

TO: Planning Commission

FROM: Warren Frace, Community Development Director

SUBJECT: Time Extension Request for Planned Development 11-002 and Tentative Tract Map 3036 – 2811 Vine Street, APN: 008-391-021 Applicant - Habitat for Humanity for San Luis Obispo County

DATE: August 30, 2016

Needs: For the Planning Commission to consider an application submitted by Julia Ogden on behalf of Habitat for Humanity for San Luis Obispo County, requesting a two-year time extension for Planned Development 11-002 and Tentative Tract Map 3036.

Facts:

1. The project is located at 2811 Vine Street, which is in the T-3 Neighborhood zone of the Uptown/Town Center Specific Plan area (UTCSP). See Attachment 1, Vicinity Map.
2. The entitlements for this project includes 10-lot subdivision for nine single-family, detached homes and one common lot, approved by the Planning Commission on August 26, 2014.
3. Following Planning Commission approval of this project, the applicant determined that it was not financially feasible to complete the project due to the high cost of development-related City fees, including development impact fees (DIF) and water and sewer meters and hook-up charges.
4. Since this project is a deed restricted (ownership) affordable housing project, that would only be available to low-income households that are 60% or less the median County income, the City Council recently approved waiving the required development impact fees for the nine homes. As such, the applicant is moving forward with the project.
5. In accordance with Zoning Code, Section 21.23B.15, Time Limit on Approval, this request for a time extension was filed on July 21, 2016, prior to the date the entitlement would expire on August 26, 2016. With the approval of this 2-year time extension the entitlements would be extended to August 30, 2018.

**Analysis
and**

Conclusion: Staff has reviewed the time extension request and has determined that no changes to the project are necessary. There have been no changes in the General Plan or Zoning Regulations since the entitlement approval in 2014 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.

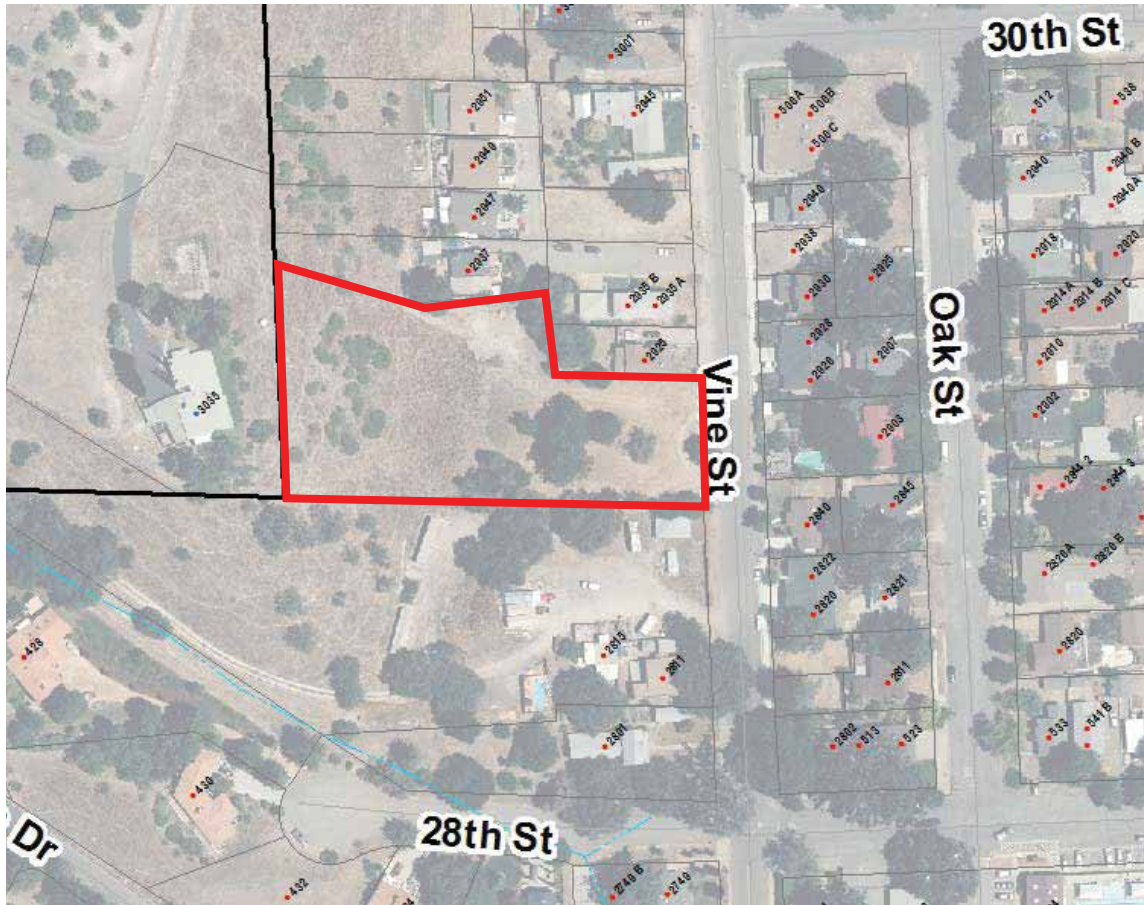
Options: After consideration of the staff report and public testimony, the Planning Commission should consider one of the following options:

- a. Adopt a resolution granting a two-year time extension for Planned Development 11-002 and Tentative Tract Map 3036, extending the entitlements to August 23 2018; or
- b. Amend, modify or reject the above noted options; or
- c. Refer this item back to staff for additional analysis; or
- d. Deny this Time Extension request.

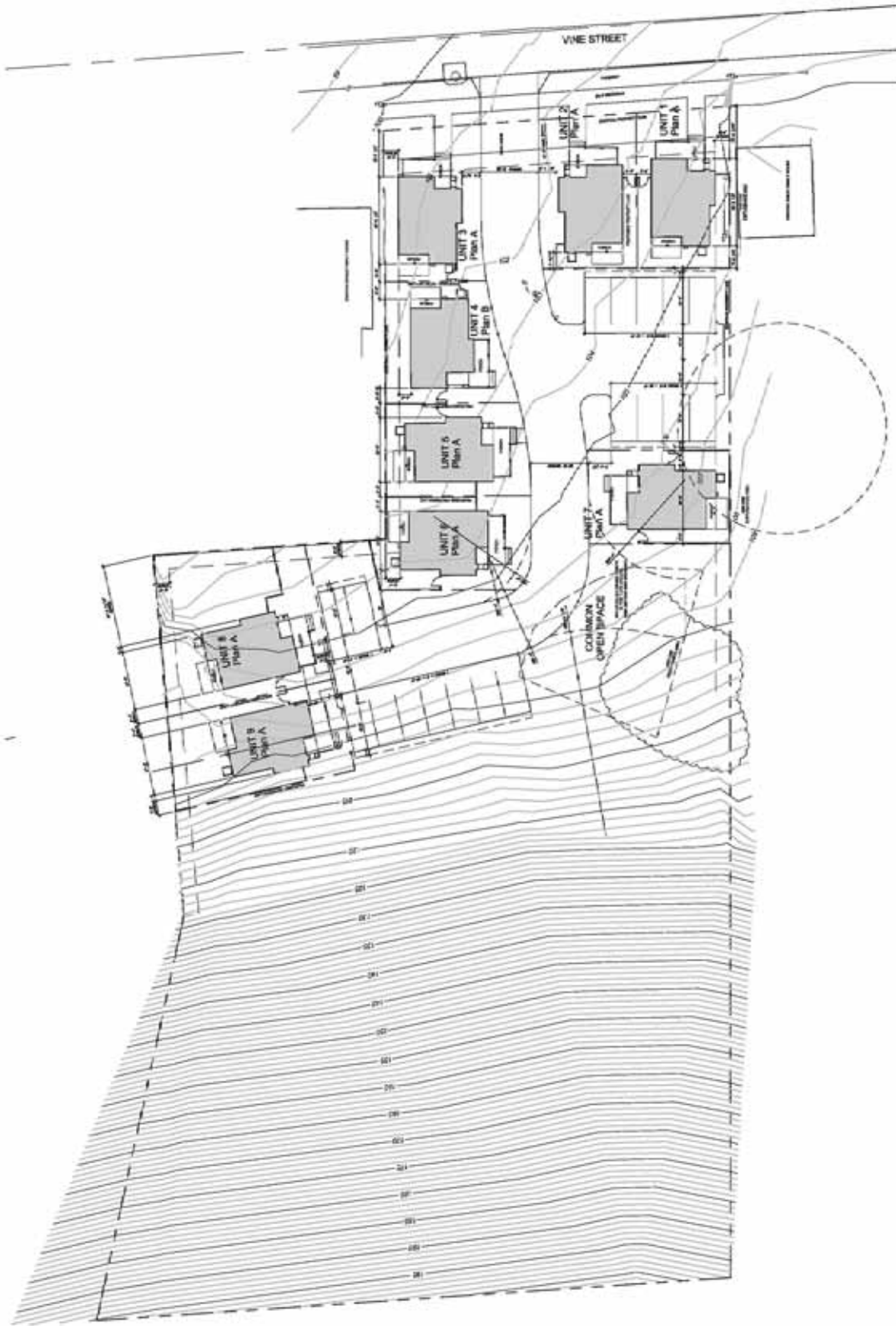
Attachments:

- 1. Location Map
- 2. Site Plan/Tract Map
- 3. Elevations
- 4. Draft Resolution granting a two-year time extension
- 5. Zoning Code, Section 21.23B.15 Time Limit on Approval
- 6. Newspaper Affidavit

Attachment 1
Property Location
2811 Vine Street



Attachment 2 - Site Plan



Habitat for Humanity - Site Plan
2811 Vine Street/PD 11-002 & TTM 3036



1944 Wood Street
 San Luis Obispo, CA 93401
 Phone (805) 546-0713
 Fax (805) 546-0716
 www.abovegrade.com



DATE: _____
 REVISION: _____
 NO. _____
 DATE: _____

HABITAT FOR HUMANITY
 2811 VINE ST, PASO ROBLES, CA
 TENTATIVE TRACT MAP
 TRACT # 3036

NO.	DATE	REVISION

TENTATIVE TRACT MAP NO. 3036

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 OF THE SUBDIVISION OF VILLA LOT 67 OF THE RANCHO PASO DE ROBLES IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED FEBRUARY 23, 1993 IN BOOK B, PAGE 24 OF MAPS



Vicinity Map
 MAP TO SCALE



OWNER/DEVELOPER:
 HUMANITY, INC.
 187 TANK FARM ROAD, SUITE 1308
 SAN LUIS OBISPO, CA 93401
 PHONE: (805) 762-0887

CONTACT: JULIA OGDEN
 PROJECT MANAGER

PROPERTY DATA:
 AREA: 1.26 ACRES

ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT - SINGLE FAMILY

PROPOSED LOTS: 10
(9) SINGLE-FAMILY RESIDENCES AND (1) COMMON SPACE
 RESIDENTIAL LOT SIZES: 1,592 SF TO 2,852 SF

LOT 10 EASEMENTS:
 PRIVATE ACCESS
 PUBLIC AND PRIVATE UTILITIES
 MAINTENANCE
 OPEN SPACE
 PARKING

ENGINEER/SURVEYOR:
 ENGINEER OF RECORD: SCOTT STOKES, P.E. C82656
 ABOVE GRADE ENGINEERING, INC.
 1944 WOOD STREET
 SAN LUIS OBISPO, CA 93401
 PHONE: (805) 546-0713

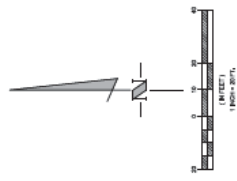
ARCHITECT:
 FRM DESIGN GROUP
 3700 S. HOLMERA STREET, SUITE 102
 SAN LUIS OBISPO, CA 93401
 PHONE: (805) 543-1794

SURVEY DATA:
 ALL DIMENSIONS AND ANGLES FROM THE PROJECT SITE WITH AN ASSUMED ELEVATION OF 100'.

BASES OF BEARING: CENTER LINE MEASUREMENTS OF 486' STREETS AT THE INTERSECTIONS OF VINE AND 28TH VINE AND 20TH STREETS, WITH AN ASSUMED BEARING OF N 177° 51' W.

SHEET INDEX:
 C-1 TENTATIVE TRACT MAP
 C-2 PRELIMINARY GRADING PLAN
 C-3 UTILITY PLAN

NOTE: PROPOSED PROJECT IS NOT PHASED





OUR PHOTO OF SITE



GRASS-CRETE AT FIRE HAMMER HEAD AREA



NEIGHBORHOOD CHARACTER



NEIGHBORHOOD CHARACTER



PROPOSED CONCEPTUAL VINE STREET ELEVATION



ARCHITECTURAL IMAG

ARCHITECTURAL CHARACTER & IMAGES

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

P-3

APRIL 29, 2014

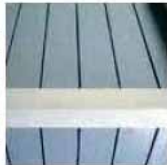
Attachment 3
Elevations



WINDOWS:
VINYL, LOW-E, DUAL
GLAZED, SLIDER AND
SINGLE HUNG



DOORS:
6 PANEL EMBOSSED FI-
BERGLASS, PAINTED
CORNERS



CEMENT BOARD TRIM
AT WINDOWS AND
CORNERS



40-YEAR CLASS A
FIBERGLASS ROOF-
ING



CEMENT BOARD LAP
SIDING AND ACCENT
SIDING

NOTE:
FINAL COLOR OF
SIDING IS YET TO
BE DETERMINED.
COLORS WILL BE
BASED UPON LO-
CAL CONTEXTUAL
PRECEDENTS, AND
REVIEWED WITH
PLANNING BEFORE
HOMES ARE PAINT-
ED.

NOTE:
TO INCREASE VARIETY,
COLORS USED ON EACH
HOME WILL BE UNIQUE.

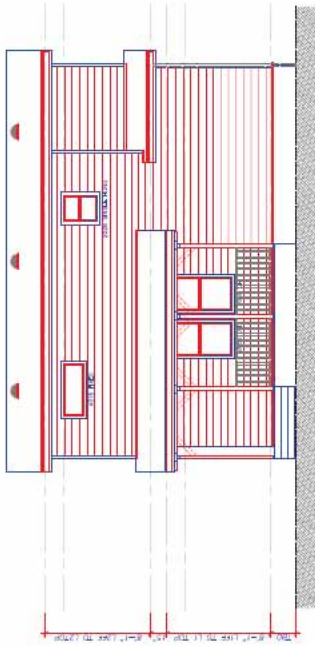


COLOR AND MATERIALS

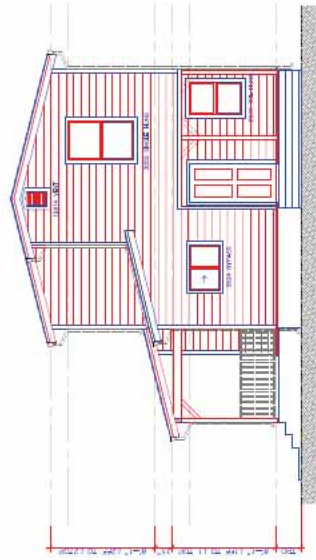
P-8

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

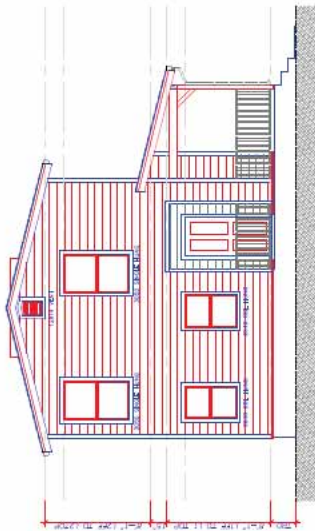
APRIL 29, 2014



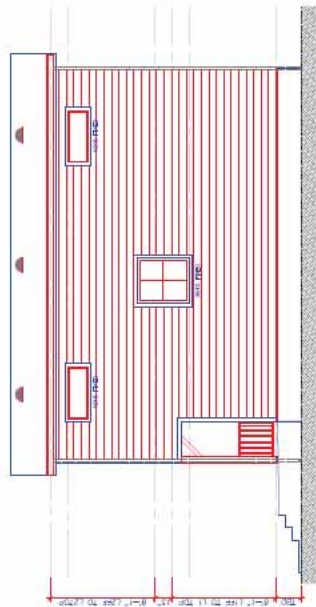
FRONT (PLAN B)



REAR (PLAN B)



RIGHT (PLAN B)



LEFT (PLAN B)

GREG VORHEIS ARCHITECT 808-230-4188 gva@gregvorheis.com 2000 Alameda Ave. San Jose, CA 95126 www.gregvorheis.com	PROJECT: VINEYTR HOUSING	SCALE: 1/4" = 1'-0"	PLAN AR-EXTERIOR ELEVATIONS SHEET #: B3.1 Sept. 30, 2014
	3811 Vine St., Palo Alto, CA		

PHASE ONE - APPROVAL
 BY: Julia Olyem, CEO
 Habitat for Humanity, S.D. County

DRAFT RESOLUTION NO:

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A TWO-YEAR TIME EXTENSION
FOR PLANNED DEVELOPMENT 11-002 AND TENTATIVE TRACT MAP 3036
FOR HABITAT FOR HUMANITY FOR SAN LUIS OBISPO COUNTY
LOCATED AT 1128 VINE STREET
APN: 008-391-021

WHEREAS, a two-year time extension request has been filed for Planned Development 11-002 and Tentative Tract Map 3036, for a 10-lot subdivision, with nine homes and a common open space parcel by Habitat for Humanity for San Luis Obispo; and

WHEREAS, the site is located at 2911 Vine Street, Paso Robles; and

WHEREAS, the Planning Commission approved of the project entitlements for Planned Development 11-002 and Tentative Tract Map 3036 on August 26, 2014; and

WHEREAS, development of the project has been delayed since subsequently to the Planning Commission's approval, the applicant determined that it was determined to be financially infeasible to complete the project due to City development-related fees; and

WHEREAS, as a project that would be available only to deed restricted low-income households, the City Council waived payment of the required Development Impact Fees for this project which has sufficiently reduced the cost of development and enabled the applicant to be able to move forward on the project; and

WHEREAS, the Planning Commission is empowered through Zoning Code, Section 21.23B.15 Time Limit on Approval 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 23, 2016 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 two-year time extension for Planned Development 11-002 and Tentative Tract Map 3036, subject to the following conditions:

1. All conditions adopted and applicable to Planned Development 11-002 and Tentative Tract Map 3036, except for Condition #4 of Resolution 14-025 regarding payment of Development Impact Fees for the project, shall remain in full force and effect (on file in the Community Development Department).

2. Planned Development 11-002 and Tentative Tract Map 3036 shall expire on August 23, 2018, unless construction of the project has commenced, or a time extension request is filed prior to that date.

PASSED AND ADOPTED THIS 30th day of 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB ROLLINS, CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Zoning Code Section 21.23B 150 – Time Limit on Approval

- A. Approval of development plans, site plans and plot plans shall be valid for a period of not more than two years following the date of approval. Development plans approved concurrently with a tentative tract or parcel map shall have the same expiration time period as the tentative map. If, at the end of a two-year period, one of the situations listed below has occurred, said approval shall become invalid.
 - 1. A building or grading permit has not been issued; or
 - 2. A building or grading permit has been issued but construction or grading has not commenced within one hundred eighty days of the issuance; or
 - 3. A building or grading permit has been issued and construction or grading has commenced but has subsequently lapsed for a period of one hundred eighty days; or
 - 4. A written request for a time extension request and the applicable fee have not been received; or
 - 5. A tentative tract or parcel map associated with the development plan, site plan, or plot plan has expired.
- B. Time extensions, not exceeding two years per extension, maybe granted by the authority (planning commission, development review committee, or community development director) that originally granted approval if a written request and applicable fee have been submitted to the community development department no later than the date of expiration of approval.
(Ord. 635 N.S. Exh. B (part), 1992)

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AUG 18 2016

City of Paso Robles
Community Development Dept.

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 2611898
CITY OF PASO ROBLES

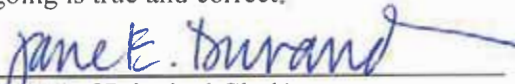
STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; AUGUST 12, 2016, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: AUGUST 12, 2016

AD COST: \$147.62

CITY OF EL PASO DE ROBLES

**NOTICE OF PUBLIC HEARING
TIME EXTENSION FOR PLANNED
DEVELOPMENT AMENDMENT (PD 11-002) AND TENTATIVE TRACT MAP 3036
- 2611 VINE STREET, APN: 008-391-021
HABITAT FOR HUMANITY FOR
SAN LUIS OBISPO COUNTY**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 23, 2016 at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider approval of a Time Extension for the above referenced entitlements for the following project:

Development of a 10-lot subdivision on a 1.48-acre parcel, to create parcels for nine single-family homes and a common open space lot.

This project was originally approved by the Planning Commission on August 26, 2014. Comments on the Time Extension request may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to sdecarli@prcity.com, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Susan DeCarli at (805) 237-3970 or email at sdecarli@prcity.com.

If you challenge this 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.

Susan DeCarli
City Planner
August 12, 2016 2611898