

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

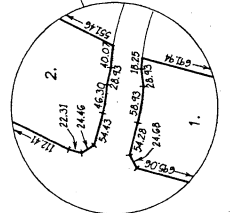
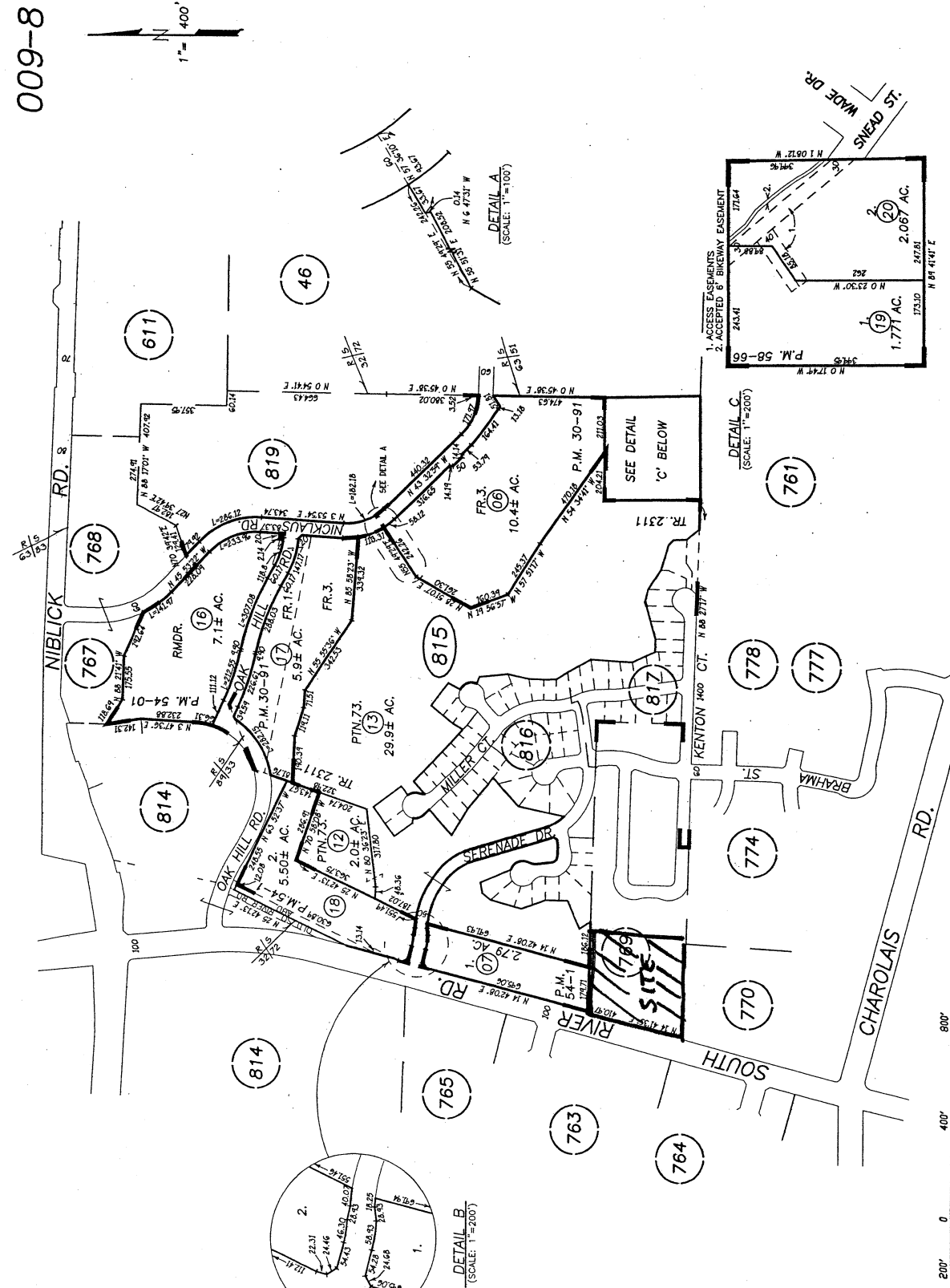
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a one-year time extension for Tract 2611 to December 14, 2008;
- b. Adopt a resolution granting a time extension for a shorter period of time;
- c. Amend, modify or reject the above noted options.

Attachments:

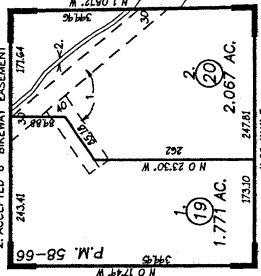
1. Location Map
2. Tentative Tract 2611 Exhibit
3. Draft Resolution granting a one year time extension
4. Mail and Newspaper Affidavits

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	I.S.	DATE
	04-121	09-24-03
	04-176	11-04-03
	04-209	11-14-03
	NA	07-23-04
	05-366	04-04-05
	08-240	02-17-06

200' 400' 800'

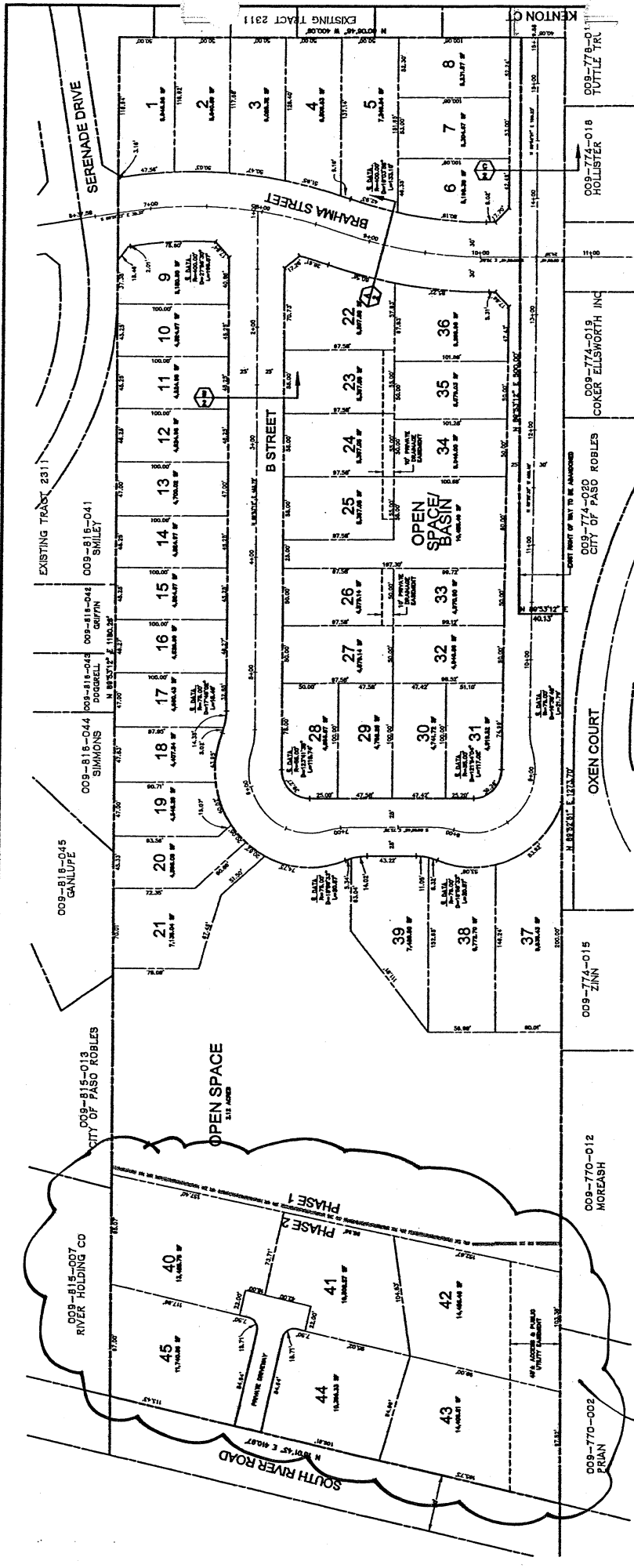
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

LZ
01-11-00

CITY OF PASO ROBLES
ASSESSOR'S MAP
SAN JUAN BAPTIST COUNTY OF
SAN JUAN BAPTIST COUNTY, TEXAS
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 A RANCHO SANTA ISABEL, RECORDED IN
BOOK A COUNTY RECORDER OF SAID COUNTY.

NCE
NORTH COAST ENGINEERING, INC.
728 CRESTON ROAD SUITE B
PASO ROBLES, CA 93446

SCALE: 1"=40'

SHEET 041

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

SUBDIVIDER:	J.M. WILSON DEVELOPMENT 444 HIQUERA ST. STE 200 SAN LUIS OBISPO, CA 93401
OWNER:	SOUTH RIVER LLC 444 HIQUERA ST. STE 200 SAN LUIS OBISPO, CA 93401
ENGINEER:	STEVEN J. SYLVESTER, R.C.E. 28743 NORTH COAST ENGINEERING, INC. 728 CRESTON ROAD SUITE B PASO ROBLES, CA 93446
A.P.N.:	009-516-002
TOTAL SITE:	10.8 acres
TOTAL LOT SIZE:	7.12 acres
TOTAL OPEN SPACE:	2.12 acres
AVERAGE LOT SIZE:	0,900 sq ft

TRACT 2611-2

009-770-012 MOREASH
009-770-002 PRAN
009-774-015 ZINN
009-774-020 CITY OF PASO ROBLES
009-774-019 COKER ELLSWORTH INC
009-774-018 HOLLISTER
009-779-010 TUTTLE TR

EXISTING TRACT 1771

009-815-007 RIVER HOLDING CO
009-815-013 CITY OF PASO ROBLES
009-818-045 GANLUP E
009-818-044 SIMMONS
009-818-048 DOCKRELL
009-818-048 CRIFFIN
009-818-048 SMILLEY
009-818-048

009-774-019 CITY OF PASO ROBLES
009-774-020 CITY OF PASO ROBLES
009-774-019 COKER ELLSWORTH INC
009-774-018 HOLLISTER
009-779-010 TUTTLE TR

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, the Planning Commission on March 13, 2007 approved a 1-year time extension, extending the entitlements to December 13, 2007; and

WHEREAS, on October 19, 2007, 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 November 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, 2007) 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, 2008, unless a time extension request is filed prior to that date.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN MARGARET HOLSTINE

ATTEST:

RON WHISENAND, PLANNING COMMISSION SECRETARY

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

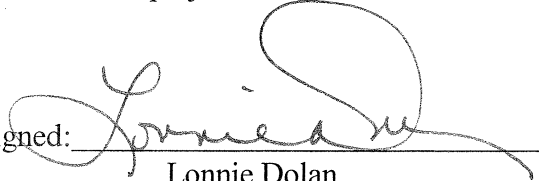
Newspaper: Tribune

Date of Publication: November 3, 2007

Meeting Date: November 13, 2007

Project: Time Extension Tentative
Tract 2611-2 (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, November 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
November 3, 2007 6658759

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, 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 Tentative Tract 2611(Centex Homes) on this 31st day of October 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Lonnie Dolan

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