

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR TENTATIVE TRACT 2611-2
(CENTEX HOMES)
DATE: MARCH 13, 2007

Needs: For the Planning Commission to consider the applicant's request for a one-year time extension of Tract 2611-2.

Facts:

1. The project is located on the east side of South River Road, south of Serenade Drive, north of Charolais Road (see attached location map).
2. Tentative Tract 2611-2 consists of six parcels (lots 40-45) which would be accessed from private driveways from South River Road.
3. A request for a time extension was filed before the December 14, 2006 deadline.

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 2004 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.

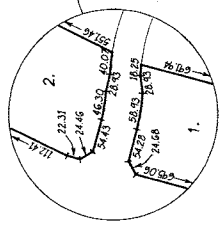
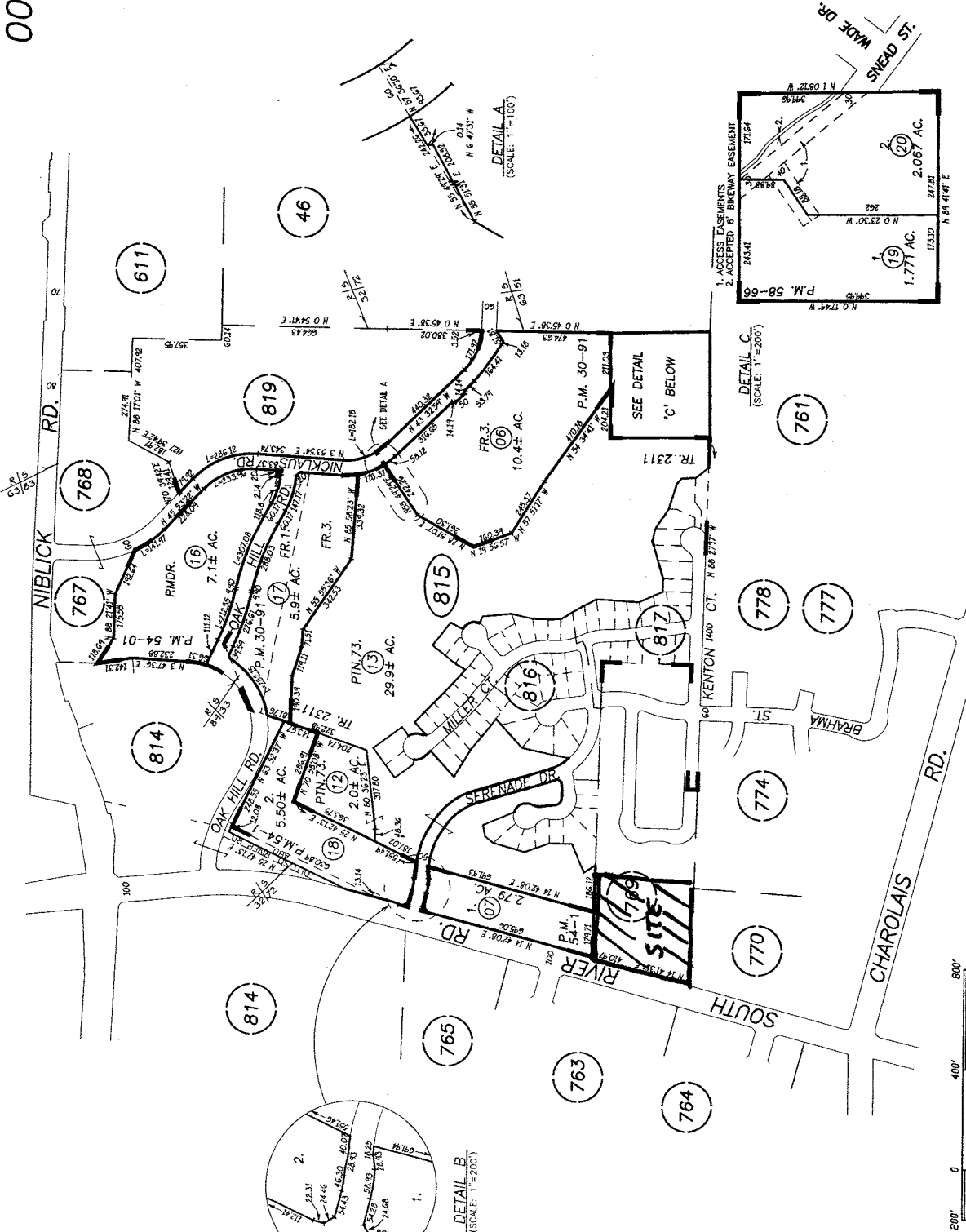
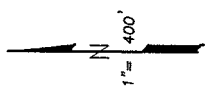
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for Tract 2611;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

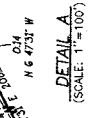
Attachments:

1. Location Map
2. Tentative Tract 2611 Exhibit
3. Letter from applicant requesting a time extension
4. Draft Resolution granting a one year time extension
5. Mail and Newspaper Affidavits

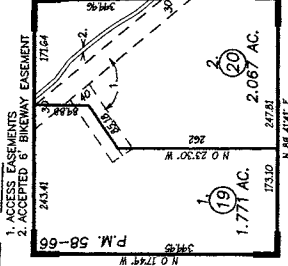
H:\darren\Time Ext\ Tract 2611\PC Staff Report



DETAIL B
(SCALE: 1"=200')



DETAIL A
(SCALE: 1"=100')



DETAIL C
(SCALE: 1"=200')

REVISIONS	U.S.	DATE
01-21	09-24-03	
04-178	11-04-03	
04-109	07-23-03	
05-365	04-24-06	
06-240	02-17-06	

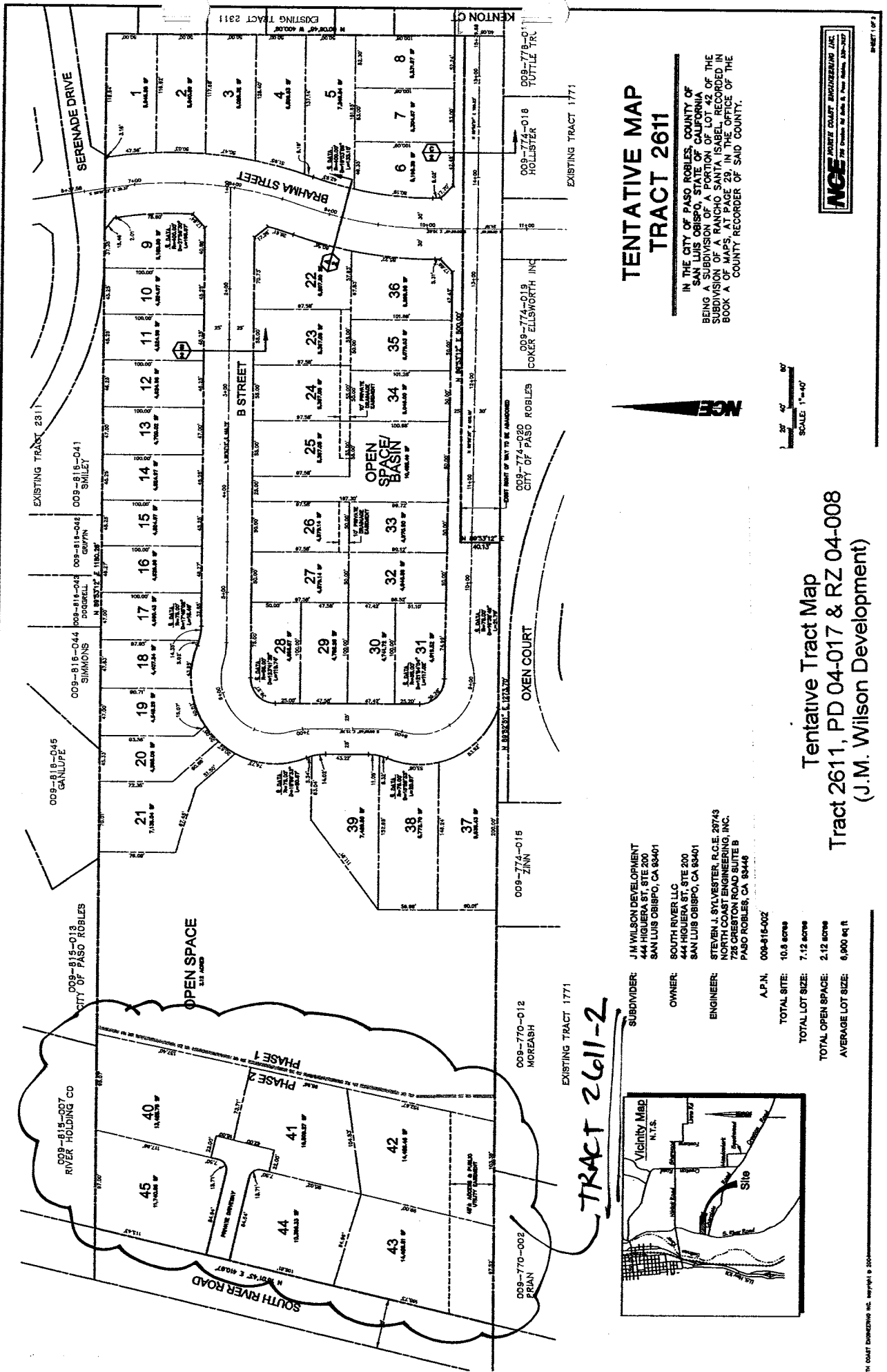
200' 0 400' 800'

THIS MAP IS PREPARED FOR
LZ
01-11-00
ASSESSMENT PURPOSES ONLY.

CITY OF PASO ROBLES
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 009 PAGE 815

TRACT NO. 2311, R.M. Bk. 18, Pg. 83.
RANCHO SANTA YSABEL, PTN. LT. 42, R.M. Bk. A, Pg. 29.

Vicinity Map
Tract 2611
(Centex)



TENTATIVE MAP TRACT 2611

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 42 OF THE SUBDIVISION OF RANGE 23N, T12N, R23E RECORDED IN BOOK A OF MAPS AT PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



1" = 40'
SCALE: 1"=40'

Tentative Tract Map Tract 2611, PD 04-017 & RZ 04-008 (J.M. Wilson Development)

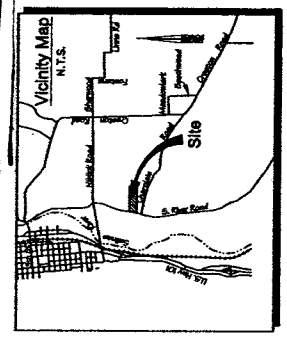
SUBDIVIDER: J.M. WILSON DEVELOPMENT
444 HIGUERA ST., STE 200
SAN LUIS OBISPO, CA 93401

OWNER: SOUTH RIVER LLC
444 HIGUERA ST., STE 200
SAN LUIS OBISPO, CA 93401

ENGINEER: STEVEN J. SYLVESTER, R.C.E. 28743
NORTH COAST ENGINEERING, INC.
728 CHESTON ROAD SUITE B
PASO ROBLES, CA 93448

A.P.N.: 009-815-002

TOTAL SITE: 10.8 acres
TOTAL LOT SIZE: 7.12 acres
TOTAL OPEN SPACE: 2.12 acres
AVERAGE LOT SIZE: 6,900 sq ft



TRACT 2611-2

RESOLUTION NO: 07-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR TENTATIVE TRACT 2611
(CENTEX HOMES)
APN: 009-815-002

WHEREAS, a time extension request for Tentative Tract 2611 has been filed by Centex Homes requesting to extend the tentative tract map for 1-year; and

WHEREAS, Tract 2611 consists of subdividing a 1.8 acre site into 6 parcels (Lots 40-45); and

WHEREAS, the site is located on the east side of South River Road, south of Serenade Drive and north of Charolais Road; and

WHEREAS, the project was originally approved by the Planning Commission on December 14, 2004, and scheduled to expire on December 14, 2006; and

WHEREAS, on December 13, 2006, the applicant filed a request for a one year time extension; 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 March 13, 2007 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 December 14, 2006) to Tentative Tract 2611, subject to the following condition:

1. All conditions adopted within resolutions 04-0141 & 04-0142 shall remain in full force and effect (on file in the Community Development Department).
2. Tract 2611 shall expire on December 14, 2007, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 13th day of February 2007 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

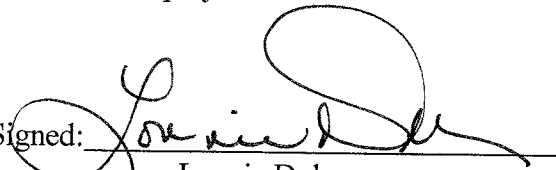
Newspaper: Tribune

Date of Publication: February 28, 2007

Meeting Date: March 13, 2007
(Planning Commission)

Project: Time Extension Tract 2611-2
(Lots 40-45)(Centex Homes)

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 by Centex Homes for a one year time extension for Tentative Tract 2611-2 (Lots 40-45). The lots are located on the east side of South River Road, south of Serenade Drive and north of Charolais Road (APN: 009-815-002).

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, March 13, 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. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

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
February 28, 2007

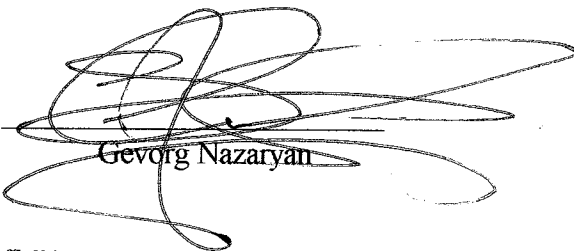
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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Gevorg Nazaryan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tentative Tract 2611, A request for a one year extension for Tentative Tract 2611-2 (LOTS 40-45). (Applicant: Cenex Homes) APN: 009-815-002, on this 2nd day of March, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:



Gevorg Nazaryan

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