN O'REILLY
 2020 N. RIVER ROAD
 PASO ROBLES, CA 94345

APPLICANT: BRIAN O'REILLY
 2020 N. RIVER ROAD
 PASO ROBLES, CA 94345

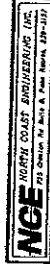
ENGINEER: NORTH COAST ENGINEERING, INC.
 1000 S. RIVER ROAD, SUITE 100
 PASO ROBLES, CA 94345
 STEVE SILVERSTEIN
 PLS. 708.261.1177
 FAX: 708.261.1178

A.P.N.: 018-391-004
 EXISTING USE: ONE RESIDENCE, R-1
 PROPOSED USE: R-1, S-3

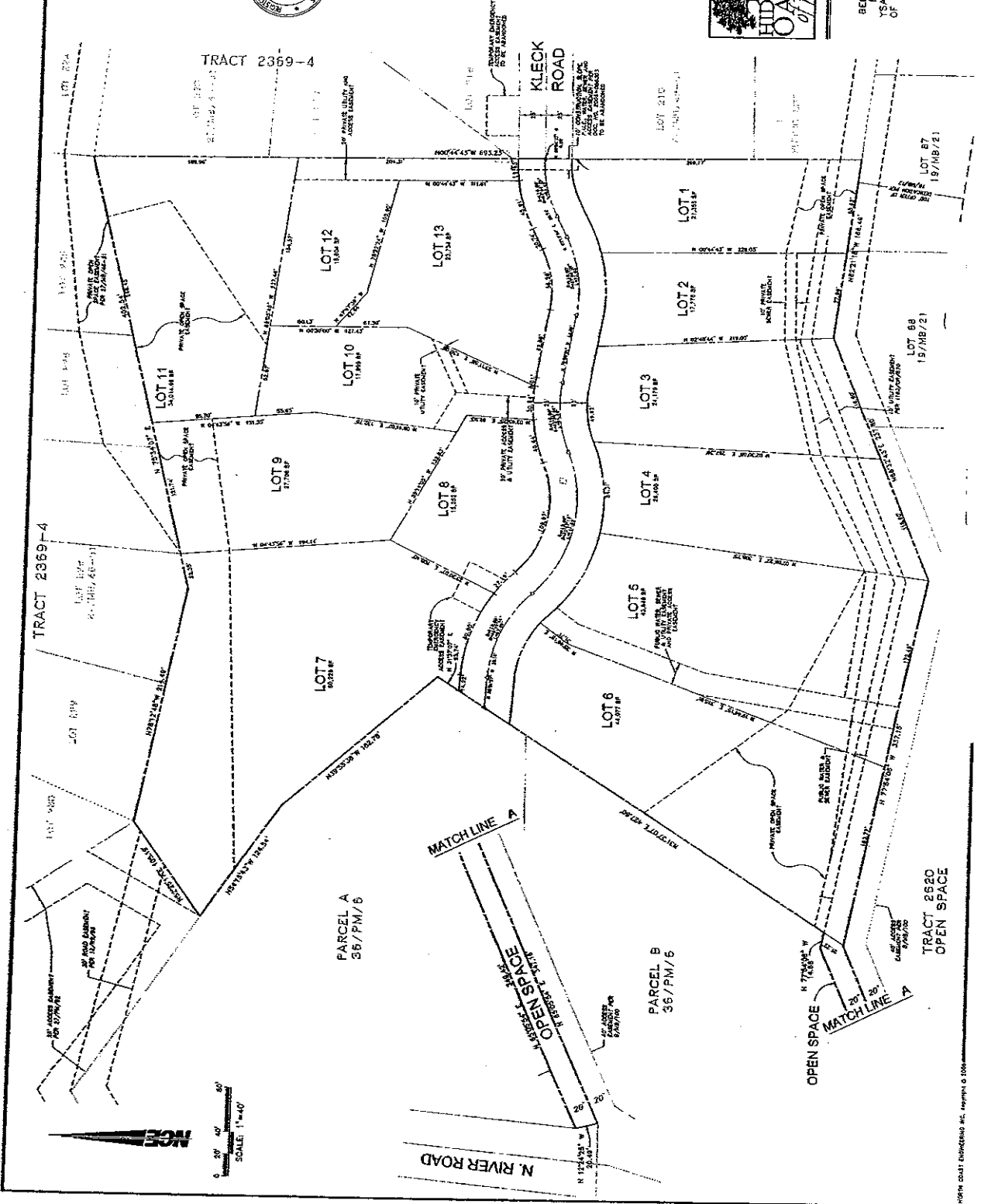


HIDDEN OAKS TENTATIVE MAP TRACT 2805

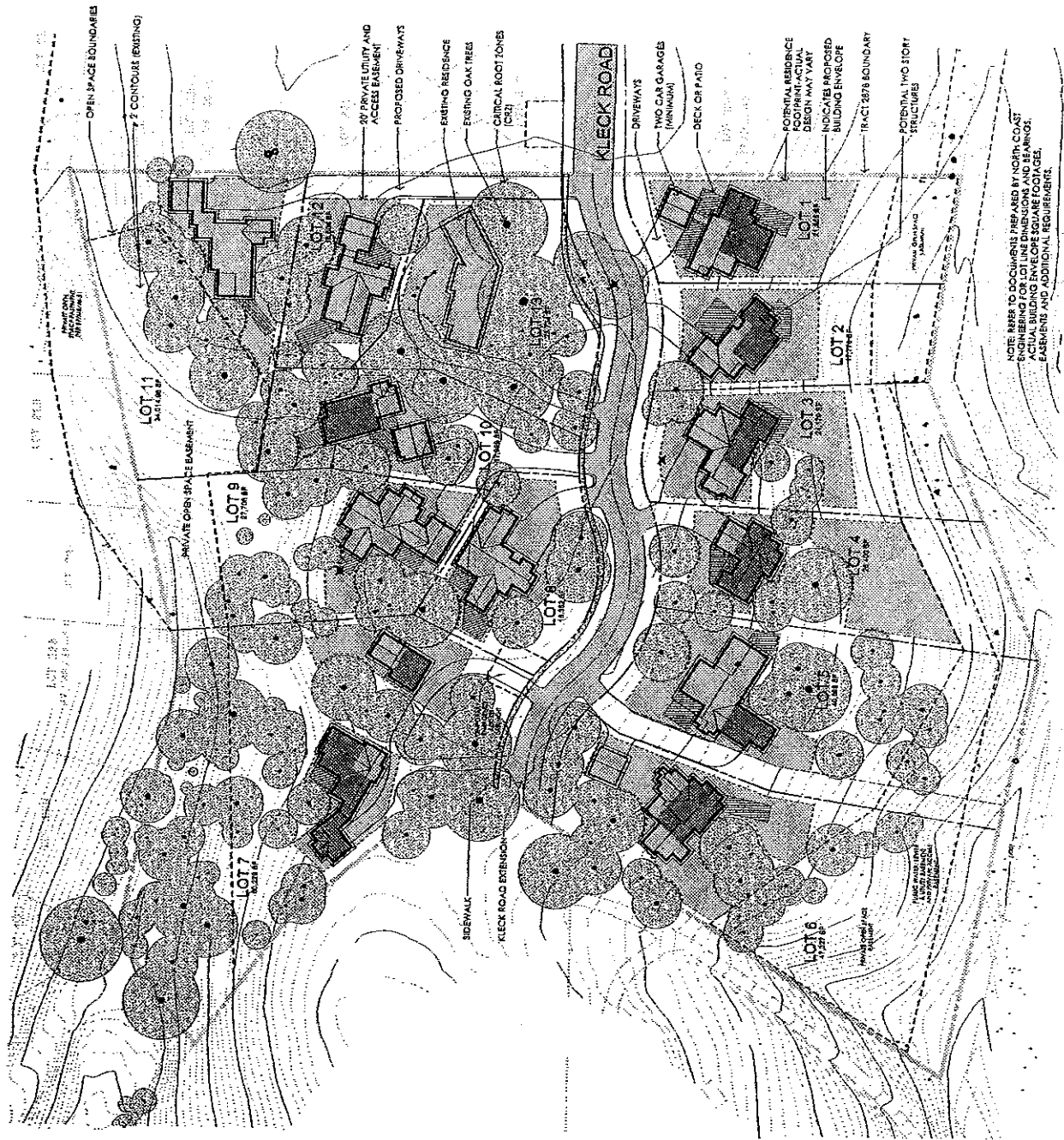
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF LOT 2 OF THE RESUBDIVISION OF LOT 11 OF THE RANCHO SANTA YSABEL ACCORDING TO THE MAP RECORDED IN BOOK B OF MAPS, AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SHEET 1 OF 4



Attachment 2:
Tentative Tract Map



NOTE: REFER TO DOCUMENTS PREPARED BY WEST COAST ENGINEERING FOR LOT LINE DIMENSIONS AND SETBACKS. ACTUAL BUILDING ENVELOPE SQUARE FOOTAGE, BASEMENTS AND ADDITIONAL REQUIREMENTS.

RESIDENTIAL DEVELOPMENT CONCEPT PLAN
SCALE: 1"=40'-0"

PRELIMINARY SQUARE FOOTAGES

LOT #	RESIDENCE	GARAGE AREA	TOTAL FOOTPRINT	UNBUILT AREA	TOTAL PLANNING
LOT 1	1,100	1,000	2,100	1,100	1,100
LOT 2	1,100	1,000	2,100	1,100	1,100
LOT 3	1,100	1,000	2,100	1,100	1,100
LOT 4	1,100	1,000	2,100	1,100	1,100
LOT 5	1,100	1,000	2,100	1,100	1,100
LOT 6	1,100	1,000	2,100	1,100	1,100
LOT 7	1,100	1,000	2,100	1,100	1,100
LOT 8	1,100	1,000	2,100	1,100	1,100
LOT 9	1,100	1,000	2,100	1,100	1,100
LOT 10	1,100	1,000	2,100	1,100	1,100
LOT 11	1,100	1,000	2,100	1,100	1,100
TOTAL	12,100	11,000	23,100	12,100	12,100

**Attachment 3:
Residential Development
Concept Plan**

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 2805
AND PLANNED DEVELOPMENT 06-006
(BRIAN O'KELLY)
APN: 025-392-004

WHEREAS, a Time Extension request for Tentative Tract 2805 and Planned Development 06-006 has been filed by North Coast Engineering, Inc. on behalf of Brian O'Kelly; and

WHEREAS, the Tentative Parcel Map and Planned Development proposes a development plan and subdivision of an approximate 9.32-acre site into 13 single-family residential lots; and

WHEREAS, the property is located at 2670 North River Road; and

WHEREAS, the project was originally approved by the Planning Commission on July 11, 2006, and scheduled to expire on July 11, 2008; and

WHEREAS, on July 1, 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 Tract Maps, Planned Developments, and their related Time Extension requests; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 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 (as measured from the most current expiration date of July 11, 2008) to Tentative Tract 2805 and Planned Development 06-006, subject to the following conditions:

1. All conditions adopted within Planning Commission resolutions 06-0056 and 06-0057 shall remain in full force and effect (on file in the Community Development Department).

2. Tentative Tract 2805 and Planned Development 06-006 shall expire on July 11, 2009, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 12th day of August 2008 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN ED STEINBECK

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

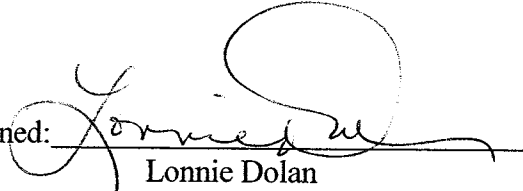
Newspaper: Tribune

Date of Publication: July 30, 2008

Hearing Date: August 12, 2008

Project: Tract 2805 and Planned
Development 06-006
Time Extension (O'Kelly)

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

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 Brian O'Kelly, for a one year time extension for Tract 2805 and Planned Development 06-006. The project includes a subdivision of an approximate 9.32-acre site into 13 single-family residential lots located at 2670 North River 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, August 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
July 30, 2008 6748762

**Attachment 5:
Affidavits**

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 2805 & PD 06-006 (O'Kelly – APN: 025-392-004) on this 29th day of July 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

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