

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 09-002 &
CONDITIONAL USE PERMIT 09-004
(CASE PACIFIC) APN 025-362-008

DATE: JUNE 26, 2012

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Planned Development 09-002 and Conditional Use Permit 09-004.

Facts:

1. The project is located at 2121 Ardmore Road. (see attached location map).
2. The project was originally approved by the Planning Commission on July 13, 2010, allowing for the construction of a 3,000 square foot office building, and to establish an equipment storage yard on the 7.7 acre parcel. The entitlement is valid for two years, and is scheduled to expire on July 13, 2012.
3. On May 8, 2012, 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 2010 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 July 13, 2013.

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 09-002 & CUP 09-004 to July 13, 2013;
- 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



Attachment 1
Vicinity Map
PD 09-002 & CUP 09-004
(Case Pacific)

RESOLUTION NO: 12-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 09-002 & CONDITIONAL USE PERMIT 09-004
(CASE PACIFIC, LLC)
APN: 025-362-008

WHEREAS, a time extension request for Planned Development 09-003 & Conditional Use Permit (CUP) 09-004, has been filed by Case Pacific, LLC; and

WHEREAS, PD 09-002 & CUP 09-004 were approved by the Planning Commission on July 13, 2010, allowing for the construction of a 3,000 square foot office building and to establish an equipment storage yard on the 7.7 acre site; and

WHEREAS, the site is located at 2121 Ardmore Road; and

WHEREAS, the project is scheduled to expire on July 13, 2012; and

WHEREAS, the applicant filed a request for a one-year time extension, prior to the July 13, 2012 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 June 26, 2012 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 July 13, 2012) to PD 09-002 & CUP 09-004, subject to the following conditions:

1. All conditions adopted within resolution 10-008 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 09-002 & CUP 09-004 shall expire on July 13, 2013, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 26th day of June, 2012 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

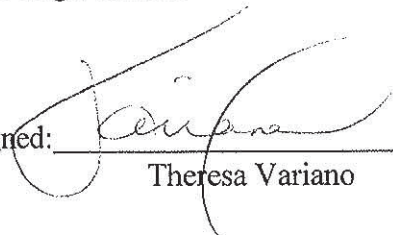
ATTEST:

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 Planned Development 09-002 & Conditional Use Permit 09-004 – Time Extension (Case Paso, LLC) on this 11th day of June 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Theresa Variano

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

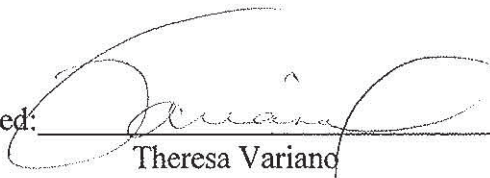
Newspaper: Tribune

Date of Publication: June 15, 2012

Hearing Date: June 26, 2012
(Planning Commission)

Project: Planned Development 09-002 & Conditional Use Permit 09-004 Time Extension (Case Paso)

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 09-002 & Conditional Use Permit 09-004: The PD & CUP applications filed by Case Paso, LLC, propose to construct a 3,000 square foot office building and establish an equipment storage yard on the 7.7 acre parcel located at 2121 Ardmore Road. APN 025-362-008

The meeting will begin at the hour of 7:30 pm on June 26, 2012, 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.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Planned Development and Conditional Use Permit time extension 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.

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
June 15, 2012 6989617