



City of Paso Robles Planning Commission Agenda Report

From: Susan DeCarli, City Planner

Subject: One-Year 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: September 26, 2017

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. 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.
3. The Planning Commission approved of a One-Year Time Extension August 30, 2016. Since that time the applicant has been diligently moving forward on requirements to record a phased Final Map and building permits for the first phase of development, however, they will not be ready to record prior to expiration of the Time Extension approved last year.
4. In accordance with Zoning Code, Section 21.23B.15, Time Limit on Approval, this request for a time extension was filed on August 7, 2017, prior to the date the entitlement would expire on August 30, 2017. With the approval of this 1-year time extension the entitlements would be extended to September 26, 2018.

Analysis and Conclusions

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 was approved in 2014 that would impact the prior approvals of this project or the conditions that were imposed with it.

Fiscal Impact

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

Recommendation

Staff recommends the Planning Commission approve the attached Draft Resolution A, approving this one-year time extension for PD 11-002 and TTM 3036.

Options

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

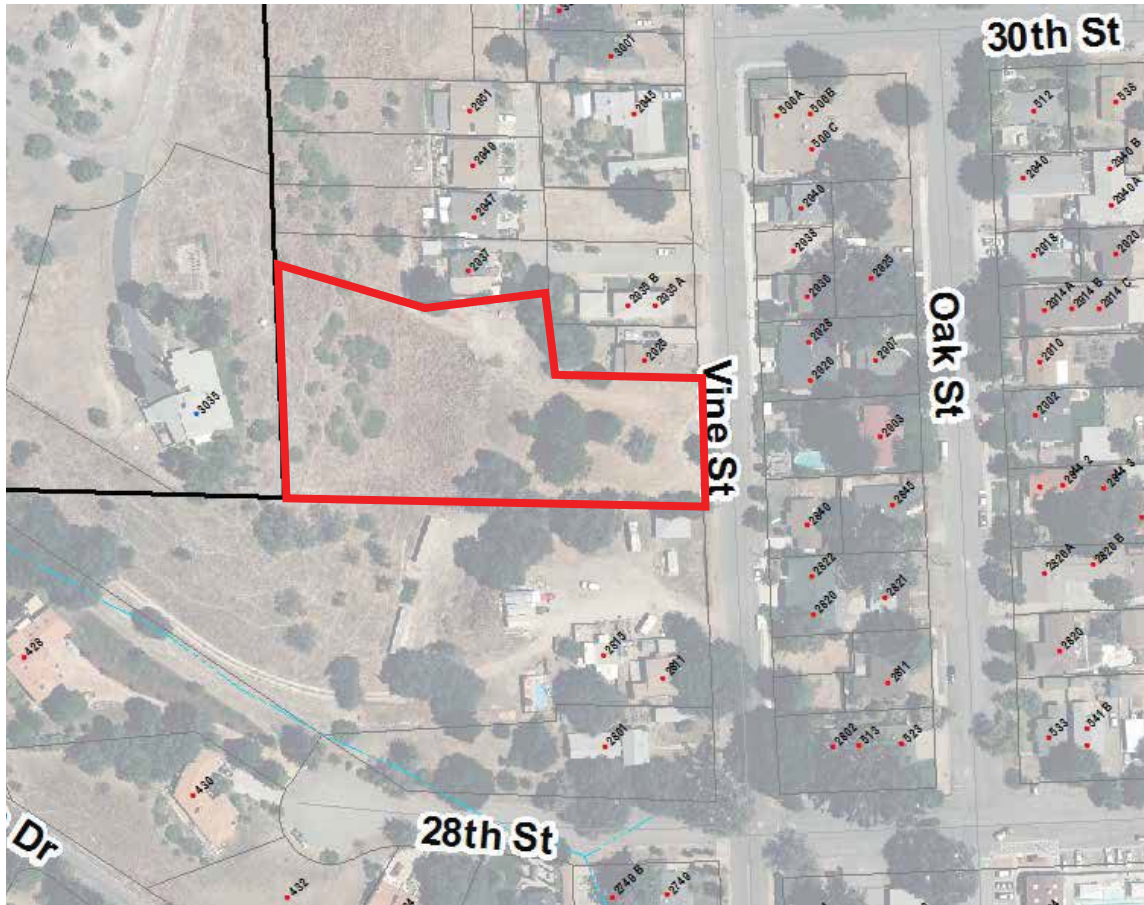
Agenda Item 1

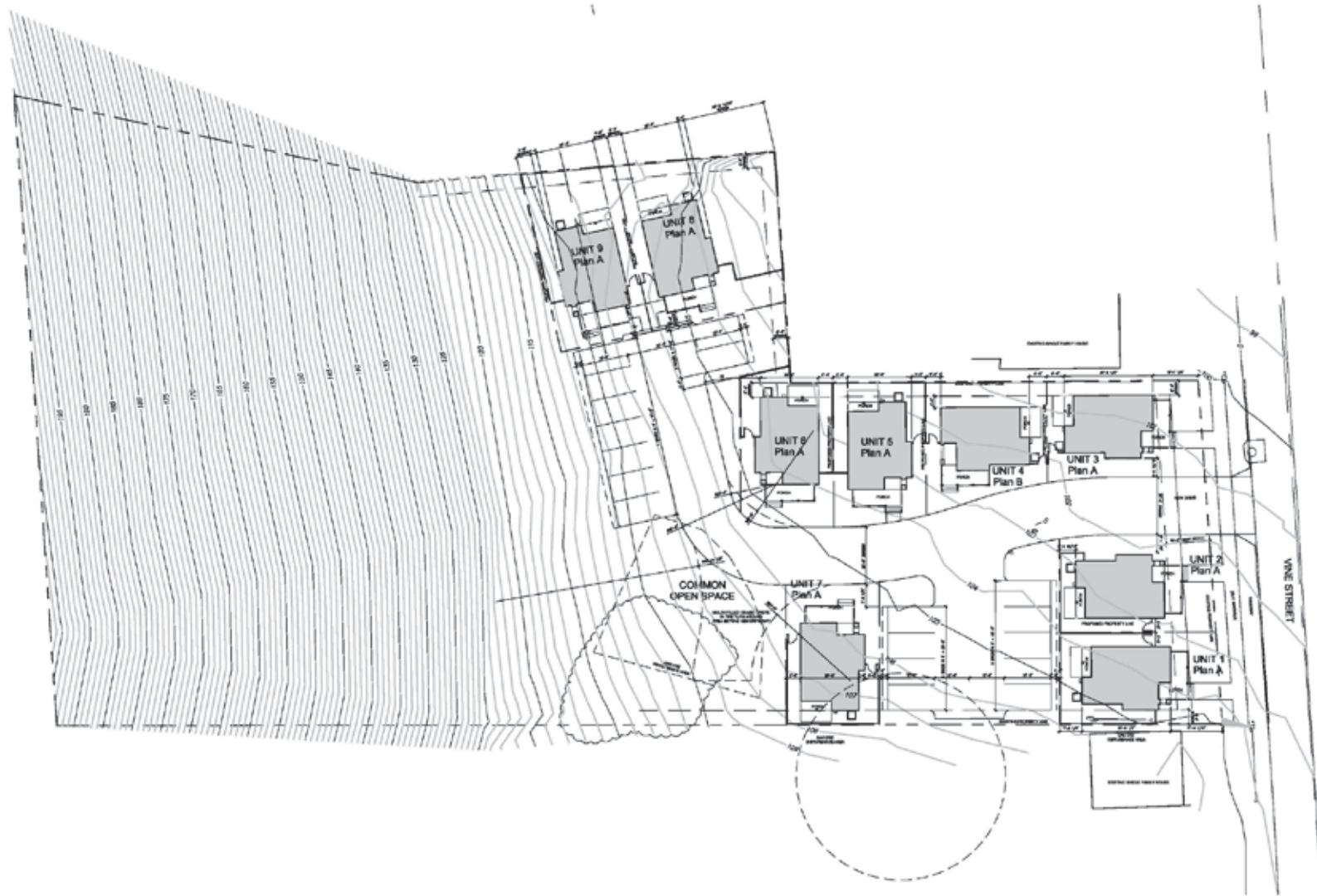
1. Adopt a resolution granting a one-year time extension for Planned Development 11-002 and Tentative Tract Map 3036, extending entitlements to September 12, 2018.
2. Refer this item back to staff for additional analysis.
3. Deny this Time Extension request.

Attachments

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

Attachment 1
Property Location
2811 Vine Street





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



Vicinity Map
Not to Scale

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 ROBLES IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED FEBRUARY 23, 1893 IN BOOK B, PAGE 24 OF MAPS



OWNER/APPLICANT:
HABITAT FOR HUMANITY SLO
187 TANK FARM ROAD, SUITE 1308
SAN LUIS OBISPO, CA 93401
PHONE: (805) 782-0887

CONTACT: JULIA OGDEN

PROPERTY DATA:
APN: 008-3914221
AREA: 1.58 ACRES

ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT - SINGLE FAMILY

PROPOSED LOTS: 10
(9) SINGLE-FAMILY RESIDENCES AND (1) COMMON SPACE
RESIDENTIAL LOT SIZES: 1,692 SF TO 2,832 SF

LOT 10 EASEMENTS:

PRIVATE ACCESS
PUBLIC AND PRIVATE UTILITIES
STORM WATER
MAINTENANCE
OPEN SPACE
PARKING

ENGINEER/SURVEYOR:
ENGINEER OF RECORD: SCOTT STOKES, PE C68256
ABOVE GRADE ENGINEERING, INC.
1308 BROAD STREET
SAN LUIS OBISPO, CA 93401
PHONE: (805) 540-0115

ARCHITECT:
RDM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
PHONE: (805) 543-1794

SURVEY DATA:
GENCO MARKS SET MAG N41 ACROSS FROM THE PROJECT SITE WITH AN ASSUMED ELEVATION OF 100.9'

BASIS OF BEARING: CENTERLINE MONUMENTS OF VINE STREET AT THE INTERSECTIONS OF VINE AND 28TH, VINE AND 30TH STREETS, WITH AN ASSUMED BEARING OF N 7°57'32" W

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

NOTE: PROPOSED PROJECT IS NOT PHASED



DATE:

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

NO.	REVISION	DATE

DESIGNED: SLO
DRAWN: MDS
JOB NUMBER: 12078
SHEET:
C-1
DATE: AUG 4, 2014



AIR PHOTO OF SITE



GRASS CRETE AT FIRE HAMMER HEAD AREA



NEIGHBORHOOD CHARACTER



NEIGHBORHOOD CHARACTER



ARCHITECTURAL IMAGE



PROPOSED CONCEPTUAL VINE STREET ELEVATION

ARCHITECTURAL CHARACTER & IMAGES

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

P-3

APRIL 29, 2014

Attachment 3
Elevations

Agenda Item 1



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

DOORS:
6 PANEL EMBOSSED FI-
BERGLASS, PAINTED



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

HABITAT FOR HUMANITY PLANNED DEVELOPMENT VINE STREET, PASO ROBLES

P-8

APRIL 29, 2014

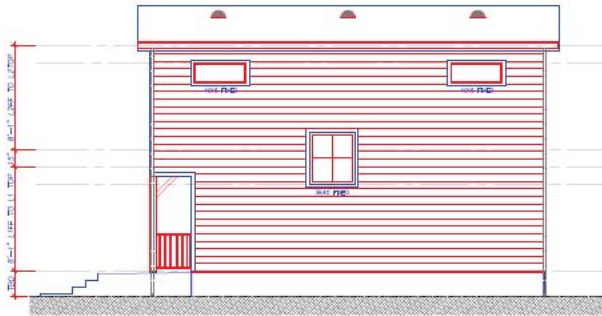
Agenda Item 1



RIGHT (PLAN B)



FRONT (PLAN B)



LEFT (PLAN B)



REAR (PLAN B)

PHASE ONE - APPROVAL
 BY: Julia Ogden, CED Date: Sept 30, 2014
 Habitat for Humanity, SLO County

GREG WILHELM ARCHITECT California Lic. #C20702 805-250-4166 greg@gregwilhelm.com	PROJECT: VINE STR. HOUSING
	2811 Vine Str. Paso Robles, CA
275 Westside Ave. San Luis Obispo, CA 93401 www.gregwilhelm.com	PLAN A-R-EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"
	SHEET #: B5.1 Sept 30, 2014

Attachment 4

Draft Resolution A

RESOLUTION NO:

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT A ONE-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 one-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 a prior 1-Year Time Extension on August 30, 2016. The applicant has been diligently moving forward on requirements to record a phased Final Map and is in building permit plancheck for the first phase of this development, however they will not be ready to record the Final Map prior to expiration of the Time Extension approved last year; and

WHEREAS, 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; and

WHEREAS, the Planning Commission is empowered through Zoning Code, Section 21.23B.150 Time Limit on Approval Zoning Code, to approve development plans and their related Time Extension requests, and the applicant filed a Time Extension request on August 7, 2017, prior to the date the entitlement would expire on August 30, 2017; and

WHEREAS, with approval of this 1-Year Time Extension the entitlements would be extended to September 26, 2018; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 26, 2017 to consider facts as presented in the staff report prepared for this time extension request, and to accept public testimony regarding the extension.

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 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 September 26, 2018, unless construction of the project has commenced, or a time extension request is filed prior to that date.

Attachment 4

Draft Resolution A

PASSED AND ADOPTED THIS 26th day of September, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOHN DONALDSON, 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)



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

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 11-002 & Tentative Tract Map 3036, on this 29th day of August, 2017.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: *Monica C Hollenbeck*
Monica Hollenbeck

RECEIVED

SEP 21 2017

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

AD #3280899
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; SEPTEMBER 15, 2017 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)

DATE: SEPTEMBER 15, 2017

AD COST: \$183.92

CITY OF EL PASO DE ROBLES

**NOTICE OF PUBLIC HEARING
TIME EXTENSION FOR PLANNED DE-
VELOPMENT AMENDMENT (PD 11-002)
AND TENTATIVE TRACT MAP 3036 -
2811 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, September 26, 2017 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. A one-year Time Extension was approved for this project on August 30, 2016. Since that time, the applicant, Habitat for Humanity, has made progress on processing their building permits and Final Map for the first phase of the project, however, they are not yet ready to begin construction. Therefore, they have requested an additional year to maintain active entitlements to allow additional time to complete those processes.

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
September 15, 2017

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