

RESOLUTION PC 17-046

**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.

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

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



JOHN DONALDSON, CHAIRMAN

ATTEST:



WARREN FRACE, PLANNING COMMISSION SECRETARY