

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REFILE FOR PLANNED DEVELOPMENT 07-012 (LUBRIZOL)

DATE: DECEMBER 13, 2011

Needs: For the Planning Commission to consider a request filed by Lubrizol Advanced Materials for a refile of Planned Development 07-012.

- Facts:
1. The subject property is located at 3115 Propeller Drive (See Attachment 1, Location Map).
 2. PD 07-012 allowed for the constructing of a 26,000 square foot expansion to the existing facility. The building expansion would be located on the eastern property boundary along an existing drainage swale. A retaining wall would be constructed along the eastern property boundary in order to accommodate the building.
 3. The project was originally approved by the Planning Commission on February 12, 2008, via Resolution 08-013. The original entitlement was good for two years with an expiration date of February 12, 2010.
 4. In January 2009, the City Council adopted Resolution 09-007, which extended all Planning entitlements to December 31, 2010, since an application for a time extension was not submitted by the applicant prior to December 31, 2010, the development plan expired.
 5. On November 4, 2011, the applicant submitted a request for a refile of PD 07-012.
 6. If a refile of PD 07-012 were approved, the project would be approved for two years, until December 13, 2013.

Analysis
and

Conclusion: Staff has reviewed the refile request and has concluded that there have been no changes to the General Plan and Zoning since the original development plan was approved that would create any inconsistencies, and therefore the planned development is still in conformance with the General Plan and Zoning.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this refile request.

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

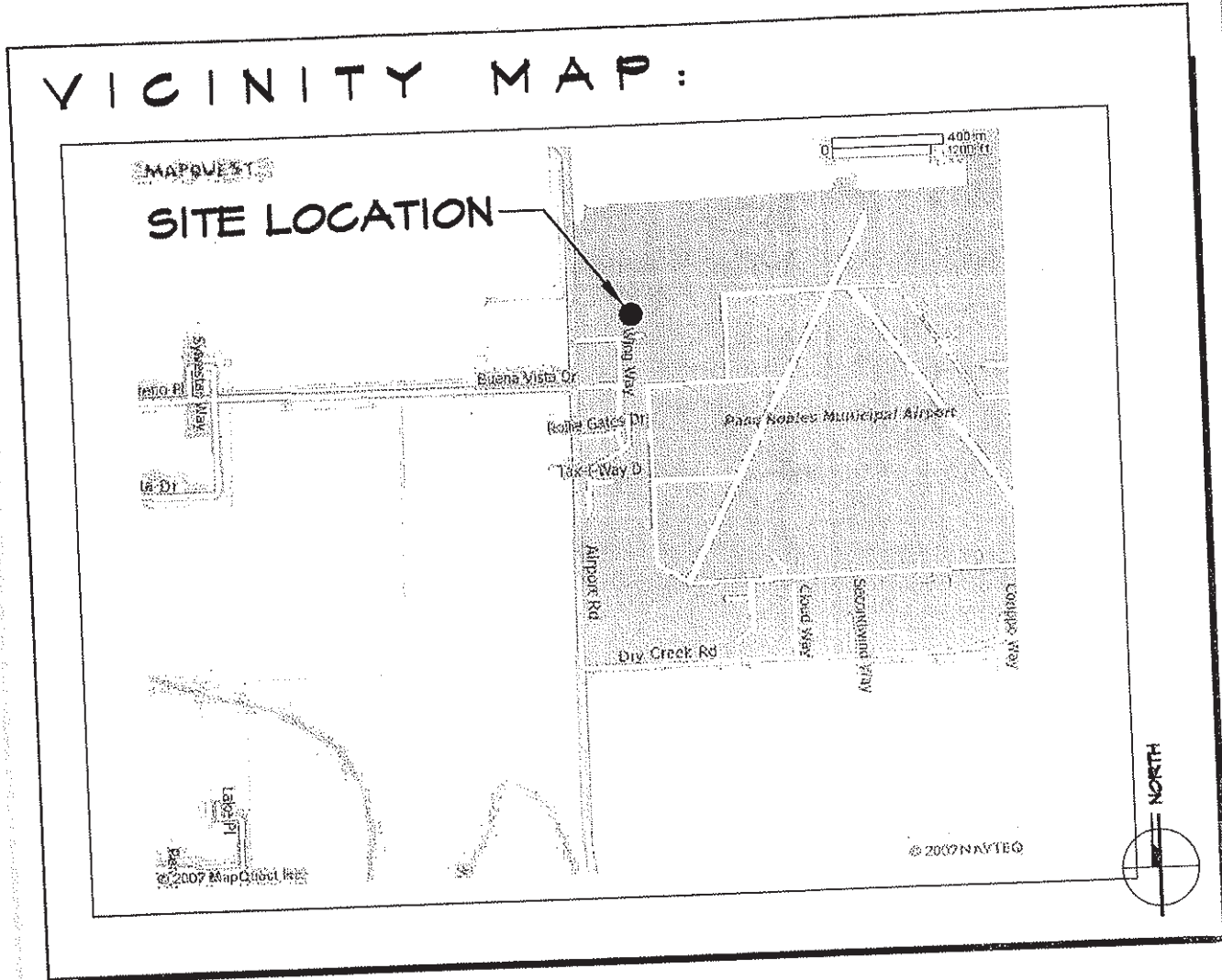
- a. Adopt a resolution granting approval of the refile of PD 07-012;
- b. Amend, modify or reject the above noted options.

Prepared By: Darren Nash, Associate Planner

Attachments:

1. Location Map
2. Draft Resolution granting a refile of Planned Development 07-012
3. Mail and Newspaper Affidavits

VICINITY MAP:



Vicinity Map
PD 07-012
3115 Propeller
(Lubrizol)

RESOLUTION NO: 11-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A REFILE OF
PLANNED DEVELOPMENT 07-012
(LUBRIZOL)
APN: 025-452-008

WHEREAS, PD 07-012 was originally approved by the Planning Commission via Resolution 08-013 on February 12, 2008; and

WHEREAS, PD 07-012 allowed for the constructing of a 26,000 square foot expansion to the existing facility, where the building expansion would be located on the eastern property boundary along an existing drainage swale, along with a retaining wall that would be constructed along the eastern property boundary in order to accommodate the building; and

WHEREAS, the original entitlement was good for two years with an expiration date of February 12, 2010; and

WHEREAS, in January 2009, the City Council adopted Resolution 09-007, which extended all Planning entitlements to December 31, 2010, and since an application for a time extension was not submitted by the applicant prior to December 31, 2010, the development plan expired; and

WHEREAS, on November 4, 2011, the applicant submitted a request for a refile of the development plan; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 13, 2011 to consider facts as presented in the staff report prepared for this refile 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 refile of PD 07-012 subject to the following conditions:

1. All conditions adopted within resolutions 08-013 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 07-012 will expire on December 13, 2013, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13th day of December 2011 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, STEVE GREGORY

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY

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 Re-file PD 07-012

(Lubrizol Advanced Materials, Inc.) on this 28th day of November, 2011.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Theresa Variano

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

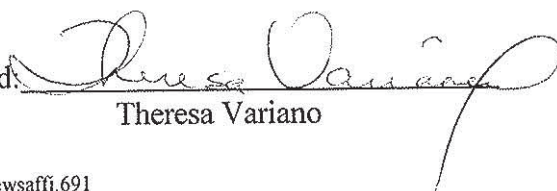
Newspaper: Tribune

Date of Publication: December 1, 2011

Hearing Date: December 13, 2011
(Planning Commission)

Project: Re-file of Planned Development 07-012
(Lubrizol Advanced Materials Inc.)

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

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 the following application:

A request to reinstate the entitlements for Planned Development PD 07-012. The project consists of a development plan filed by Raig Construction on behalf of Lubrizol Advanced Materials, Inc. to construct a new 26,000 square foot warehouse building. The building would be constructed on the existing Lubrizol site, located at 3115 Propeller Drive.

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, December 13, 2011, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Questions about this application may be directed to the Community Development Department at (805) 237-9970 or via email at planning@prcity.com. Comments on the proposed refile of PD 07-012 may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

If you challenge the planned development 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.

Darren Nash, Associate Planner
December 1, 2011 6967618