

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 04-012 &
CONDITIONAL USE PERMIT 04-016 (ORRIN COCKS)

DATE: NOVEMBER 23, 2010

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 04-012 and Conditional Use Permit 04-016.

Facts:

1. The project is located at 1601 North River Road (see attached location map).
2. The project was originally approved by the Planning Commission on November 23, 2004, approving the construction of a 48,000 square foot mini-storage facility with a caretaker unit.
3. On May 23, 2006, the Planning Commission approved a revised project that consisted of increasing the square footage of the mini-storage facility to 120,000 square feet with a caretaker unit.
4. On June 24, 2008, the Planning Commission approved a 1-year time extension extending the project entitlements to May 23, 2009.
5. In January 2009, the City Council adopted Resolution 09-007, which extended all Planning entitlements to December 31, 2010.
6. The request before the Commission at this time is to approve a 1-year time extension that would extend the entitlements to December 31, 2011.

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 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.

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 04-012 & CUP 04-016 to December 31, 2011;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

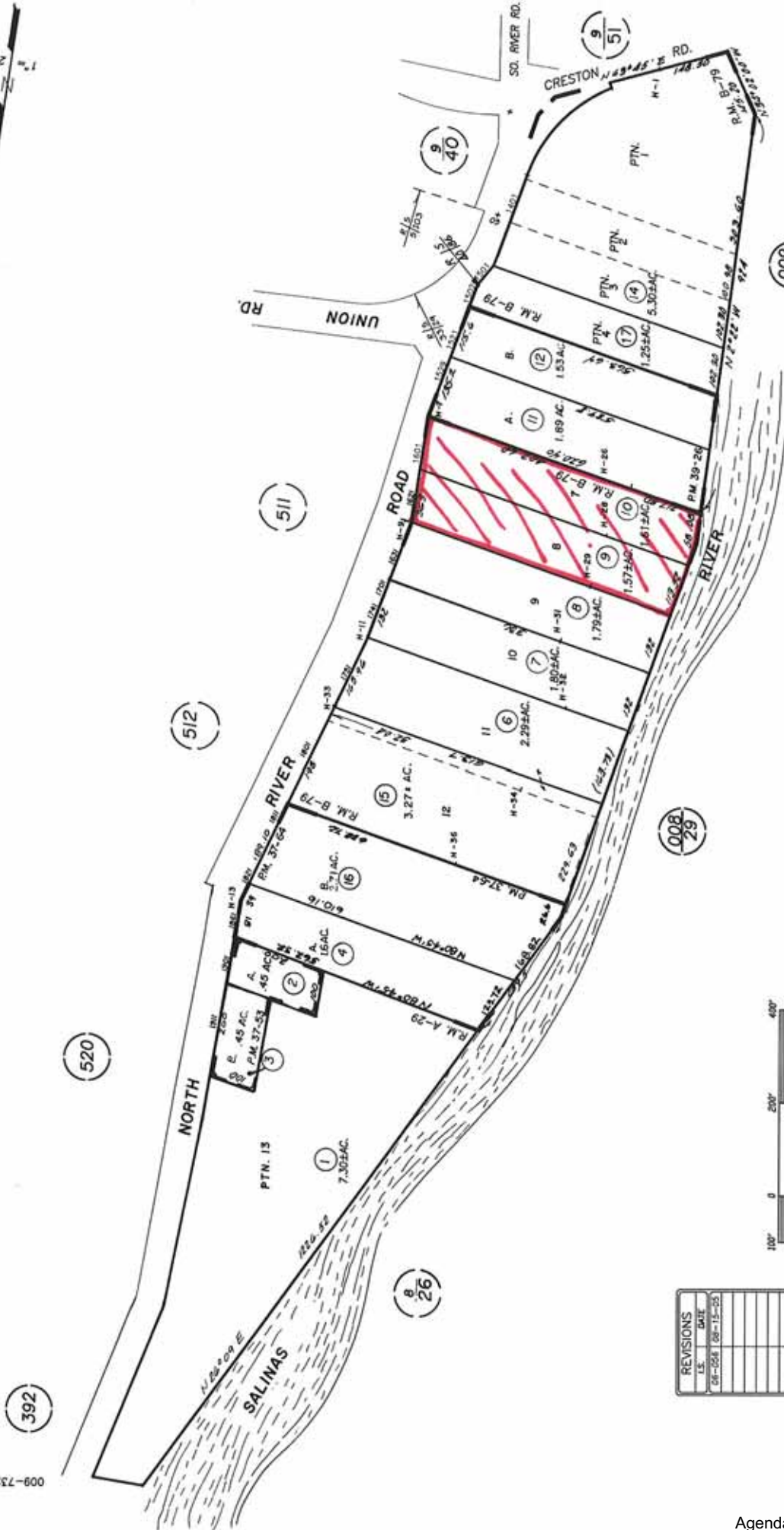
Attachments:

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

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009-732



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THIS MAP IS PREPARED FOR
12-15-99 ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
01-15-00	08-15-03

CITY OF PASO ROBLES
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA
BOOK 025 PAGE 50

009
054

Linden Ave Tract, R.M. Bk. B, Pg. 79
Ptn. Rancho Santa Ysabel, R.M. Bk. A, Pg. 29

Vicinity Map
PD 04-012 & CUP 04-016
(Orrin Cocks)

RESOLUTION NO: 10-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 04-012 & CONDITIONAL USE PERMIT 04-016
(ORRIN COCKS)
APN: 025-501-009 & 010

WHEREAS, a time extension request for Planned Development 04-012 & CUP 04-016, has been filed by Orrin Cocks; and

WHEREAS, PD 04-012 & CUP 04-016 is a proposal to establish a 120,000 square foot mini storage facility with a care taker unit; and

WHEREAS, the site is located at 1601 North River Road; and

WHEREAS, the project was originally approved by the Planning Commission on November 23, 2004, approving the construction of a 48,000 square foot storage facility; and

WHEREAS, a revised project was approved by the Planning Commission on May 23, 2006, approving an amendment to the project allowing a 120,000 square foot storage facility; and

WHEREAS, the project was scheduled to expire on May 23, 2008; and

WHEREAS, on April 10, 2008, the Planning Commission approved a 1-year time extension, extending the entitlements to May 23, 2009; and

WHEREAS, in January 2009, the City Council adopted Resolution 09-007, which extended Planning entitlements to December 31, 2010; and

WHEREAS, on September 24, 2010, the applicant filed a request for a one year time extension, prior to the December 31, 2010 deadline; 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 November 23, 2010 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 December 31, 2010) to PD 04-012 & CUP 04-016 (025-501-009 & 010), subject to the following conditions:

1. All conditions adopted within resolutions 06-0040, 06-0041 & 06-0042 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 04-012 and CUP 04-016 shall expire on December 31, 2011, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 23rd day of November 2010 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, JOEL PETERSON

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

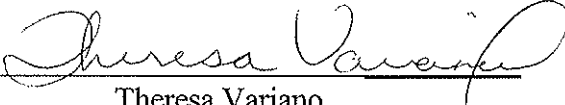
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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, 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 04-012 & Conditional Use Permit 04-016 – Time Extension

(Orrin Cocks) on this 9th day of November, 2010.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

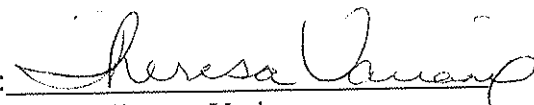
Newspaper: Tribune

Date of
Publication: November 11, 2010

Hearing
Date: November 23, 2010
(Planning Commission)

Project: PD 04-012 & CUP 04-016-Time Extension
(Orrin Cocks)

I, Theresa Variano, 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: 
Theresa Variano

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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 to consider a request for a 1-year time extension for the following project:

Planned Development 04-012: a development plan application, filed by Orrin Cocks, to construct a 120,617 square foot mini-storage facility. The project is located at 1601 North River Road.

The meetings will begin at the hour of 7:30 pm on November 23, 2010, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Written comments on the proposed 1-year time extension 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 public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the time extension 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.

Darren Nash, Associate Planner
November 11, 2010 6916028