



City of Paso Robles Planning Commission Agenda Report

From: Darren Nash, Associate Planner

Subject: Tract 2772-2 & PD 05-016 – Airport Business Park
West of Airport Road, South of Dry Creek Road/ APN: 025-438-003 & 005
Applicant: Chris Hoskins
A request for a one-year time extension of the entitlements associated with Tentative Tract 2772-2 and Planned Development 07-014 related to Phase II of Tract 2772, Airport Business Park, consisting of 20 lots for business park development, on the 26 acre site.

Date: January 10, 2016

Facts

1. Tract 2772-2 is located on a 26-acre site west of Airport Road, South of Dry Creek Road, east of Hughes Parkway. APNs: 025-438-003 & 005 (see attached location map, Attachment 1).
2. Tentative Tract 2772 along with PD 05-016 was approved by the Planning Commission on October 10, 2006 establishing the Airport Business Park, a 36-lot light-industrial subdivision. PD 05-016 was approved establishing the development standards for the business park.
3. The project was approved with the Planning Commission's adoption of Resolutions 06-083, 06-084, and 06-085 (Negative Declaration, Planned Development and Tentative Tract Map).
4. Phase I of Tract 2772 was recorded in 2008, recording lots 1-18. Lots 1-16 are the lots that front Dry Creek Road and is what is now considered Winery Row. Lots 17 and 18 makes up the 26-acres that is Tract 2772-2.
5. With the recording of Phase I in September 15, 2008, Phase II entitlements were automatically extended for 3 years to October 10, 2011. Since 2011, the entitlements have been automatically extended by the State as a result of SB 1185, AB 333, AB 208, and AB 116, to October 10, 2016.
6. A time extension request was submitted prior to the October 10, 2016 deadline, requesting that the Planning Commission extend the entitlements for one year to October 10, 2017.

Options

1. Approve the request for a one-year time extension for Tract 2772-2 and PD 05-016 to October 10, 2017;
2. Grant a time extension for a shorter period of time;
3. Amend, modify or reject the above noted options.

Agenda Item 4

Analysis and Conclusions

Project Summary:

Consider the applicant's request to approve a one-year time extension for the Tract 2772-2 and PD 05-016.

Site Design Issues:

There are no changes to the project being requested as part of the time extension request.

Architecture and Appearance:

There are no changes proposed to the architecture of the project.

Neighborhood Compatibility:

There are no changes to the project description that would affect neighborhood compatibility.

CEQA Issues:

Resolution 06-183 approving a Mitigated Negative Declaration for the project would remain in effect.

General Plan & Zoning Compatibility:

The project as conditioned remains consistent with the BP land use designation and the AP-PD zoning designation.

Fiscal Impact

This Time Extension will not have a fiscal impact to the City.

Recommendation

Approve Option 1 allowing for a one-year time extension for Tentative Tract 2772-2 and PD 05-016.

Attachments

1. Vicinity Map
2. Tentative Tract Map
3. Resolution - A

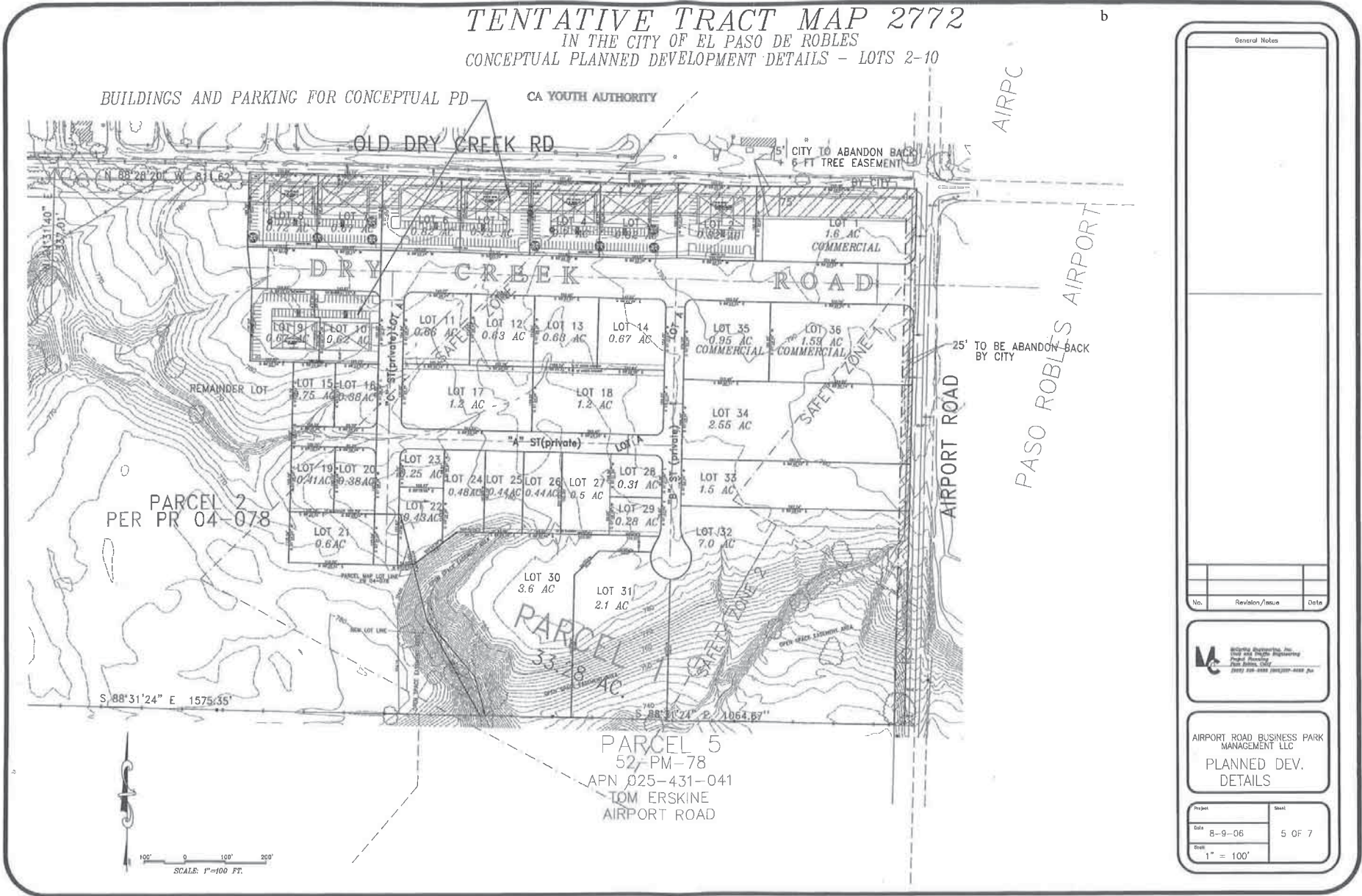
Attachment 1

Vicinity Map



TENTATIVE TRACT MAP 2772
 IN THE CITY OF EL PASO DE ROBLES
 CONCEPTUAL PLANNED DEVELOPMENT DETAILS - LOTS 2-10

b



General Notes

No.	Revision/Issue	Date

Mc McQuinn Engineering, Inc.
 Civil and Survey Engineering
 1000 West 10th Street, Suite 100
 El Paso, Texas 79901-4500

AIRPORT ROAD BUSINESS PARK
 MANAGEMENT LLC
 PLANNED DEV.
 DETAILS

Project	Sheet
Date: 8-9-06	5 OF 7
Scale: 1" = 100'	

Attachment 4

Draft Resolution A

RESOLUTION NO: 16-xxx

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR TENTATIVE TRACT MAP 2772-2 & PLANNED DEVELOPMENT 05-016
(AIRPORT BUSINESS PARK- AIRPORT RD & DRY CREEK RD.)
APN: 025-438-003 & 005

WHEREAS, a time extension request for Planned Development 07-015 & CUP 07-020, has been filed by Chris Hoskins, property owner; and

WHEREAS, Tract 2772-2 is located on a 26-acre site west of Airport Road, South of Dry Creek Road, east of Hughes Parkway; and

WHEREAS, Tentative Tract 2772 along with PD 05-016 was approved by the Planning Commission on October 10, 2006 establishing the Airport Business Park, a 36-lot light-industrial subdivision. PD 05-016 was approved establishing the development standards for the business park; and

WHEREAS, the project was approved with the Planning Commission's adoption of Resolutions 06-083, 06-084, and 06-085 (Negative Declaration, Planned Development and Tentative Tract Map); and

WHEREAS, Phase I of Tract 2772 was recorded in 2008, recording lots 1-18. Lots 1-16 are the lots that front Dry Creek Road and is what is now considered Winery Row, Lots 17 and 18 makes up the 26-acres that is Tract 2772-2; and

WHEREAS, with the recording of Phase I in September 15 2008, Phase II entitlements were automatically extended for 3 years to October 10, 2011, since 2011, the entitlements have been automatically extended by the State as a result of SB 1185, AB 333, AB 208, and AB 116, to October 10, 2016; and

WHEREAS, a time extension request was submitted prior to the October 10, 2016 deadline, requesting that the Planning Commission extend the entitlements for one year to October 10, 2017; 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 January 10, 2017 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 October 10, 2016) to Tentative Tract 2772-2 and PD 05-016, subject to the following conditions:

1. All conditions adopted within resolutions 06-083, 06-084, and 06-085 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Tract 2772-2 and PD 05-016 shall expire on October 10, 2018, unless a time extension request is filed prior to that date.

Agenda Item 4

PASSED AND ADOPTED THIS 10th day of January 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY