

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION  
**FROM:** ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** TIME EXTENSION FOR TENTATIVE TRACT 2611-2  
(CENTEX HOMES)

**DATE:** JULY 9, 2013

**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, 2013 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 2611-2 to December 14, 2014;
- 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

RESOLUTION NO: 13-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO GRANT A ONE-YEAR TIME EXTENSION  
FOR TENTATIVE TRACT 2611-2  
(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 2611-2 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, the Planning Commission on November 13, 2007 approved a 1-year time extension, extending the entitlements to December 13, 2008; and

WHEREAS, since the December 13, 2008 deadline, State mandated time extensions (SB 1185, AB 333 & AB 208) have extended Tentative Tract 2611-2 to December 14, 2013; and

WHEREAS, on April 30, 2013, 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 July 9, 2013 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, 2013) 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, 2014, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 9<sup>th</sup> day of July 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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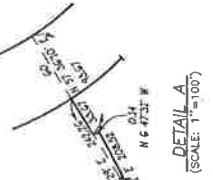
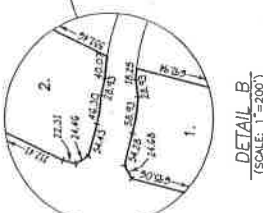
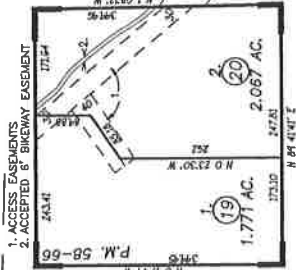
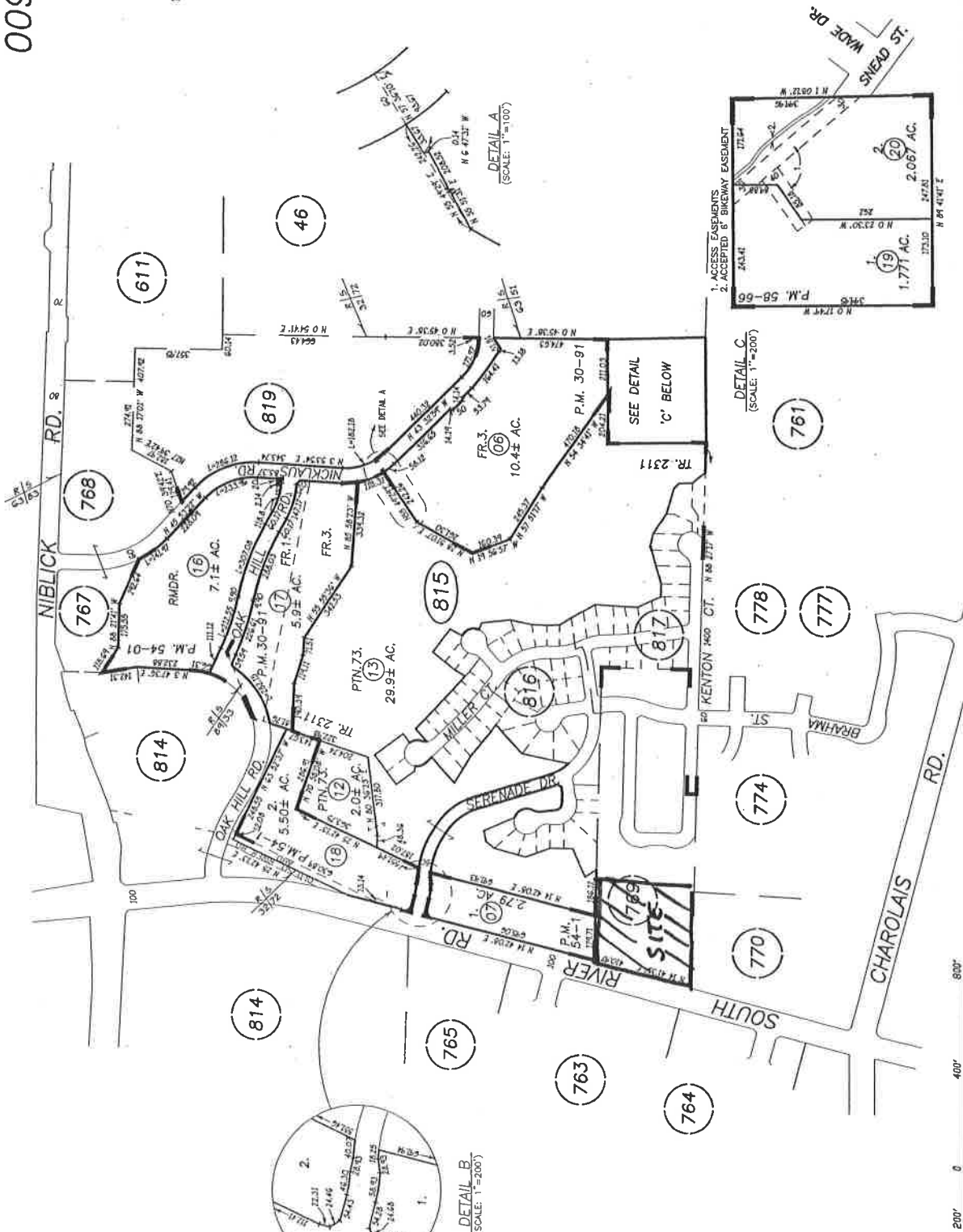
VINCE VANDERLIP, CHAIRMAN

ATTEST:

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ED GALLAGHER, PLANNING COMMISSION SECRETARY

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REVISIONS	L.S.	DATE
	04-121	09-24-03
	04-176	11-04-03
	04-209	11-14-03
	05-365	04-04-05
	06-240	02-17-06

200' 0 400' 800'

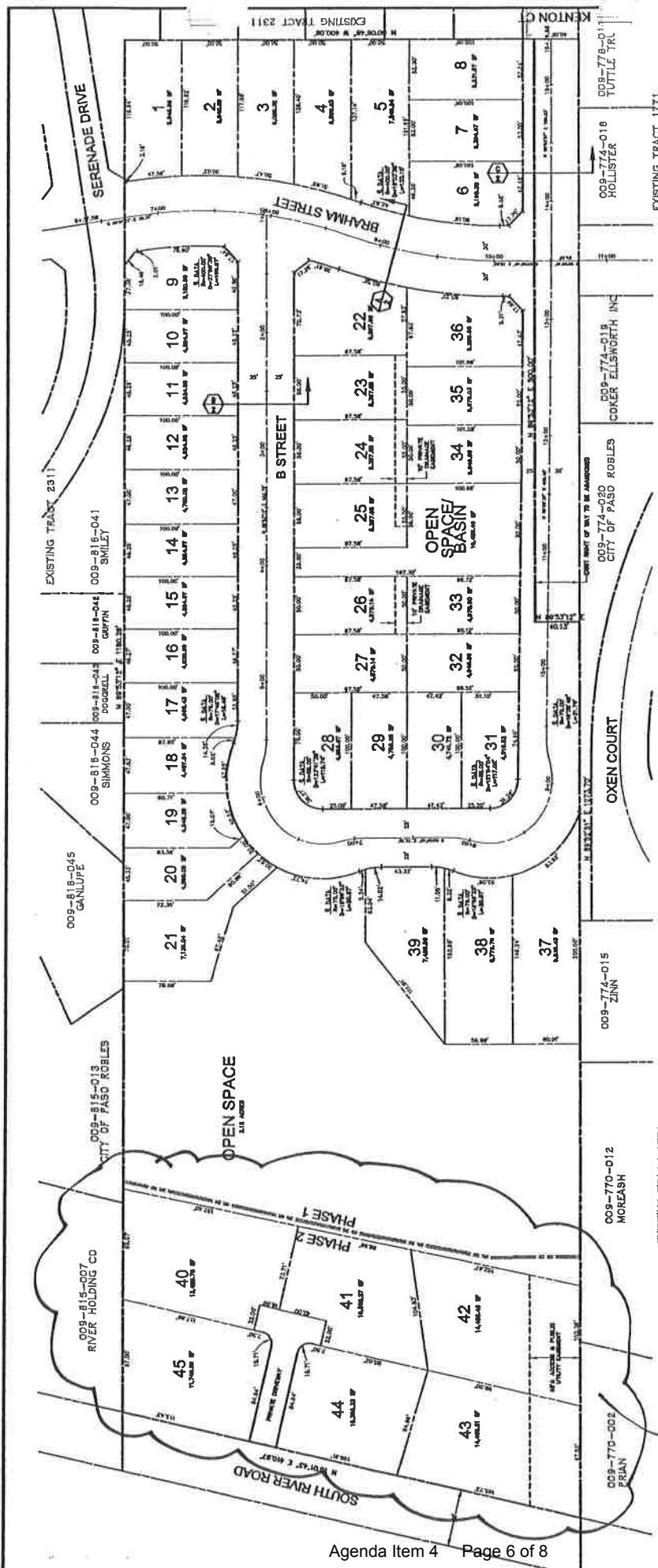
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

L7  
01-31-00

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  
SUBDIVISION OF A RANCHO SANTA ISABEL, RECORDED IN  
BOOK A OF MAPS, AT PAGE 29, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.



SCALE: 1"=40'

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

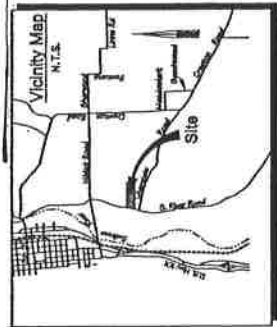
**SUBDIVIDER:**  
J.M. WILSON DEVELOPMENT  
444 HIGUERA ST., STE 200  
SAN LUIS OBISPO, CA 95401

**OWNER:**  
BOUTH RIVER LLC  
444 HIGUERA ST., STE 200  
SAN LUIS OBISPO, CA 95401

**ENGINEER:**  
STEVEN J. SYLVESTER, R.C.E. 28743  
MCKINLEY AVENUE, SUITE B  
PASO ROBLES, CA 95448

**A.P.N.:** 009-816-002

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



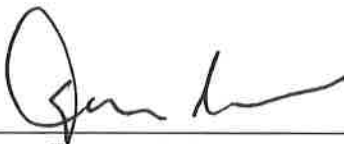
**TRACT 2611-2**

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

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Tract 2611-2 (Centex) on this 27<sup>th</sup> day of June, 2013.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Darren Nash

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

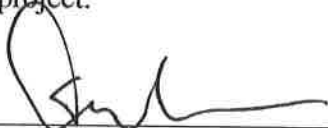
Newspaper: Tribune

Date of Publication: June 25, 2013

Meeting Date: July 9, 2013  
(Planning Commission)

Project: Tract 2611-2 Time Extension  
(Centex)

I, Darren Nash, 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:   
Darren Nash

forms\nnewsaffi.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: 009-769-042).

The meeting will begin at the hour of 7:30 pm on July 9, 2013, in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at [planning@prcity.com](mailto:planning@prcity.com). Comments on the proposed time extension may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to [planning@prcity.com](mailto:planning@prcity.com) 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  
June 25, 2013 7024806