

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 12-005
(ARJUN BUENA VISTA)

DATE: AUGUST 25, 2015

Needs: For the Planning Commission to consider a request filed by Don Benson on behalf of Arjun Buena Vista Properties, requesting a two-year time extension of Planned Development 12-005.

Facts:

1. The project consists of the development of a 142 unit apartment complex on 12.5 acres, located on the south side of Experimental Station Road between Buena Vista and River Oaks Drive (see attached Vicinity Map).
2. The project was approved by the City Council on June 4, 2013 via Resolutions 13-087 and 13-088, with an expiration date of June 4, 2015.
3. A time extension request was submitted prior to the June 4, 2015 deadline, requesting that the Planning Commission extend the entitlements for two years to June 4, 2017.
4. The applicant has provided a letter that indicates that they are looking at some modifications to the project that would replace the three-story buildings with two-story buildings (see Don Benson letter, Attachment 5). Their plan is to submit the project for building plan check once the approvals of the modifications of the replacement of the three story buildings with the two story buildings have been approved by the City.

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 2013 that would impact the prior approvals of this project or the conditions that were imposed with it.

The request before the Planning Commission is to extend the current entitlements for an additional two years. If the applicant updates the plans as described in Don Benson's letter, the changes would need to be reviewed by the Development Review Committee (DRC) for substantial compliance with the entitlements. If the project has changed significantly, where the DRC cannot make a finding of substantial compliance, the plans would then need to go before the Planning Commission for review and approval. Planning Commission's review would be subject to a public hearing.

Policy

Reference: General Plan Land Use Element, Zoning Code.

Fiscal

Impact: There are no specific fiscal impacts associated with approval of this time extension.

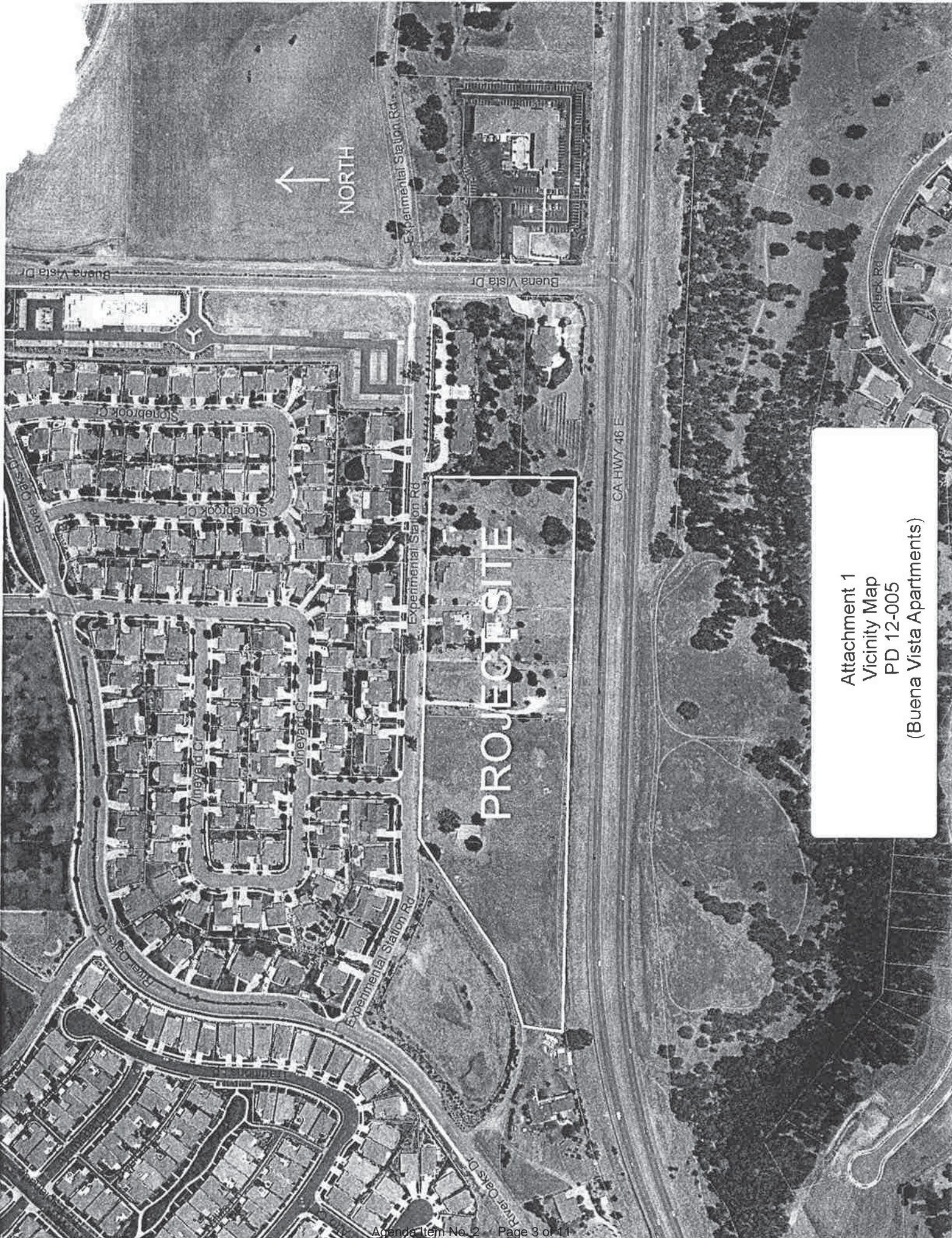
Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Adopt the attached resolution granting a two-year time extension for PD 12-005 to June 4, 2017;
- 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. Site Plan
3. Experimental Station Elevation
4. Street View – Experimental Station
5. Don Benson Letter
6. Draft Resolution granting a two year time extension
7. Mail and Newspaper Affidavits

H:\darren\Time Ext\ PD12-005Arjun\PC Staff Report



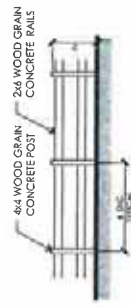
Attachment 1
Vicinity Map
PD 12-005
(Buena Vista Apartments)



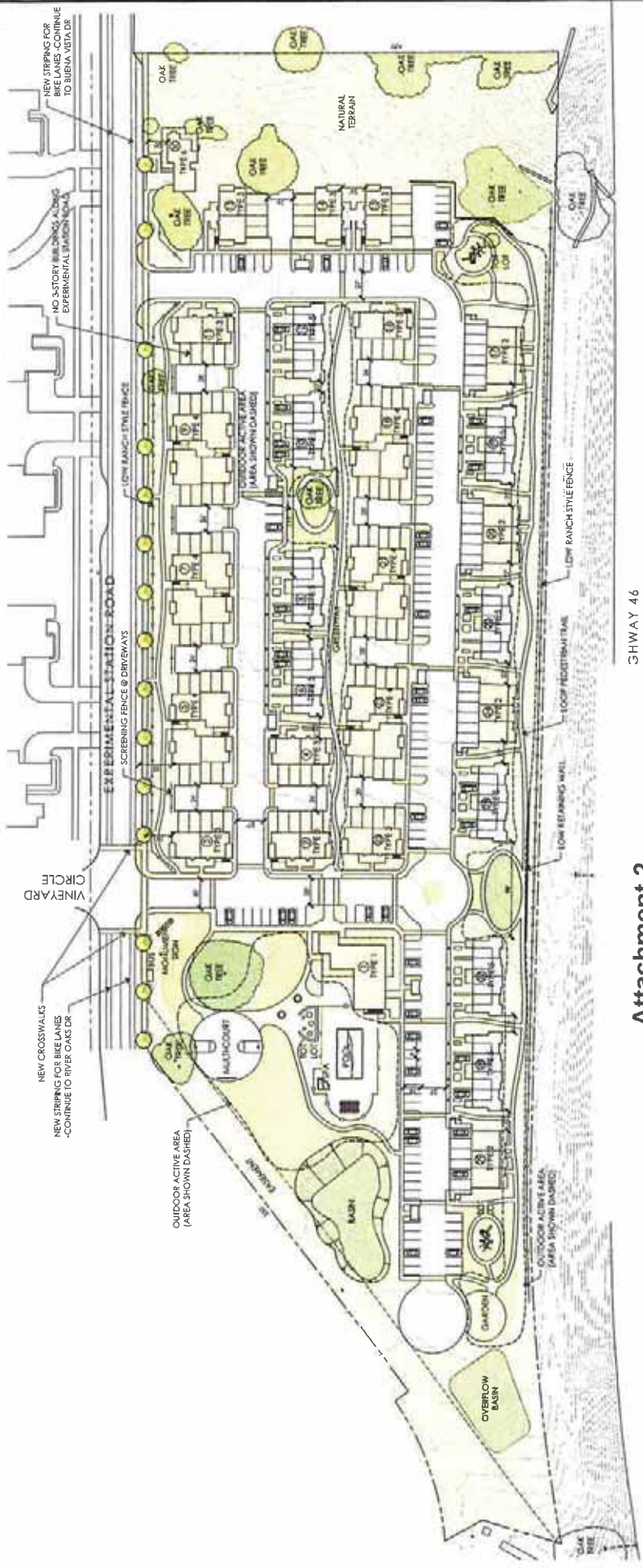
POLE LIGHT
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WALL MOUNTED
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SITE LIGHTING FIXTURES

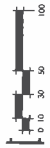


SITE FENCE TO MATCH NEIGHBORHOOD FENCING



Attachment 2
Site Plan
PD 12-005
(Arjun Buena Vista)

ARCHITECTURAL SITE PLAN



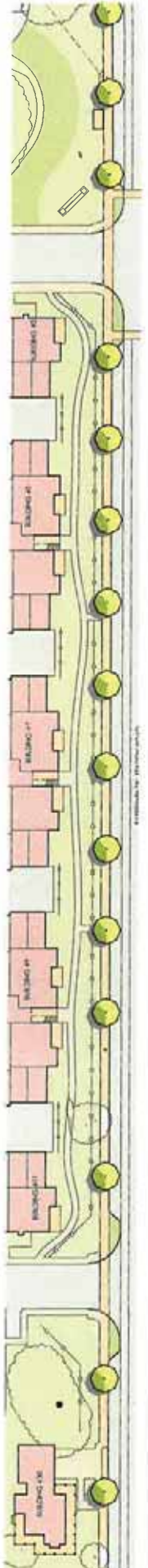
Arjun Buena Vista Properties, LLC
12125 Arjun Vista, #100, San Diego, California 92126
 Phone: (619) 420-5625

Buena Vista Apartments
802 Experimental Station Road
 Paso Robles, California

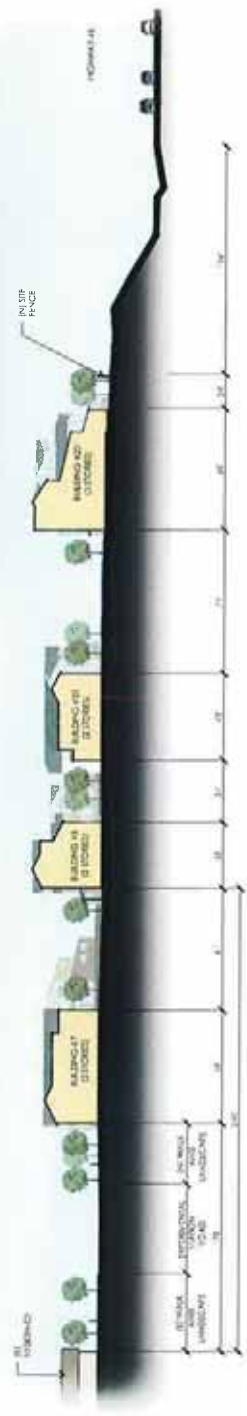
A2.0



STREET ELEVATION ALONG EXPERIMENTAL STATION ROAD



PARTIAL SITE PLAN ALONG EXPERIMENTAL STATION ROAD



SITE SECTION LOOKING EAST



PARTIAL SITE PLAN

ARTISTS STUDIO ARCHITECTS <small>ARCHITECTS AND INTERIORS</small> <small>1000 AVENUE OF THE STARS, SUITE 1000</small> <small>LOS ANGELES, CA 90069</small> <small>TEL: (310) 470-1177</small> <small>WWW.ARTISTSSTUDIOARCHITECTS.COM</small>	Arjun Buena Vista Properties, LLC <small>ARJUN BUENA VISTA PROPERTIES, LLC</small> <small>1000 AVENUE OF THE STARS, SUITE 1000</small> <small>LOS ANGELES, CA 90069</small> <small>PHONE: (310) 433-2675</small>	Buena Vista Apartments <small>812 Experimental Station Road</small> <small>Pasadena, California</small>	<small>REV. APRIL 2015</small> <small>DATE: 11.14.17</small> <small>FILE NO.: 2438</small> A2.4
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Attachment 3
Street Elevation - Experimental Station Rd.
PD 12-005
(Arjun Buena Vista)



PHOTO-SIMULATED VIEW FROM EXPERIMENTAL STATION ROAD

 ARJUN BUENA VISTA PROPERTIES, LLC 1122 N. HAVILLARD AVE. SAN CLEMENTE, CALIFORNIA 92673 PHONE: (949) 437-1375	<p>Arjun Buena Vista Properties, LLC 1122 N. Havilland Ave. San Clemente, California 92673 Phone: (949) 437-1375</p>	<p>Buena Vista Apartments 8912 Experimental Station Road Pasadena, California</p>	<p>April 12, 2017 Page 6 of 11 A2.1</p>
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Attachment 4
Street View - Experimental Station Rd.
PD 12-005
(Arjun Buena Vista)

July 24, 2015

From: Donald W. Benson/Project Manager/Buena Vista Apartments

To: Planning Commission, City of Paso Robles

Subject: Reason for Time extension for Buena Vista Apartments

Attention: Honorable Planning Commissioner's

The status of the project is as follows: The owner was not able to move forward on the project as it was designed, because of cost of construction. We have instructed our architect to remove the three story buildings and replace them with two story buildings. In addition to the change in the three story buildings, we are working on some value engineering in order to reduce to cost of construction.

We believe that these changes will produce a product that will not only be acceptable to the City of Paso Robles, but also for the neighborhood. These changes will allow us to move forward with the development.

Once we receive the time extension we will move forward with the changes and submit the changes to the City for approval.

If you desire additional information and or comments please advise and we will provide whatever is requested.

Thank you

Donald W. Benson

805-237-6212

e-mail dollarbill93447@yahoo.com

Attachment 5

Don Benson Letter

PD 12-005

Agenda Item No. 2 (Arjun Buena Vista) Page 7 of 11

RESOLUTION NO: 15-_____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 12-005
(ARJUN BUNEA VISTA)
APN: 025-541-021, 025-391-006, 007, 080 & 081

WHEREAS, a time extension request for Planned Development 12-005, has been filed by Don Benson on behalf of Arjun Buena Vista Properties; and

WHEREAS, the Project is a proposal to construct 142 apartment units including site planning, architectural design and details, and landscaping; and

WHEREAS, the project was originally approved by the City Council on June 4, 2013, and scheduled to expire on June 4, 2015; and

WHEREAS, the time extension was submitted prior to the June 4, 2015 deadline; 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 August 25, 2015 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the time extension, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby grant a two-year time extension to PD 12-005 subject to the following conditions:

1. All conditions adopted within resolutions 13-087 and 13-088 shall remain in full force and effect (on file in the Community Development Department).
2. Planned Development 12-005 shall expire on June 4, 2017, unless a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 25th day of August 2015 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

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AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Amanda Ross, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the 2-year Time Extension for PD 12-005 to develop a 142 unit apartment complex on 12.5 acres at 708-1002 Experimental Station Road on this 12th day of August, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Amanda Ross

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: August 16, 2015

Hearing Date: August 25, 2015
(Planning Commission)

Project: Consider a request for a two-year time extension of the entitlements associated with Planned Development 12-005 located at 708, 802, 812, 908, & 1002 Experimental Station Road (Arjun Buena Vista).

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 for a two-year time extension of the entitlements associated with Planned Development 12-005. The project location is 708, 802, 812, 908, & 1002 Experimental Station Road (APNs: 025-541-021, 025-391-006, 007, 80 & 81).

The meeting will begin at the hour of 7:30 pm on August 25, 2015, 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. Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

If you challenge this time extension request 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
August 16, 2015 1906925

I, Amanda Ross, 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: 
Amanda Ross

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