

RESOLUTION NO. 16-047

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

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 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.150 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 30, 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 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 August 30, 2017, unless construction of the project has commenced, or a time extension request is filed prior to that date.

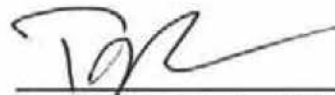
PASSED AND ADOPTED THIS 30th day of August, 2016 by the following roll call vote:

AYES: Commissioners Donaldson, Barth, Davis, Brennan, Agredano, Burgett, and
Chairman Rollins

NOES:

ABSENT:

ABSTAIN:



BOB ROLLINS, CHAIRMAN

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY