

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 07-013
(TOM SPERBECK)

DATE: FEBRUARY 8, 2011

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 07-013.

Facts:

1. The project is located at 1620 Commerce Way (see attached location map).
2. The project was originally approved by the Planning Commission on January 8, 2008, approving the construction of three industrial / manufacturing buildings totaling 21,500 square feet. The entitlement was valid for two years, with an expiration date of January 8, 2010.
3. In January 2009, the City Council adopted Resolution 09-007, which extended all Planning entitlements to December 31, 2010.
4. On December 17, 2010 the applicant submitted an application to the City requesting a 1-year time extension for the project.

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 2007 that would impact the prior approvals of this project or the conditions that were imposed with it.

The 1-year time extension would extend this entitlement until December 31, 2011.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

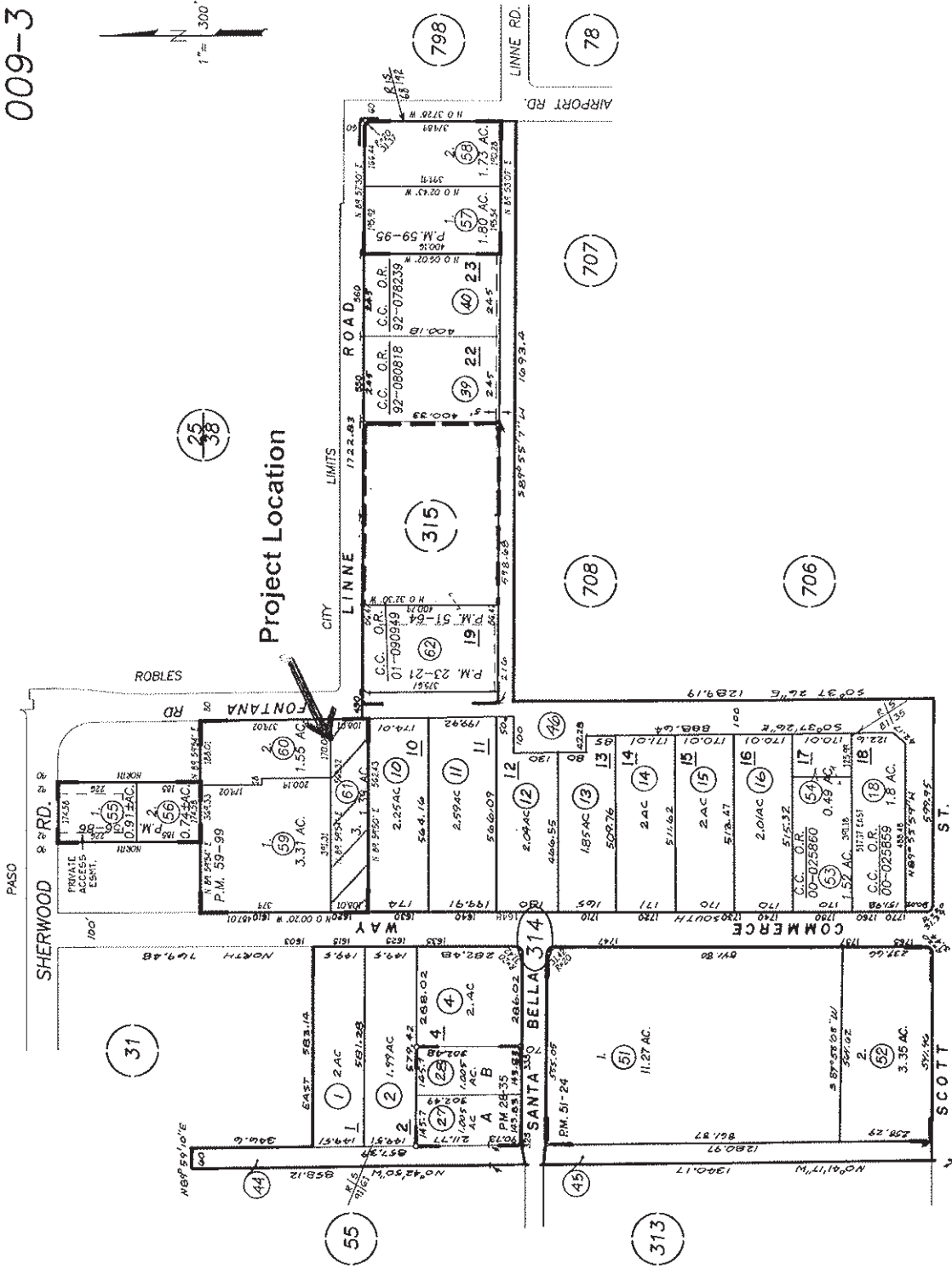
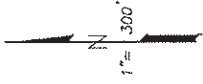
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for PD 07-013 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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REVISIONS	DATE
04-346	02-17-04
04-355	02-18-04
04-355	02-06-06
06-339	05-02-06

150' 0 300' 600'

THIS MAP IS PREPARED FOR
L2
01-24-00 ASSESSMENT PURPOSES ONLY.

CITY OF PASO ROBLES
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA
BOOK 009 PAGE 314

SHERWOOD INDUSTRIAL PARK, P.M., R.M. Bk. 23, Pg. 21.

**Attachment 1:
Vicinity Map**

RESOLUTION NO: 11-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 07-013
(TOM SPERBECK)
APN: 009-314-061

WHEREAS, a time extension request for Planned Development 07-013, has been filed by Tom Sperbeck on behalf of Gold Coast Investment Group, Inc.; and

WHEREAS, PD 07-013 is a proposal to establish three manufacturing/industrial buildings totaling 21,500 square feet; and

WHEREAS, the site is located at 1620 Commerce Way; and

WHEREAS, the project was originally approved by the Planning Commission on January 8, 2008; and

WHEREAS, the project was scheduled to expire on January 8, 2010; and

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

WHEREAS, on December 17, 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 February 8, 2011 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, 2011) to PD 07-013, subject to the following conditions:

1. All conditions adopted within Resolution 08-005 shall remain in full force and effect (on file in the Community Development Department).

2. Planned Development 07-013 shall expire on December 31, 2011, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 8th day of February 2011 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, STEVE GREGORY

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY


H:\darren\Time Extensions\Sperbeck.reso

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 07-013 – Time Extension

(Gold Coast Investment Group Inc. / Sperbeck) on this 28th day of January, 2011.

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: January 28, 2011

Hearing
Date: February 8, 2011
(Planning Commission)

Project: PD 07-013 Time Extension (Gold Coast
Investment Group Inc./Sperbeck)

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

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 for a 1-year time extension for the following project:

Planned Development 07-013: a development plan application filed by Tom Sperbeck on behalf of Gold Coast Investment Group Inc.; a project proposing three new industrial/manufacturing shell buildings totaling 21,500 square feet. The project is located at 1620 Commerce Way. APN 009-314-061

The meeting will begin at the hour of 7:30 pm on February 8, 2011, 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
January 28, 2011 6926561