

TO: JAMES L. APP, CITY MANAGER

FROM: DOUG MONN, PUBLIC WORKS DIRECTOR

SUBJECT: RESOLUTION EXTENDING BUILDING PERMITS AND PLANNING ENTITLEMENTS

DATE: JANUARY 6, 2009

Needs: For the City Council to approve Resolution No. 09-XXX regarding the need to extend Building Permits and Planning Entitlements.

Facts:

1. The City of Paso Robles has experienced a significant slowdown in construction activity for residential and commercial structures over the last twelve months due to a nationwide economic slowdown and reduced consumer purchasing.
2. The reduced demand associated with residential and commercial construction is projected to continue into 2010. As a result, some members of the development community have suggested the City extend both accepted and approved building permits for up to 24 months.
3. Section 105.3.2 of the 2007 California Building Code allows the Building Official to administratively grant one or more 90-day extensions to a building permit.
4. Adoption of the attached resolution would authorize the City Building Official or his designated appointee to administratively extend building permits until December 31, 2010.
5. While planning entitlements for the most part allow for unlimited extension request opportunities, they must be applied for. It is therefore suggested that all planning entitlements that are due to expire after January 6, 2009 be automatically (i.e. without application request or fee) extended to December 31, 2010.

Analysis and
Conclusion:

The City of Paso Robles is experiencing a slow down of both residential and commercial construction purchasing. Many developers are choosing to delay construction projects until the local and national economic situation improves. The building code allows the Building Official to administratively extend building permits for a period of 90 days when such extensions are justified.

Adoption of the attached resolution would allow the Building Official to administratively extend building permits as requested until December 31, 2010 when a positive economic picture will hopefully emerge. Planning entitlements that have not expired by January 6, 2009 will similarly be extended until December 31, 2010. At the conclusion of the Council approved extension period, regular extension processes will be back in effect. It is important to note that this extension can not apply to subdivision approvals since subdivision extensions are regulated by State law. However, the State has already authorized a similar 24 month extension for subdivision approvals which now allow effective periods of seven years or more.

Policy

Reference: Fiscal Policy, General Plan, Economic Strategy and Council Goals.

Fiscal

Impact: The City Building Division currently has thirty two (32) permits that are ready to issue and thirty six (36) approved permits underway. Extension of those permits would not result in a financial impact to the City of Paso Robles.

Options: a. Approve Resolution No. 09-XXX allowing an administrative extension of building permits and planning entitlements.

b. Amend, modify, or reject the above option.

Prepared by Clyde Ganes

Deputy Building Official

Attachment:

1. Resolution

RESOLUTION NO. 09-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
EXTENDING BUILDING PERMITS AND PLANNING ENTITLEMENTS

WHEREAS, the City of Paso Robles has experienced a slowdown in residential and commercial construction and

WHEREAS, the reduction in residential and commercial construction is projected to continue for the next 24 months; and

WHEREAS, local developers have suggested the City extend building permits to allow construction to commence in a more favorable economic climate; and

WHEREAS, the City of Paso Robles has determined that granting of administrative building permit extensions to be in the best interest of the City and its citizens;

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL FOR THE CITY OF PASO ROBLES DOES HEREBY AUTHORIZE:

SECTION 1. the City Building Official or his designated appointee to approve the extension of building permits until December 31, 2010 as necessary.

SECTION 2. the City Community Development Director or his designated appointee to automatically extend all planning entitlements as authorized by law until December 31, 2010.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of January 2009 by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk