

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: FEBRUARY 11, 2014

Needs: For the Planning Commission to consider the applicant's request for a two-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. The entitlements were valid until May of 2008.
4. This project has received multiple time extensions since 2008, with the most recent being in December 2012, extending the entitlements to December 31, 2013.
5. In February 2013 Ordinance 988 came in to effect, which gives the Planning Commission the ability to approve a two-year time extension for projects, as opposed to one year.
6. A request was submitted prior to the December 31, 2013 deadline, requesting that the Planning Commission extend the entitlements for two years to December 31, 2015.

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 two-year time extension for PD 04-012 & CUP 04-016 to December 31, 2015;
- 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: 14-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A TWO-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, multiple time extensions have been approved since 2008, with the most recent being in December of 2012, extending the entitlements to December 2013; and

WHEREAS, In February 2013, Ordinance 988 N.S. came in to effect which gives applicants the ability to request a two year time extension; and

WHEREAS, on November 22, 2013, the applicant filed a request for a two 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 February 11, 2014 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 two year time extension (as measured from the most current expiration date of December 31, 2013) 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, 2015, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 11<sup>th</sup> day of February 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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VINCE VANDERLIP, CHAIRMAN

ATTEST:

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ED GALLAGHER, PLANNING COMMISSION SECRETARY



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## AFFIDAVIT OF MAIL NOTICES PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, 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 and Conditional Use Permit 04-016, on this 31st day of January, 2014.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:

  
Kristen Buxkemper