

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE TRACT 2573 & PLANNED DEVELOPMENT 04-002 (CONRAD LANGILLE)
DATE: AUGUST 26, 2008

Needs: For the Planning Commission to consider the applicant's request for a one-year Time Extension of Tentative Tract 2573 and Planned Development 04-002.

Facts:

1. The project is located east of the Montebello subdivision, north of Union Road, and west of Arciero Way across from Terrabella Court (see attached Vicinity Map).
2. Tentative Tract 2573 and Planned Development 04-002 is a project to subdivide an approximate 5-acre site into 11 single-family residential lots ranging from approximately 10,160 to 23,230 square feet in size (maintaining an average of 12,000 square feet).
3. Tentative Tract 2573 and Planned Development 04-002 were originally approved by the Planning Commission on March 9, 2004, which expired on March 9, 2006. However, a request for a re-file was approved on July 25, 2006 setting the applications to expire on July 25, 2008. A time extension request was filed before the 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 the process of completing the last improvements (specifically the landscaping) which are necessary before the Final Map can be recorded as well as for the market to improve.

**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 2573 and Planned Development 04-002 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 2573
3. Resolution to approve a one year Time Extension for Tentative Tract 2573 and Planned Development 04-002
4. Mail and Newspaper Affidavits

025-409

025-402

025-403

025-404

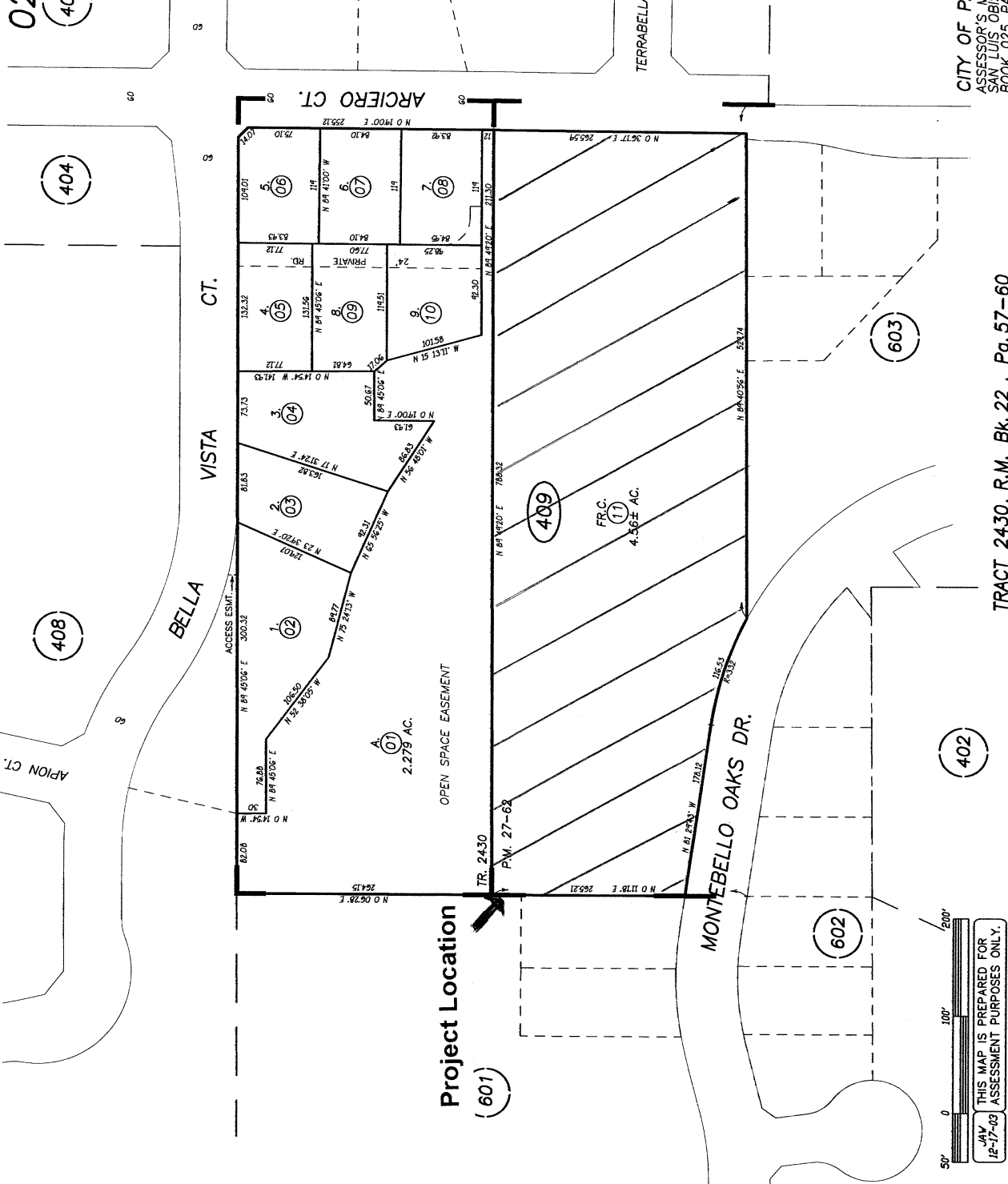
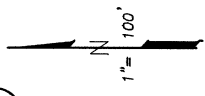
025-405

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Project Location

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

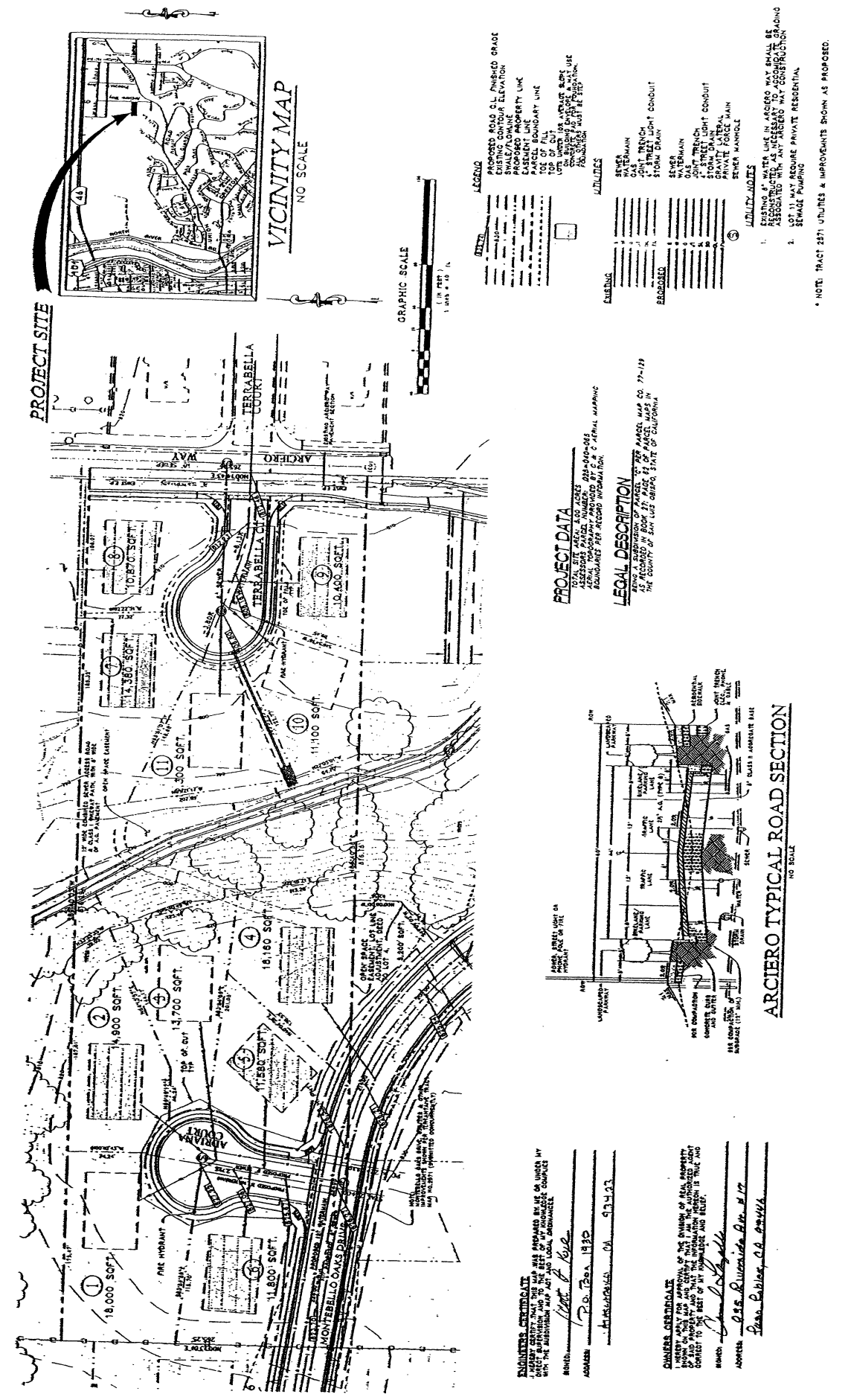
REVISIONS	I.S.	DATE
	04-24-03	12-17-03
	08-4-03	05-01-05

50' 0 100' 200'

TRACT 2430, R.M. Bk. 22, Pg. 57-60

Attachment 1: Vicinity Map

CITY OF PASO ROBLES ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 025 PAGE 409



TENTATIVE TRACT MAP NO. 2573
VIA COLINA APN 025-040-003

PREPARING FIRM
VIA COLINA
Pasco Robles

SCALE
6-1

Attachment 2:
Tentative Tract 2573

ENGINEER CERTIFICATE
I HEREBY CERTIFY THAT THIS APPROXIMATE PLAN IS CORRECTLY
DRAWN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF
IT COMPLETELY ACCURATELY REPRESENTS THE TRACT AND
THE INFORMATION THEREON AND THAT THE INFORMATION THEREON IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ENGINEER
Pasco Robles, P.E.

OWNER CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY,
AND THAT I AM THE OWNER OF THE INFORMATION THEREON, AND
THAT THE INFORMATION THEREON IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

OWNER
Pasco Robles, P.E.

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 2573
AND PLANNED DEVELOPMENT 04-002
(CONRAD LANGILLE)
APN: 025-409-011

WHEREAS, a Time Extension request for Tentative Tract 2573 and Planned Development 04-002 has been filed by Scott Kope/Tartaglia Engineering on behalf of Conrad Langille; and

WHEREAS, the Tentative Parcel Map and Planned Development proposes a development plan and subdivision of an approximate 5-acre site into 11 single-family residential lots; and

WHEREAS, the property is located east of the Montebello subdivision, north of Union Road and west of Arciero Way across from Terrabella Court; and

WHEREAS, the project site is located within Sub Area C of the Union/46 Specific Plan area; and

WHEREAS, the Planning Commission on March 9, 2004 adopted Resolution 04-030, 04-031, and 04-032 approving a finding of consistency with the Union/46 Specific Plan and its associated environmental documents in consideration of Tentative Tract 2573 and Planned Development 04-002, Tentative Tract 2573, and Planned Development 04-002; and

WHEREAS, on July 25, 2006, the Planning Commission adopted resolution 06-0061 approving the re-file application setting the Tentative Tract and Planned Development to expire on July 25, 2008;

WHEREAS, on July 25, 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 26, 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 25, 2008) to Tentative Tract 2573 and Planned Development 04-002, subject to the following conditions:

1. All conditions adopted within Planning Commission resolutions 04-030, 04-031, 04-032, and 06-0061 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Tract 2573 and Planned Development 04-002 shall expire on July 25, 2009, unless a Time Extension request is filed prior to that date.

PASSED AND ADOPTED THIS 26th day of August 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 2573 & PD 04-002 (Conrad Langille – APN: 025-409-11) on this 12th day of August 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

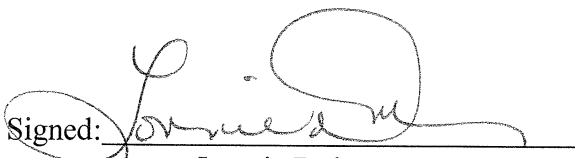
Newspaper: Tribune

Date of Publication: August 15, 2008

Hearing Date: August 26, 2008

Project: Time Extension for Planned
Development 04-002 and
Tentative Tract 2573 (Langille)

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 Conrad Langille, on behalf of Scott Kope and Tartaglia Eng., for a one year time extension for Tract 2573 and Planned Development 04-002. The project includes a subdivision of an approximate 5 acre site into 11 single-family residential lots located within Sub Area C of the Union/46 Specific Plan Area (APN: 025-040-065).

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 26, 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
August 15, 2008

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