

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 05-0069 (DAVID & LISA BRILL)  
DATE: SEPTEMBER 25, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of PR 05-0069, a tentative map to create two residential parcels.

- Facts:
1. The R2 zoned site is located at 2945 Vine Street.
  2. The project was initially approved on September 27, 2005, via Planning Commission resolution 05-084, and is scheduled to expire on September 27, 2007.
  3. A request for a time extension was filed before the September 27, 2007 deadline, automatically extending the life of the tentative tract map for an additional 60 days.
  4. There have been no changes in the General Plan/Zoning Land Use policies or standards applicable to approved development.
  5. Under the State's Subdivision Map Act the applicant is entitled to request up to three one-year time extensions.
  6. This is the applicant's first request for a time extension. If a one-year time extension were granted, the applicant would still be entitled to request two more extensions not to exceed a period of one year each.

Analysis  
and

Conclusion: Staff has reviewed the time extension request and has identified no additional changes are necessary. All existing project conditions would remain in effect.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

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

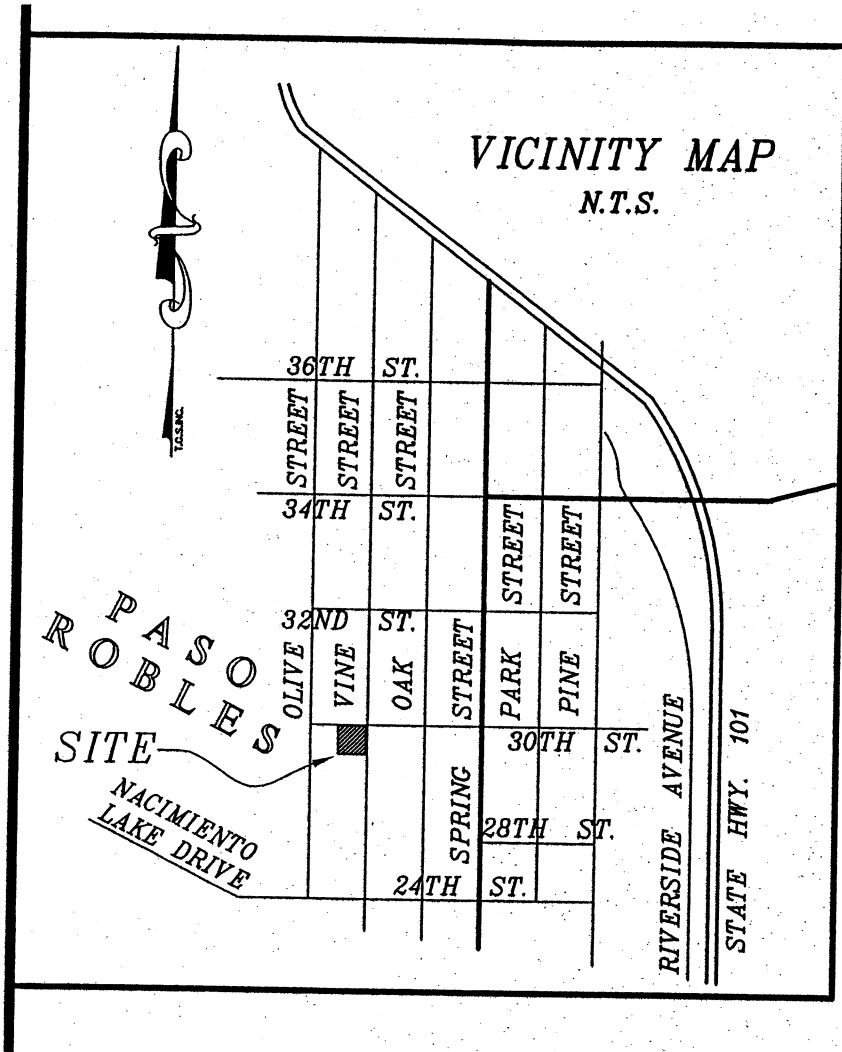
Options:           After consideration of public testimony, the Planning Commission should consider one of the following options:

- a.       Adopt a resolution granting a one-year time extension for Tentative Parcel Map PR 05-0069;
- 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. Tentative Parcel Map Exhibit
- 3. Draft Resolution granting a one year time extension
- 4. Mail and Newspaper Affidavits

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**Vicinity Map**  
PR 05-0069 - Time Extension  
(Brill)

RESOLUTION NO: \_\_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A ONE YEAR TIME EXTENSION  
FOR TENTATIVE PARCEL MAP 05-0069  
(DAVID & LISA BRILL)  
APN 008-391-015

WHEREAS, on September 27, 2005, the Planning Commission adopted Resolution 05-084 granting tentative parcel map approval to PR 05-0069 for the subdivision of an approximate 14,000 square foot parcel into two separate parcels; and

WHEREAS, the subdivision is located at 2945 Oak Street; and

WHEREAS, under the provisions of the State's Subdivision Map Act the map approval was granted for a two (2) year period of time from the date of Planning Commission action; and

WHEREAS, the Planning Commission is empowered through the Zoning Code to approve tentative parcel maps and their related time extension requests; and

WHEREAS, the map is scheduled to expire on September 27, 2007; and

WHEREAS, on August 27, 2007, the applicant filed a request for a one year time extension of the subject tentative parcel map; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 25, 2007, to consider facts as presented in the staff report prepared for this time extension 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 September 27, 2007) to Tentative Parcel Map 05-0069, subject to the following condition:

1. All conditions adopted within Resolutions 05-084 shall remain in full force and effect (on file in the Community Development Department).
2. The Parcel Map will expire on September 27, 2008, unless a request for a time extension is filed prior to this date.

PASSED AND ADOPTED THIS 25<sup>th</sup> day of September, 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN MARGARET HOLSTINE

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

**Newspaper:** Tribune

**Date of Publication:** September 14, 2007

**Meeting Date:** September 25, 2007  
(Planning Commission)

**Project:** Time Extension Tentative Parcel  
Map 05-0069 (Brill)

I, Lonnie Dolan, 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:   
Lonnie Dolan

forms/newsaffi.691

**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 to approve a 1-year time extension for Tentative Parcel Map PR 05-0069 filed by Twin Cities Surveying on behalf of David & Lisa Brill. The project consists of a two lot subdivision of an approximate 14,000 square foot R2 zoned lot located at 2945 Vine Street.

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, September 25, 2007, at which time all interested parties may appear and be heard.

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

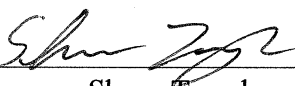
If you challenge the time extension application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner  
September 14, 2007 6637466

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

I, Shaun Temple, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PR 05-0069 – 2945 Vine Street on this 13th day of September 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Shaun Temple