

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 04-015
(POKRAJAC)

DATE: JANUARY 13, 2009

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 04-015.

Facts:

1. The project is located at 1500 Ramada Drive (see attached location map).
2. PD 04-015 was approved by the Planning Commission on October 26, 2004, approving the construction of two approximate 20,000 square foot light-industrial buildings. The original entitlement was scheduled to expire on October 26, 2006.
3. An application for a one-year time extension was approved by the Planning Commission on December 12, 2006 extending the project entitlements to October 26, 2007 and again on November 13, 2007 further extending the entitlements to October 26, 2007.
4. A request for a time extension was filed before the October 26, 2007 deadline, automatically extending the entitlement for the project for 60 days.

Analysis
and

Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. There have been no changes in the General Plan or Zoning Regulations since the original approval in 2004 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.

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 PD 04-015 to October 26, 2009;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Draft Resolution granting a one year time extension
3. Mail and Newspaper Affidavits

81

R/S
52/78

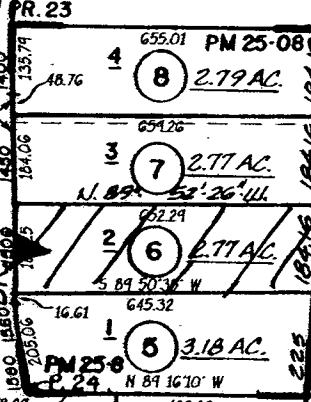
633

4

40
3

SITE

V.M. O.R.
03-011029



2.02 AC
800' ±
800'

3

2
41.60 AC

SALINAS RIVER

2
PR 25

1600
1

3
18.46 AC

II
APPROX
17.47 AC

HIGHWAY NO. 101

SEE
DETAIL

RAMADA S. 5555
(ABD HWY-PTN LTS
3,4,21,22 & 23)

17
10.45 ± AC

PR. 28
431.88
S 89° 25' 32" E

1047.70

R/S
67/149

FR. 22

FR. 169

NORTH

Vicinity Map
PD 04-015
(Pokrajac)

S. R.M. Bk. A, Pg. 164.

Agenda Item No. 1 - Page 3 of 7

800
RED FOR
SES ONLY.

RESOLUTION NO: 09-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 04-015
(POKRAJAC)
APN: 009-631-006

WHEREAS, a time extension request for Planned Development 04-015, has been filed by Nick Pokrajac; and

WHEREAS, PD 04-015 is a proposal to establish two approximate 20,000 square foot light-industrial buildings; and

WHEREAS, the site is located at 1500 Ramada Drive; and

WHEREAS, the project was originally approved by the Planning Commission on October 26, 2004, and scheduled to expire on October 26, 2006; and

WHEREAS, the Planning Commission on December 12, 2006 approved a one year time extension, extending the project entitlements to October 26, 2007; and

WHEREAS, the Planning Commission on November 13, 2007 approved a one year time extension, extending the project entitlements to October 26, 2008; and

WHEREAS, on October 19, 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 Zoning Code to approve development plans and their related Time Extension requests, and

WHEREAS, a public hearing was conducted by the Planning Commission on January 13, 2009 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension, and

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 October 26, 2008) to PD 04-015, subject to the following conditions:

1. All conditions adopted within resolutions 04-124 & 04-125 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 04-015 shall expire on October 26, 2009.

PASSED AND ADOPTED THIS 13th day of January 2009 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN PRO TEM CHUCK TREATCH

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

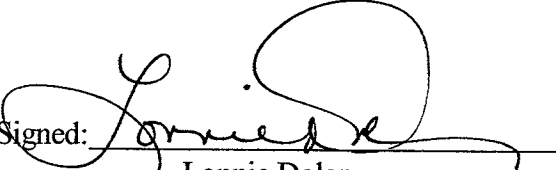
Newspaper: Tribune

Date of Publication: December 30, 2008

Hearing Date: January 13, 2009
(Planning Commission)

Project: Time Extension for Planned
Development 04-015 (Pokrajac)

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\nnewsaffi.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 Nick E. Pokrajac for a one year time extension for PD 04-015, a project to construct two 22,000 square foot industrial buildings at 1500 Ramada Drive. (APN: 009-631-006)

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, January 13, 2009, 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
December 30, 2008 6787979

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 04-015 Time Extension (Pokrajac – 1500 Ramada Drive) on this 30th day of December 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____

Lonnie Dolan