

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

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

DATE: DECEMBER 11, 2012

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. In November 2010, the Planning Commission approved a 1-year time extension that extended the entitlements to December 31, 2011.
7. In February 2012, the Planning Commission approved a 1-year time extension that extended the entitlements to December 31, 2012.
8. A request was submitted prior to the December 31, 2012 deadline, requesting that the Planning Commission extend the entitlements to December 31, 2013.

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

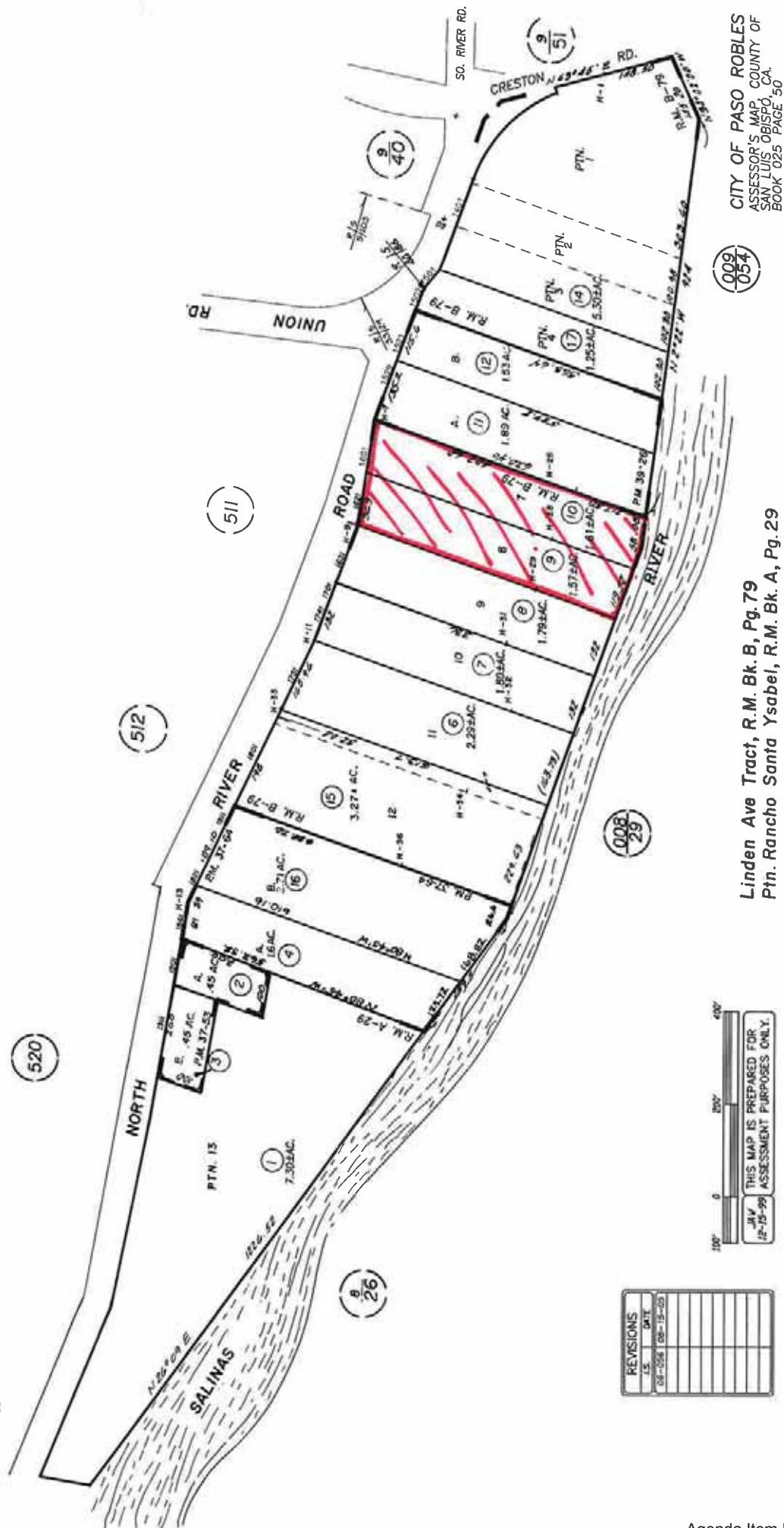
Impact: There are no specific fiscal impacts associated with approval of this time extension.

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, 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



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 04-012 & CONDITIONAL USE PERMIT 04-016
(PIERCE)
APN: 025-501-009 & 010

WHEREAS, a time extension request for Planned Development 04-012 & CUP 04-016, has been filed by Robert's Engineering on behalf of Mark Pierce; 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, in November 2010, the Planning Commission approved a 1-year time extension, extending the entitlements to December, 31, 2011; and

WHEREAS, in February 2012, the Planning Commission approved a 1-year time extension, extending the entitlements to December, 31, 2012; and

WHEREAS, on November 28, 2011, the applicant filed a request for a 1-year time extension, prior to the December 31, 2013 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 December 11, 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 December 31, 2012) 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, 2013, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 11th day of December 2012 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, AL GARCIA

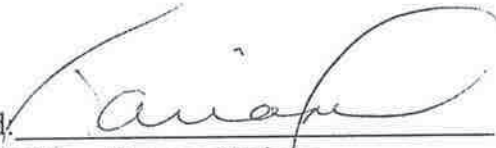
ATTEST:

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 TE Planned Development 04-012 and Conditional Use Permit 04-016 (Pierce) on this 29th day of November, 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: December 1, 2012

Hearing
Date: December 11, 2012
(Planning Commission)

Project: Planned Development 04-012 Time Extension
(Pierce)

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 Tim Roberts on behalf of Mark Pierce, to construct a 120,617 square foot mini-storage facility. The project is located at 1601 North River Road.

The meeting will begin at the hour of 7:30 pm on December 11, 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 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
December 1, 2012

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