



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: April 10, 2018

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).
4. 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.
5. 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 were extended by the State as a result of AB 116, to February 25, 2017.
6. In March 2017, the Planning Commission approved a time extension extending the project entitlements to February 25, 2018.
7. 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.
8. A time extension request was submitted prior to the February 25, 2018 deadline, requesting that the Planning Commission extend the entitlements for one year to February 25, 2019.

Agenda Item 1

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, 2019;
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

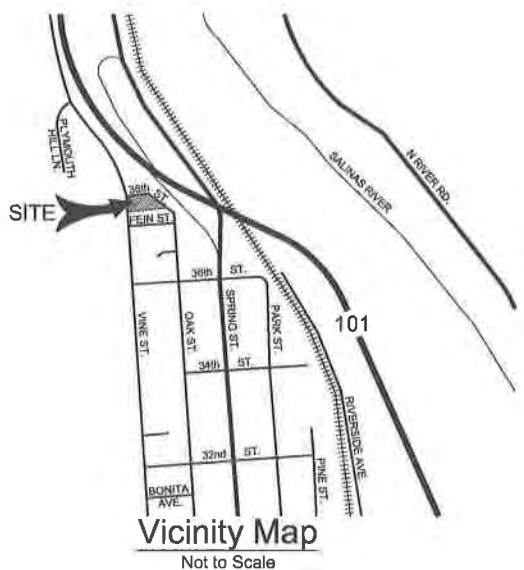
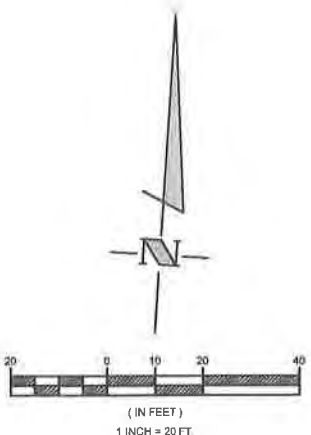
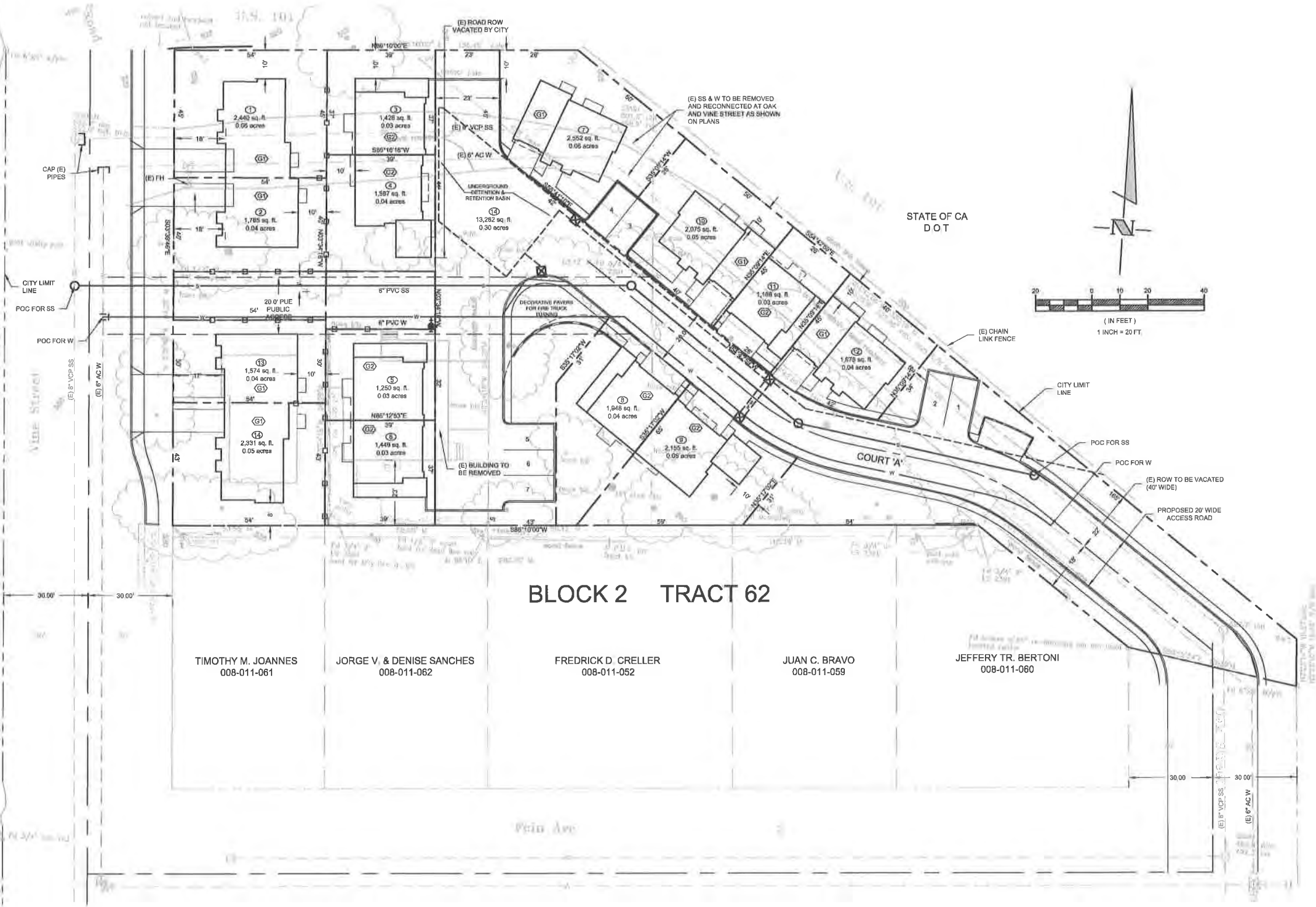
Vicinity Map



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	o	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 INDEX CONTOUR	E	ELECTRICAL CONDUIT
---	EXISTING INTERMEDIATE CONTOUR	TEL	COMMUNICATION CONDUIT
---	PROPOSED INDEX CONTOUR	JT	JOINT TRENCH
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPERTY LINE
①	PROPOSED LOT NUMBER		
②	PROPOSED GARAGE (1 CAR)		
③	PROPOSED GARAGE (2 CAR)		



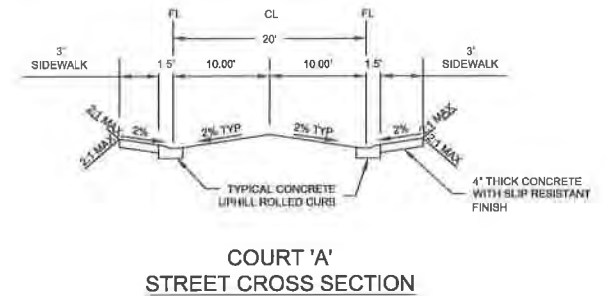
OWNER & CONSULTANT INFORMATION:

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 200
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:\2008\080896-38thStreet\Pass\TTM\Sheetfiles\06086-C-1-TTM.dwg
PLOT DATE: Nov 07, 2012 - 2:55pm
BY: Darrick

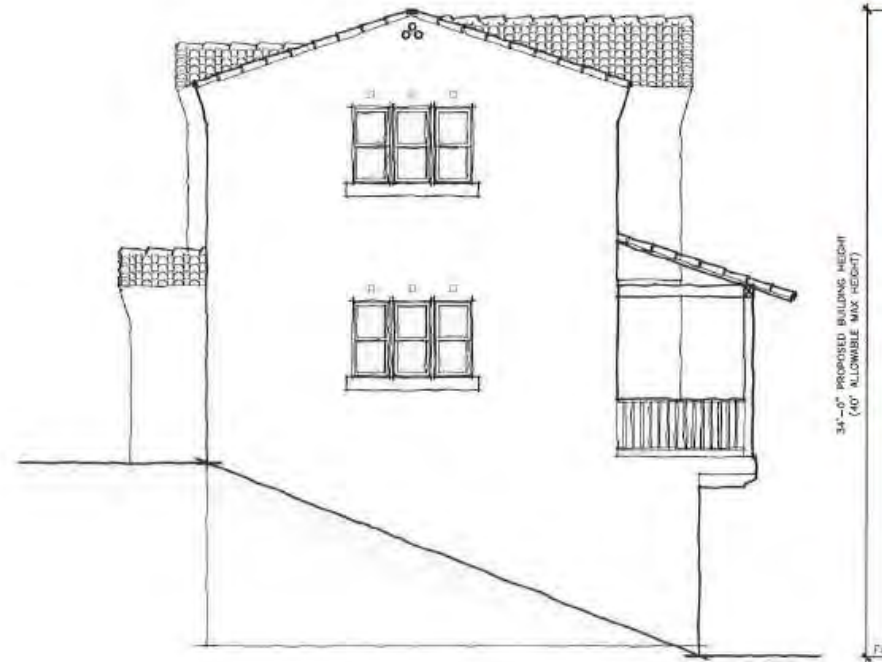
ENGINEER
778 O
San Luis
phone:
fax:
DATE:
38th STREET-DEVELOPMENT
PASO ROBLES, CA
DATE
NO. REVISION
DESIGNER
DRAWN
JOB NUM
SHEET



Building 1 Elevations



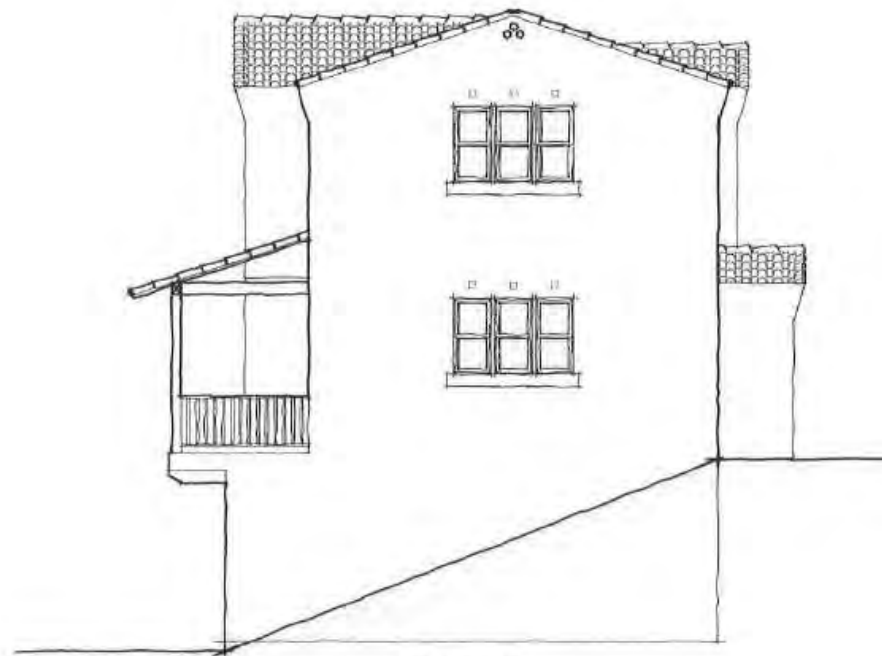
Building 2 Elevations



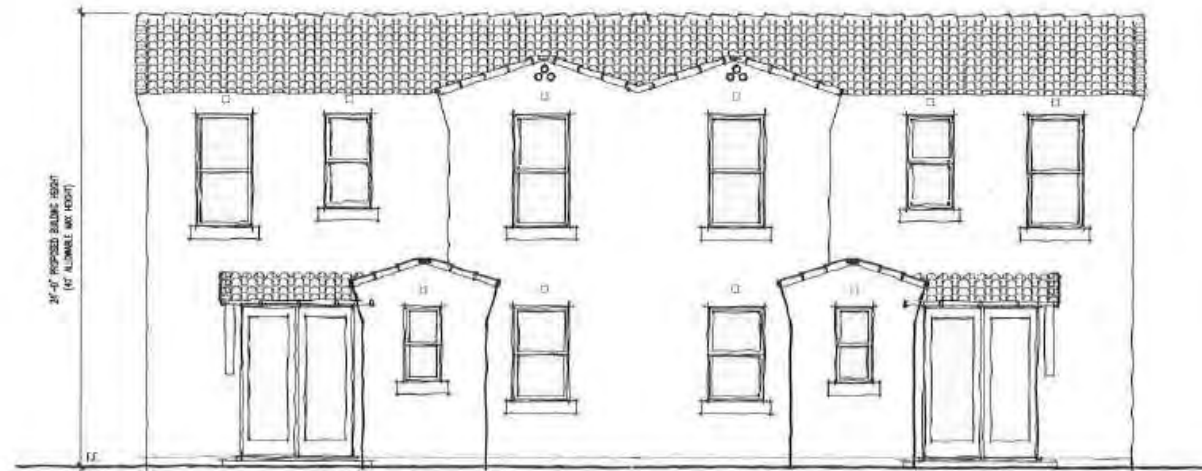
South Elevation



Plan B Reverse East Elevation Plan B

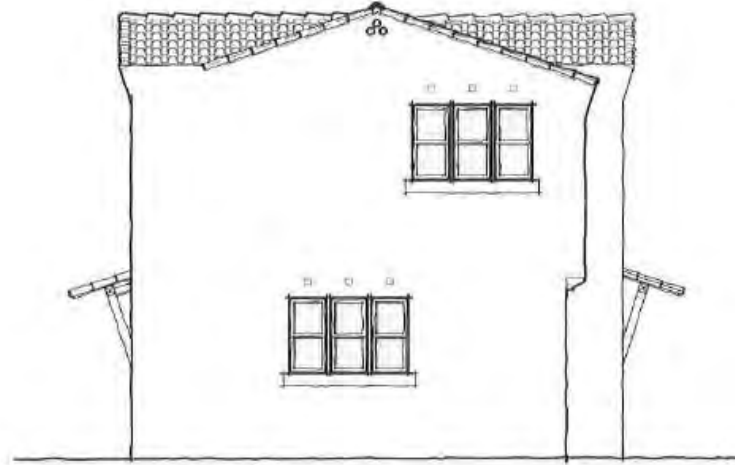


North Elevation



West Elevation

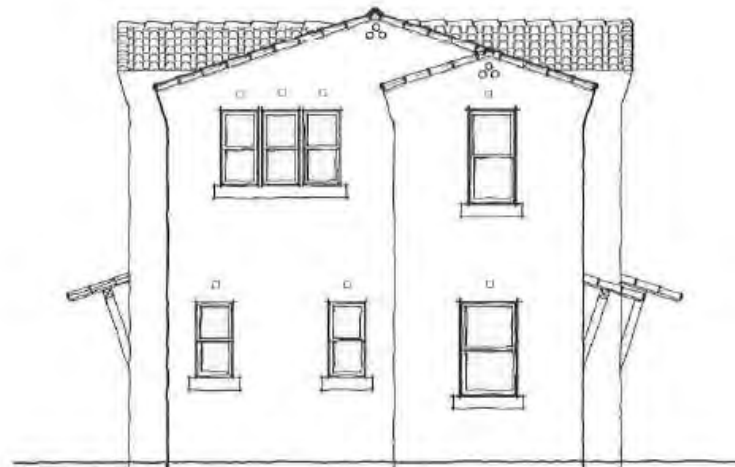
Building 3 Elevations



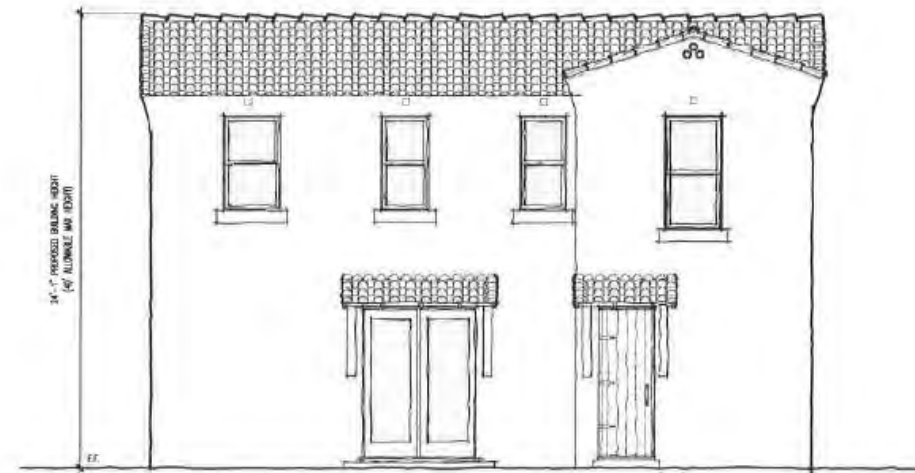
West Elevation



Plan A
South Elevation



East Elevation



North Elevation

Building 4 Elevations



Building 5 Elevations



Building 6 Elevations



Building 7 Elevations

Attachment 4

Draft Resolution A

RESOLUTION PC NO: 18-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, in March 2017, the Planning Commission approved a one year time extension extending the project entitlements to February 25, 2018; and

WHEREAS, a time extension request was submitted prior to the February 25, 2018 deadline, requesting that the Planning Commission extend the entitlements for one year to February 25, 2019; 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 April 10, 2018 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, 2018) 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, 2019, unless a time extension request is filed prior to that date.

Agenda Item 1

PASSED AND ADOPTED THIS 10th day of April 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG BARTH, 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 (TEX 18-01) for Planned Development 12-007 and Tentative Tract Map 2919, on this 29th day of March, 2018.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Monica C Hollenbeck
Monica Hollenbeck

THE Newspaper of the Central Coast TRIBUNE

RECEIVED

APR 02 2018

City of Paso Robles Community Development Dept

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 #3588647 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;; MARCH 30, 2018 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.

[Handwritten signature: Jane E. Duvand]

(Signature of Principal Clerk) DATE: MARCH 30, 2018 AD COST: \$217.80

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 Munde. LOCATION: 514 38th Street (APNs 008-011-088, 089, 090, & 091). ENVIRONMENTAL DETERMINATION: 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). HEARING: The Planning Commission will hold a Public Hearing on Tuesday, April 10, 2018, 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. 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). Darcy Delgado, Assistant Planner, March 30, 2018. 3588647