

RESOLUTION NO: PC 17-017

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.

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

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

NOES: None

ABSENT: None

ABSTAIN: None



JOHN DONALDSON, CHAIRMAN

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY