



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Time Extension for Tract 2919 & PD 12-007 – (38th Street Townhomes)
514 38th Street / APNs 008-011-088, 089, 090, & 091
Applicant: Ken Mundee
A request for a one-year time extension of the entitlements associated with Tentative Tract 2919 and Planned Development 12-007, consisting of 14 lots for residential development, on a 1-acre site.

Date: March 14, 2017

Facts

1. A time extension request for Planned Development 12-007 and Tract 2919 has been filed by Ken Mundee, property owner.
2. Tentative Tract 2919 is located on a 1-acre site at 514 38th Street, at the northern terminus of Oak Street (See Attachment 1, Vicinity Map.).
3. Tentative Tract 2919 along with PD 12-007 was approved by the Planning Commission on February 25, 2013 establishing the 38th Street Townhome development, a 14-lot light-residential subdivision consisting of townhouse buildings ranging in size from one single unit to a four unit building (See Attachments 2 and 3, Tentative Tract Map and Building Elevations). As a result of the site being an irregular shape, and since it does not have alley access, the project did not lend itself to the ability to meet certain development standards within the Uptown/Town Centre Specific Plan (UTCSP). Thus, PD 12-007 was approved allowing for modifications from the development standards related to interior setbacks, setbacks along the freeway right-of-way, and parking placement.
4. The project approval was originally due to expire on February 25, 2015 unless extended by a time extension request through the Community Development Department, or a State mandated automatic time extension. Since that time, the entitlements have been extended by the State as a result of AB 116, to February 25, 2017.
5. The California Subdivision Map Act permits local jurisdictions to authorize a one-year time extension per each time extension request. Concurrent entitlements will assume the same time extension as the tentative map.
6. A time extension request was submitted prior to the February 25, 2017 deadline, requesting that the Planning Commission extend the entitlements for one year to February 25, 2018.

Options

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

1. Approve the request for a one-year time extension for Tract 2919 and PD12-007 to February 25, 2018;

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2. Grant a time extension for a shorter period of time;
3. Amend, modify or reject the above noted options.

Analysis and Conclusions

Project Summary:

Consider the applicant's request to approve a one-year time extension for the Tract 2919 and PD 12-007.

General Plan & Zoning Compatibility:

The project as conditioned remains consistent with the RMF-12 land use designation, which allows for multi-family development up to 12 units per acre. It also remains consistent with the T4-N zoning designation, which anticipates the development of duplex, triplex and quadplex units.

Site Design Issues:

There are no changes to the project being requested as part of the time extension request.

Architecture and Appearance:

There are no changes proposed to the architecture of the project.

Neighborhood Compatibility:

There are no changes to the project description that would affect neighborhood compatibility.

CEQA Issues:

This application was originally determined to be Categorically Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA). The categorical exemption would still be in effect as part of the Time Extension request.

Fiscal Impact

This Time Extension will not have a fiscal impact to the City.

Recommendation

Approve Option 1 allowing for a one-year time extension for Tentative Tract 2919 and PD 12-007.

Attachments

1. Vicinity Map
2. Tentative Tract Map
3. Building Elevations
4. Draft Resolution A
5. Mail Affidavit
6. Newspaper Affidavit

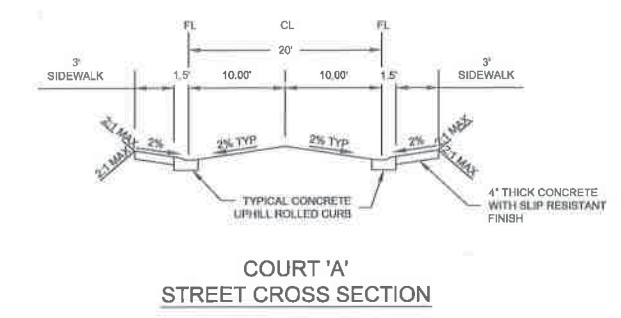
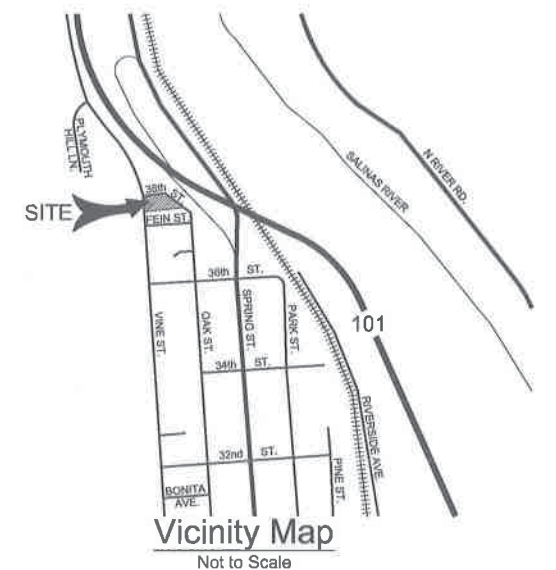
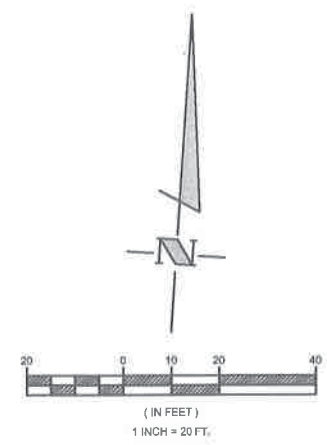
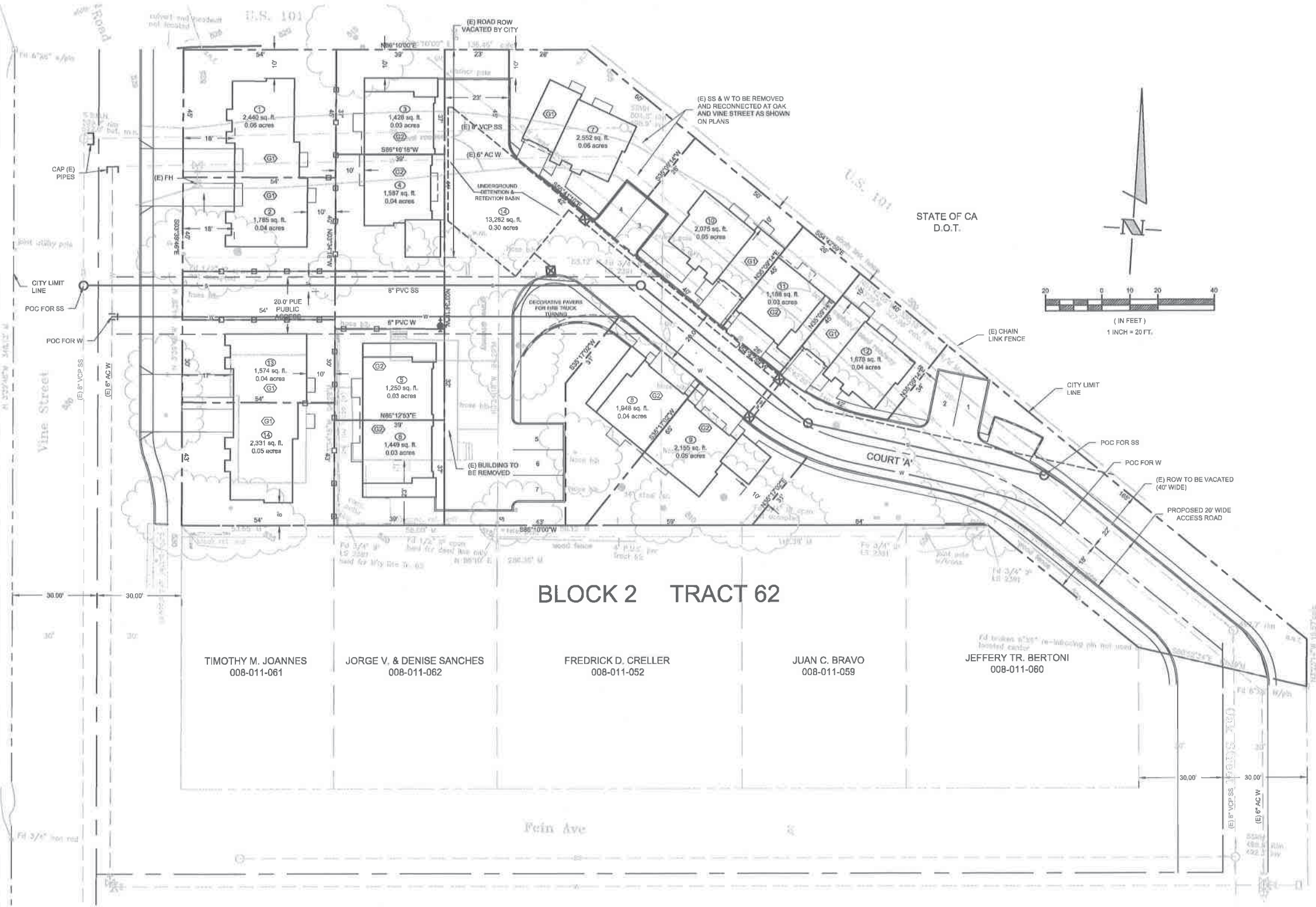
Attachment 1

Vicinity Map



Project Site
514 38th Street

LEGEND:			
(E)	EXISTING	---	EXISTING STORM DRAIN
EG	EXISTING GROUND	---	EXISTING WATER LINE
EP	EDGE OF PAVEMENT	---	EXISTING SEWER LINE
FS	FINISH SURFACE	---	EXISTING GAS LINE
GB	GRADE BREAK	---	EXISTING ELECTRICAL CONDUIT
L	LENGTH	---	EXISTING FIBER OPTICAL CONDUIT
S	SLOPE	○	CATCH BASIN (CB)
2%	RATE & DIRECTION OF FLOW	□	ARCA DRAIN (AD)
INV	INVERT	HDPE	HIGH DENSITY POLYETHYLENE
TG	TOP OF GRATE	8DMH	STORM DRAIN MANHOLE
347.20	ELEVATION	SD	STORM DRAIN
---	GRADED SWALE	W	WATER LINE
---	EXISTING FENCE	SS	SANITARY SEWER
---	EXISTING INTERMEDIATE CONTOUR	E	ELECTRICAL CONDUIT
---	PROPOSED INDEX CONTOUR	TEL	COMMUNICATION CONDUIT
---	PROPOSED INTERMEDIATE CONTOUR	JT	JOINT TRENCH
①	PROPOSED LOT NUMBER	---	PROPERTY LINE
①	PROPOSED GARAGE (1 CAR)		
②	PROPOSED GARAGE (2 CAR)		



OWNER & CONSULTANT INFORMATION:

PROJECT OWNER:
 VERNON & ASSOCIATES, INC.
 P.O. BOX 13751
 SAN LUIS OBISPO, CA 93406
 PHONE (805) 801-9258

PROJECT ARCHITECT:
 LEONARD GRANT ARCHITECT (LGA)
 330 JAMES WAY, SUITE 250
 PISMO BEACH, CA 93449
 PHONE (805) 773-7113
 CONTACT - CODY MCLAUGHLIN

PROJECT CIVIL ENGINEER:
 ABOVE GRADE ENGINEERING
 776 OSOS STREET, SUITE A
 SAN LUIS OBISPO, CA 93401
 PHONE (805) 540-5115
 CONTACT - SCOTT STOKES

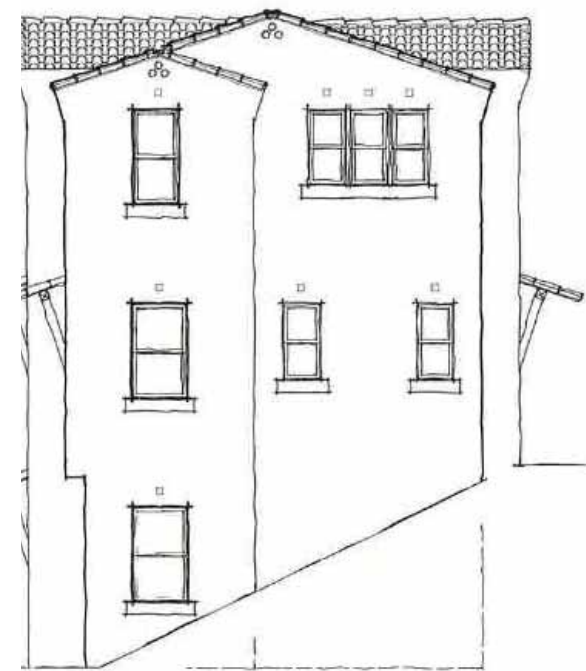
PROJECT SURVEYOR:
 MARK LEWIS SURVEYS
 2487 STARLING DRIVE
 PASO ROBLES, CA 93446
 PHONE (805) 238-0063
 APRIL 2004

TENTATIVE TRACT MAP 2919

LEGAL DESCRIPTION:
 PORTIONS OF LOT 7 AND 10, BLOCK 209, CITY OF PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA.
 APN: 008-001-084, 008-001-085, 008-001-086, 008-001-087

Drawing name: N:\2006\060696-38thStreet\Pass\TTM\Sheetfiles\060696-C-1-TTM.dwg
 PLOT DATE: Nov 07, 2012 - 2:55pm
 BY: Darrick

ABC
 ENGI
 778 O
 San Luis
 phone
 fax
 A
 ENGINEER
 DATE:
 38th STREET-DEVELOPMENT
 PASO ROBLES, CA
 DATE
 REVISION
 NO.
 DESIGNER
 DRAWN
 JOB NUM
 SHEET:



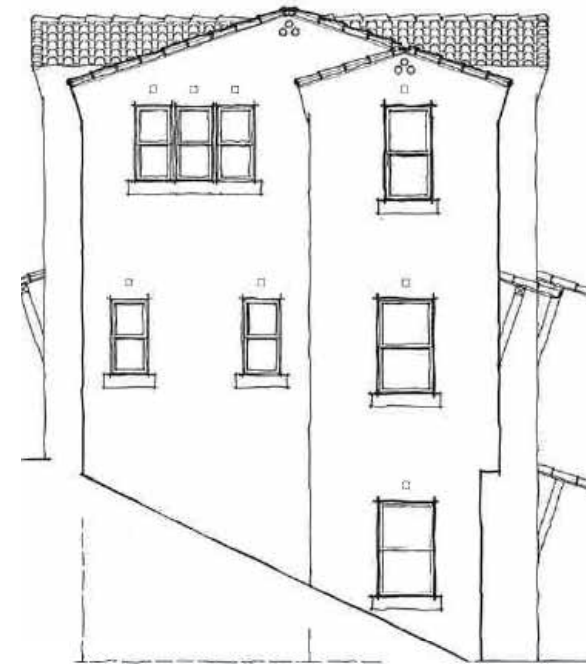
North Elevation



Plan A Reverse

Plan A

West Elevation



South Elevation

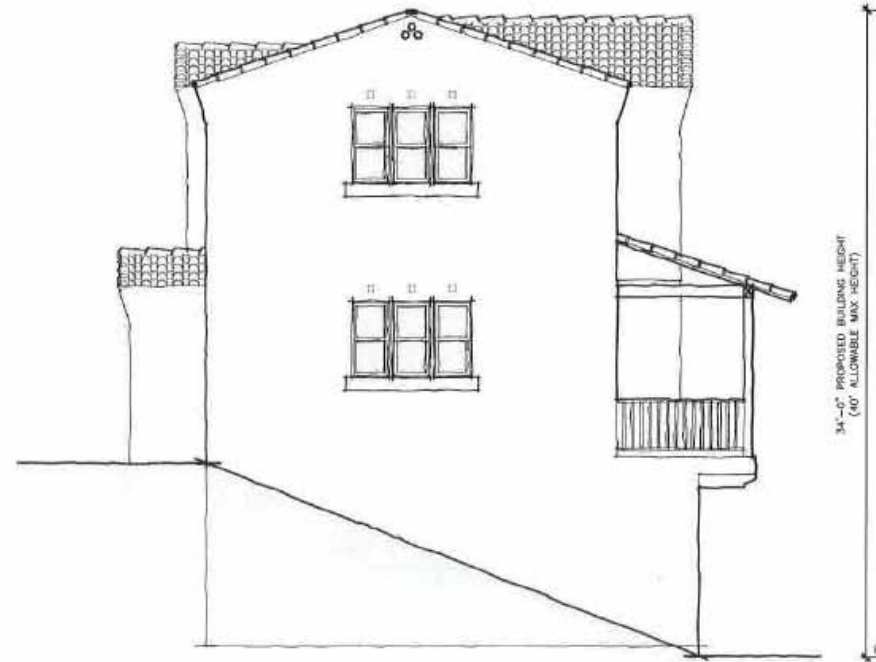


East Elevation

Building 1 Elevations



Building 2 Elevations



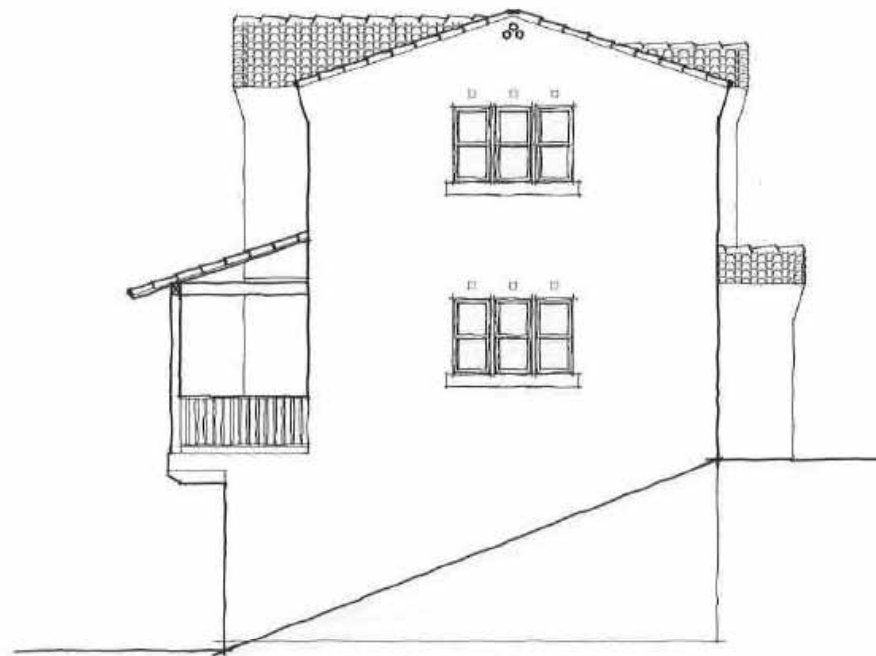
South Elevation



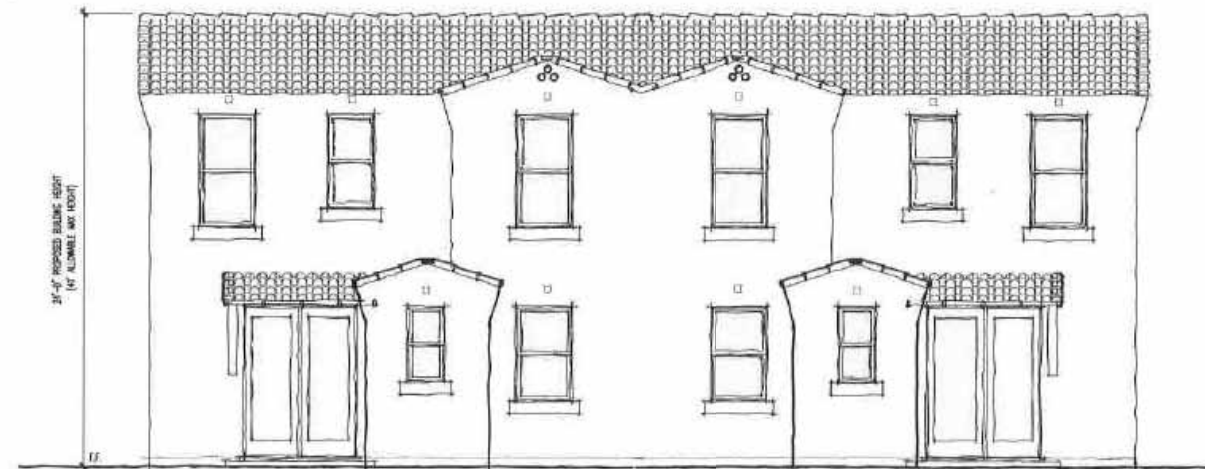
Plan B Reverse

East Elevation

Plan B

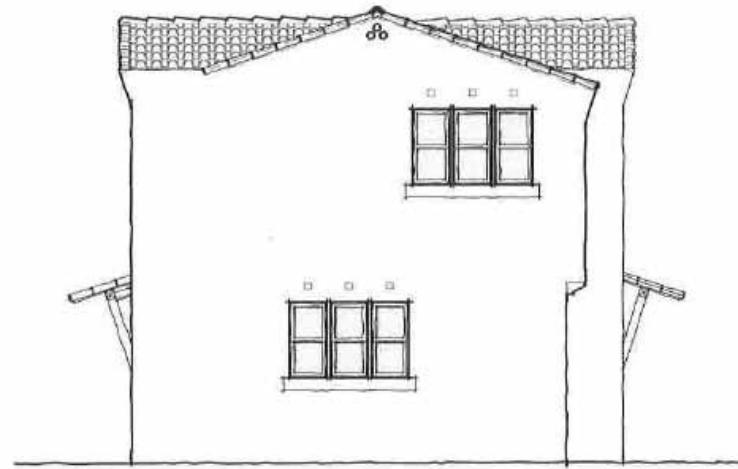


North Elevation



West Elevation

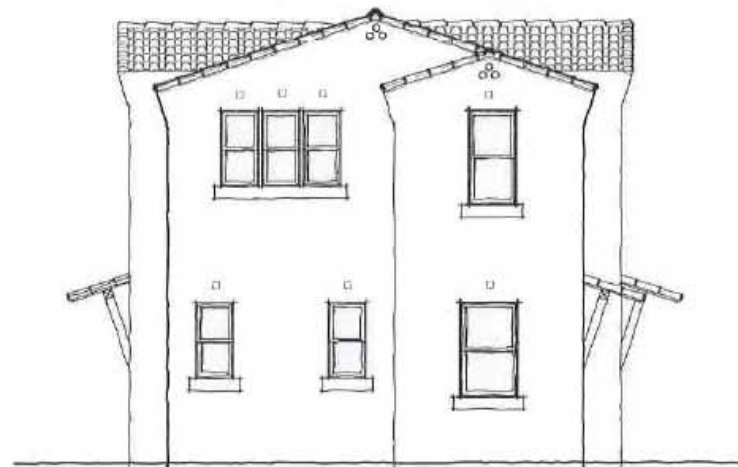
Building 3 Elevations



West Elevation



Plan A
South Elevation



East Elevation



North Elevation

Building 4 Elevations



Building 5 Elevations



Plan A Reverse

Plan B Reverse
West Elevation

Plan A



East Elevation

Building 6 Elevations



Building 7 Elevations

Attachment 4

Draft Resolution A

RESOLUTION NO: 17-xxx

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-YEAR TIME EXTENSION
FOR TENTATIVE TRACT MAP 2919 & PLANNED DEVELOPMENT 12-007
(38th STREET TOWNHOMES - MUNDEE)
APNs: 008-011-088, 089, 090, & 091

WHEREAS, a time extension request for Planned Development 12-007 & Tract 2919, has been filed by Ken Mundee, property owner; and

WHEREAS, Tract 2919 is located on a 1-acre site at 514 38th Street, at the northern terminus of Oak Street; and

WHEREAS, Tentative Tract 2919 along with PD 12-007 was approved by the Planning Commission on February 25, 2013 establishing the 38th Street Townhome development, a 14-lot residential subdivision consisting of townhouse buildings ranging in size from one single unit to a four unit building. PD 12-007 was approved allowing for modifications from the development standards related to interior setbacks, setbacks along the freeway right-of-way, and parking placement; and

WHEREAS, the project was approved with the Planning Commission's adoption of Resolution 13-001 (Planned Development and Tentative Tract Map); and

WHEREAS, the project approval was originally due to expire on February 25, 2015, however, a State mandated automatic time extension, AB 116, extended the project approval by two years to February 25, 2017; and

WHEREAS, a time extension request was submitted prior to the February 25, 2017 deadline, requesting that the Planning Commission extend the entitlements for one year to February 25, 2018; 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 14, 2017 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 February 25, 2017) to Tentative Tract 2919 and PD 12-007, subject to the following conditions:

1. All conditions adopted within Resolution 13-001 shall remain in full force and effect (on file in the Community Development Department).
2. Tentative Tract 2919 and PD 12-007 shall expire on February 25, 2018, unless a time extension request is filed prior to that date.

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PASSED AND ADOPTED THIS 14th day of March 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY



AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica Hollenbeck, 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 for Planned Development 12-007 and Tentative Tract Map 2919, on this 1st day of March, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 03/03/17

Meeting Date: 03/14/17
Planning Commission

Project: TE PD 12-007 and TTM 2919

I, Monica C Hollenbeck, employee of the Community Development Department, Engineering 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: Monica C Hollenbeck
Monica C Hollenbeck

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: Request for a one-year time extension for Planned Development 12-007 and Tentative Tract Map 2919, a 14 lot residential subdivision.

APPLICANT: Ken Mundee

LOCATION: 514 38th Street
(APNs 008-011-088, 089, 090, & 091)

ENVIRONMENTAL DETERMINATION:
This application was originally determined to be Categorical Exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA). The categorical exemption would still be in effect as part of the Time Extension request.

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, March 14, 2017, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

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 application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council at, or prior to, the public hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
Assistant Planner
March 3, 2017 2953880