



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: February 13, 2018

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. In January 2017, the Planning Commission approved a time extension extending the project entitlements to October 10, 2017.
7. A time extension request was submitted prior to the October 10, 2017 deadline, requesting that the Planning Commission extend the entitlements for one year to October 10, 2018.

Options

1. Approve the request for a one-year time extension for Tract 2772-2 and PD 05-016 to October 10, 2018;
2. Grant a time extension for a shorter period of time;
3. Amend, modify or reject the above noted options.

Agenda Item 3

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. Draft Resolution A
4. Mail Affidavit
5. Legal Affidavit

Attachment 1

Vicinity Map



TENTATIVE TRACT MAP 2772

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

b

BUILDINGS AND PARKING FOR CONCEPTUAL PD

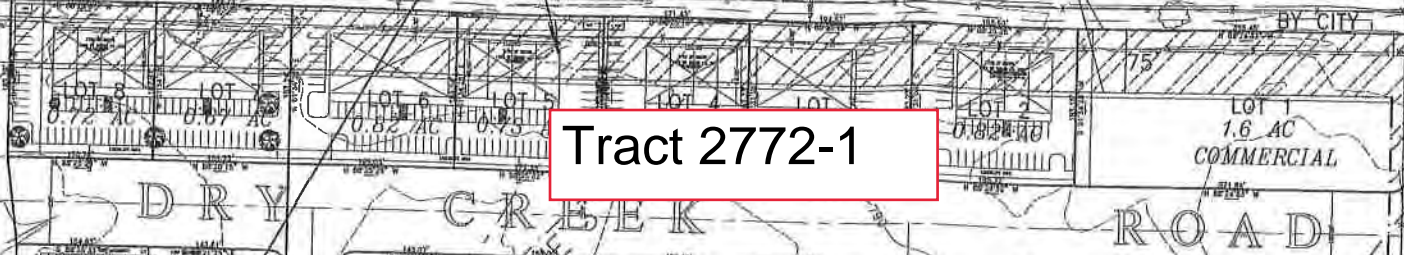
CA YOUTH AUTHORITY

AIRPC

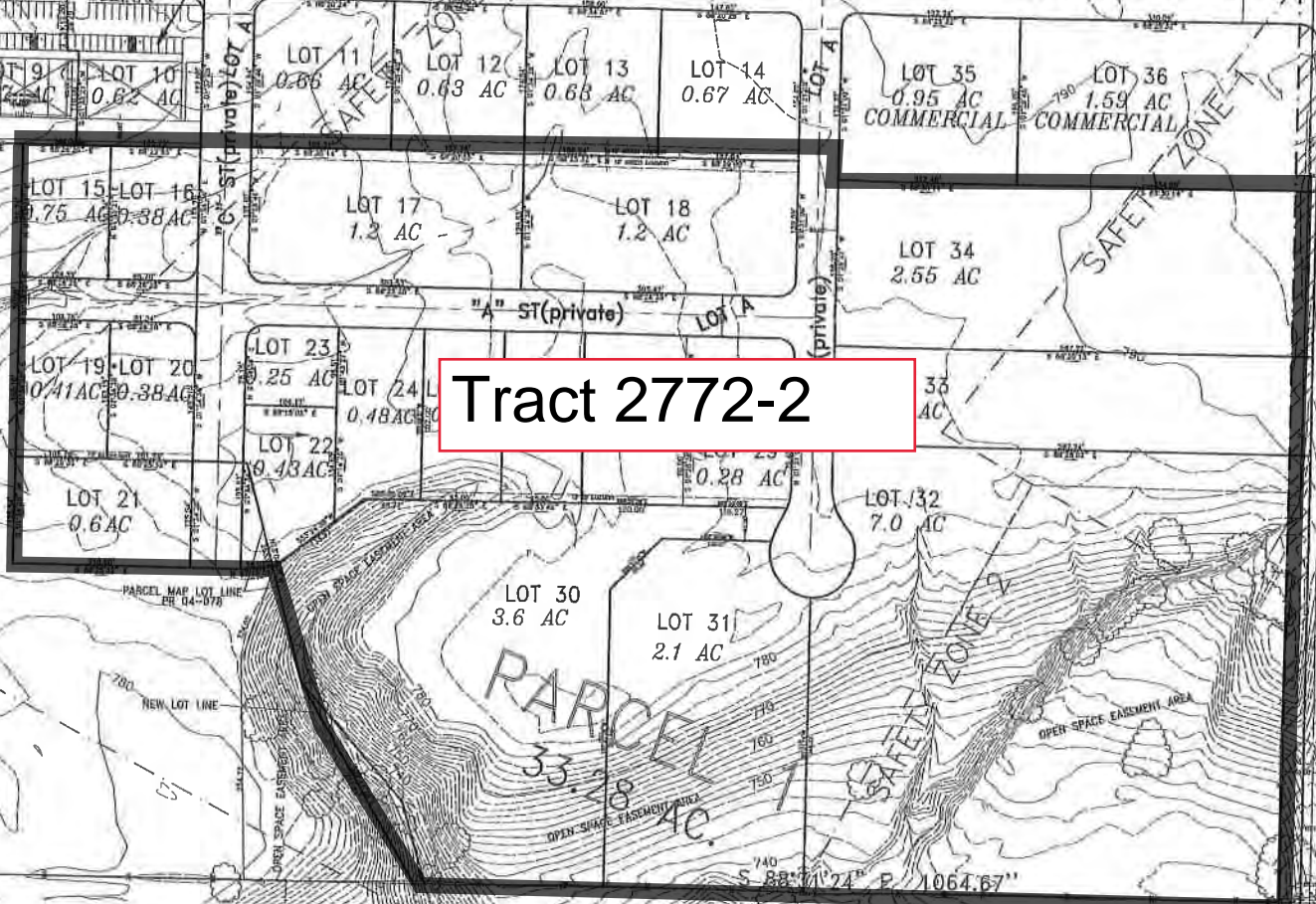
OLD DRY CREEK RD

75' CITY TO ABANDON BACK
6 FT TREE EASEMENT

Tract 2772-1



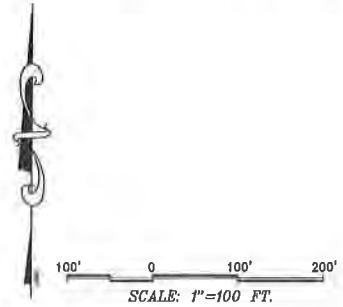
Tract 2772-2



PARCEL 2
PER PR 04-078

S 88°31'24" E 1575.35'

PARCEL 5
52-PM-78
APN 025-431-041
TOM ERSKINE
AIRPORT ROAD



General Notes

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

McCarthy Engineering, Inc.
Civil and Traffic Engineering
Project Planning
Plan Tables, Civil
(800) 228-8568 (909) 337-6000 fax

AIRPORT ROAD BUSINESS PARK
MANAGEMENT LLC
PLANNED DEV.
DETAILS

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

Attachment 3

Draft Resolution A

RESOLUTION NO. PC 18-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, in January 2017, the Planning Commission approved a time extension extending the project entitlements to October 10, 2017; and

WHEREAS, a time extension request was submitted prior to the October 10, 2017 deadline, requesting that the Planning Commission extend the entitlements for one year to October 10, 2018, 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 13, 2018 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, 2017) 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 3

PASSED AND ADOPTED THIS 13th day of February 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOHN DONALDSON, CHAIRMAN

ATTEST:

WARREN FRACE, 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, Monica Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Time Extension for Phase II of Tentative Tract Map 2772, on this 30th day of January, 2018.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck

THE Newspaper of the Central Coast TRIBUNE

RECEIVED FEB 05 2018 City of Paso Robles Community Development Dept.

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California In and for the County of San Luis Obispo

AD #3504479 CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof - on the following dates to wit;; FEBRUARY 2, 2018 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Signature of Jane E. Durand (Signature of Principal Clerk) DATE: FEBRUARY 2, 2018 AD COST: \$199.65

NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project: APPLICATION: Request for a one-year time extension for Phase II of Tentative Tract 2772, a 20 lot industrial subdivision. APPLICANT: Twin Cities Surveying on behalf of Airport Road Business Park LOCATION: West of Airport Road, South of Dry Creek Road, East of Hughes Parkway (025-438-003 & 005) ENVIRONMENTAL DETERMINATION: The Mitigated Negative Declaration that was originally approved for this Tract 2772 would still be in effect and required to be complied with for Phase II. HEARING: The Planning Commission will hold a Public Hearing on Tuesday, February 13, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California. 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 application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings. Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970. Darren Nash Associate Planner February 2, 2018 3504479