

MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA MCCLISH, DIRECTOR OF COMMUNITY DEVELOPMENT

BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONSIDERATION OF TIME EXTENSION 17-003; ONE YEAR TIME EXTENSION FOR TENTATIVE PARCEL MAP 07-002 & PLANNED UNIT DEVELOPMENT 07-002 IN ACCORDANCE WITH THE SUBDIVISION MAP ACT; LOCATION – 166 PINE STREET; APPLICANT – JOHN DOLLINGER

DATE: JULY 18, 2017

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving a time extension for Tentative Parcel Map 07-002 and Planned Unit Development 07-002 located at 166 Pine Street.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

On July 1, 2008, the Planning Commission adopted Resolution No. 08-2066, approving Tentative Parcel Map (TPM) No. 07-002 and Planned Unit Development (PUD) No. 07-002. The original approval was set to expire on July 1, 2010; however, as a result of State Law during the Great Recession, the expiration of the maps was extended until July 1, 2017.

TPM 07-002 and PUD 07-002 originally approved the subdivision of a 14,378 square foot Single-Family (SF) zoned property into two (2) lots. Due to the minimum lot size of 7,200 square feet required in the SF zoning district, the PUD was necessary to allow for the creation of a residential property with reduced lot size. As part of the PUD process, two tentative designs were submitted for the homes to be constructed upon the two (2) lots, and a Condition of Approval required final Architectural Review Committee (ARC) review of the final plans before the issuance of Building Permits.

Due to the financial constraints imposed by the Great Recession, the applicant was unable to completely satisfy all Conditions of Approval required for the map to be

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recorded. As a result of the current healthier economic climate, the applicant has renewed his effort to complete the Final Map process to finalize the lot split. Due to the impending expiration date of the Tentative Map, the applicant is requesting a Time Extension to provide the opportunity to finish the Final Map process. Per Section 66463.5(c) of the Subdivision Map Act, the expiration date of the tentative map was automatically extended by sixty (60) days from July 1, 2017 to September 1, 2017.

ANALYSIS OF ISSUES:

Municipal Code Subsection 16.12.140.C allows the Planning Commission to grant a project up to three (3) one-year time extensions, only if it is found that there have been no significant changes in the General Plan, Municipal Code or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare. No such changes have been identified in these areas that would cause the proposed projects to be injurious to the public health, safety, or welfare.

If approved, the one-year time extension would extend the expiration date of the project to July 1, 2018, and the owners would be eligible to apply for two (2) additional one-year time extensions, in accordance with the provisions of the Municipal Code and the Subdivision Map Act.

ALTERNATIVES:

The following alternatives are provided for the Planning Commission's consideration:

1. Adopt the attached Resolution approving the time extension for TPM 07-002 and PUD 07-002;
2. Modify and adopt the attached Resolution approving the time extension for TPM 07-002 and PUD 07-002;
3. Do not adopt the attached Resolution, provide specific findings and direct staff to return with Resolution denying the time extension; or
4. Provide direction to staff.

ADVANTAGES:

Approving the requested time extensions will maintain the viability of the approved project.

DISADVANTAGES:

No disadvantages associated with approval of the requested time extension have been identified.

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ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, it has been determined that the granting of time extensions is not subject to CEQA per Section 15061(b)(3) of the Guidelines, regarding the general rule that where it can be seen with certainty that there is no possibility of a significant effect on the environment, an activity is not subject to CEQA.

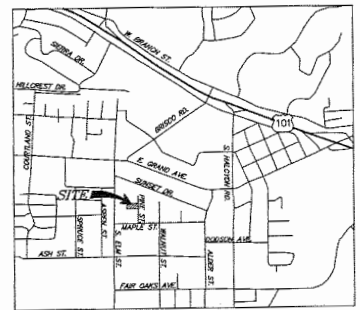
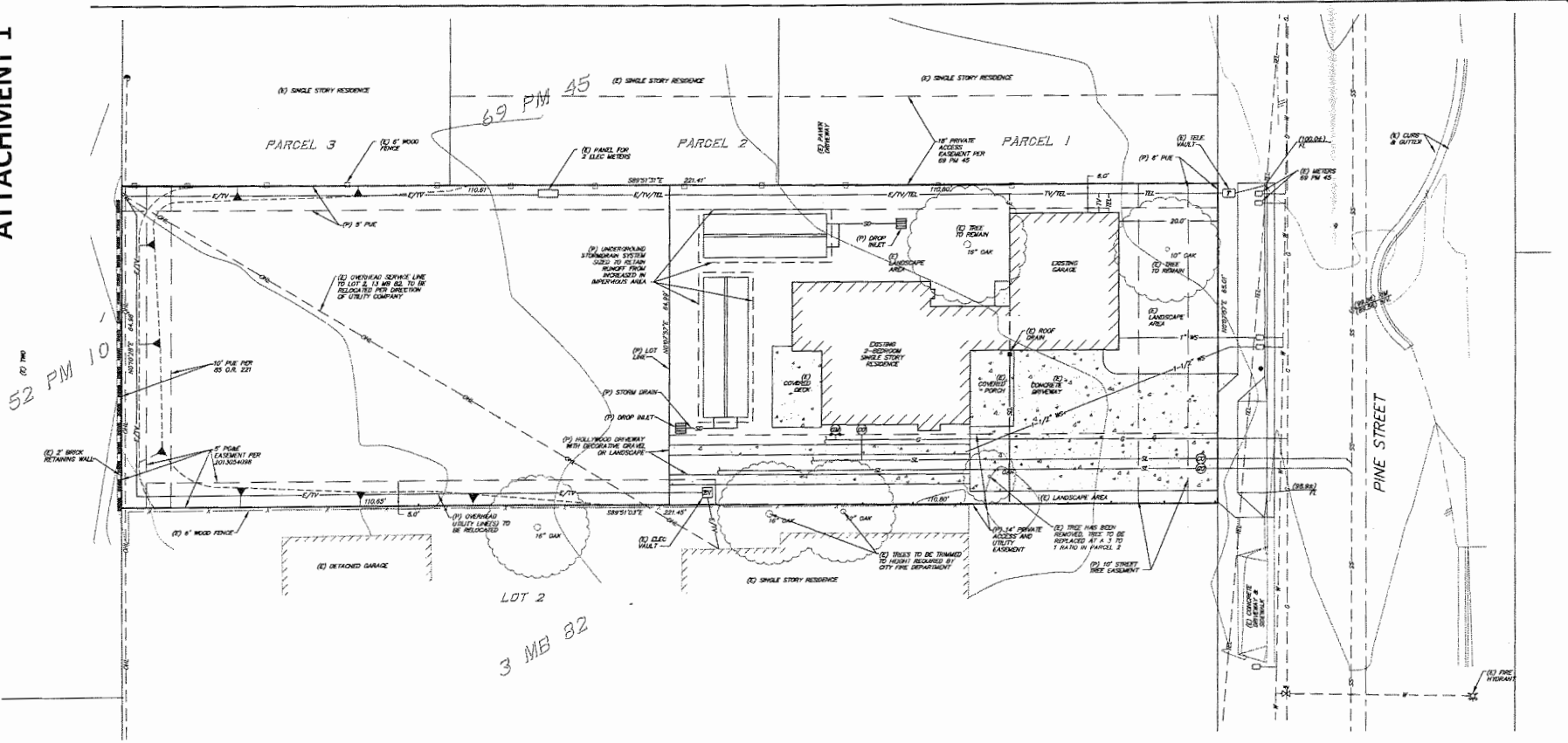
PUBLIC NOTICE AND COMMENT:

Per Municipal Code Table 16.12.030-B, a public hearing is not required for approval of time extensions. The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachment:

1. Site Plan

ATTACHMENT 1



VICINITY MAP
N.E.C.

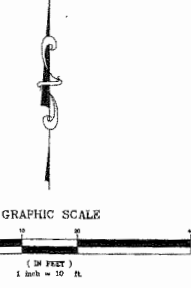
- LEGEND**
- CO SWNER CLEAMONT
 - EX EXISTING
 - FL FLOWLINE
 - INV INVERT ELEVATION
 - PRO PROPOSED
 - TO TOP OF GRADE
 - WA WATER METER
 - WM WATER MANGGLE
 - WV WATER VALVE
 - FS FILL SLOPE OF 3:1
 - EF EDGE OF FANEMENT
 - GL GAS LINE
 - OL OVERHEAD UTILITY LINE
 - SM SOWER MAIN
 - UL UNDERGROUND TELEPHONE LINE
 - SL SOWER LATERAL
 - WM WATER MAIN
 - WS WATER SERVICE LINE (SIZE AS SHOWN)
 - EL ELECTRICAL SERVICE LINE
 - SD SOWER DRAIN SERVICE LINE
 - TV CABLE TV LINE

- DESIGN NOTES**
- ASSESSOR'S PARCEL NO.: 077-171-020
 SINGLE FAMILY
 EXISTING ZONING: 14,392 S.F.± (0.33 ACRES)
 MIN. AREA FOR STD. PARCEL MAP: 4.5 DU/GROSS AC. = 1,481 DU
 GROSS SITE AREA: 7,202 S.F.± (GROSS) 5,800 S.F.± (NET)
 ALLOWABLE DENSITY UNITS: 7,190 S.F.± (GROSS & NET)
 PARCEL 1 AREA: 2,260 S.F.± OR 31.58
 PARCEL 2 AREA: 1,905 S.F.± OR 26.58
 PARCEL 1 APPROVED FLOOR AREA RATIO: 4,400 S.F.± (61.1%)
 PARCEL 1 EXISTING FLOOR AREA RATIO: 3,347 S.F.± (46.2%)
 PARCEL 1 APPROVED SITE COVERAGE (2006):
 PARCEL 1 EXISTING SITE COVERAGE:

- EARTHWORK ESTIMATES**
- MAX CUT DEPTH: 1' ±
 MAX FILL DEPTH: 2' ±
 CUT: 15 ± CUBIC YARDS
 FILL: 350 ± CUBIC YARDS
 DOES NOT INCLUDE OVERHEAD/UNDERGROUND OF BUILDING PIP.

- BENCHMARK & BASIS OF BEARINGS**
- SOWER MANGGLE RM IN PINE STREET
 ELEVATION = 29.81'
 THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF PARCEL 2 AS BEING SUBSTANTIATED AS SHOWN ON 102 P.S. 061.

- SURVEY INFORMATION**
- TOPOGRAHIC INFORMATION OBTAINED FROM SURVEY BY TRIANGULATION ASSOCIATES ON JANUARY 10, 2009 AND AS-BUILT INFORMATION PROVIDED BY OWNER.



OWNER:
 LEVY AND DENISE DOLLINGER
 168 PINE STREET
 ARMISTO GRANDE, CA 93402
 (805) 461-7162

PREPARED UNDER THE DIRECTION OF
 AND/OR SUBMITTER'S
 DATE: 5/2/2017
 CRIST E. TIPP
 P.L.S. 8358

ARC SITE PLAN
 PLANNED UNIT DEVELOPMENT 07-002
 166 & 168 PINE STREET, ARROYO GRANDE APN: 077-171-020

1160 MARSH STREET, SUITE 150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 RICK
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 11100 CHERRY STREET, SUITE 200, SAN JOSE, CA 95131

DATE	5/2/2017
SCALE	AS SHOWN
DRAWN	BC/CF
CHECKED	18002
PROJECT	18002-ARC
SHEET	1

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING A ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP 07-002 AND PLANNED UNIT DEVELOPMENT 07-002 (TIME EXTENSION 17-003); APPLIED FOR BY JOHN DOLLINGER; LOCATED AT 166 PINE STREET

WHEREAS, the Planning Commission approved Tentative Tract Map No. 07-002 and Planned Unit Development 07-002 (the "Project") on July 1, 2008; and

WHEREAS, the map has remained active as a result of State Law; and

WHEREAS, the applicant filed Time Extension 17-003 to extend the expiration date of the Project by one (1) year; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has considered the request for Time Extension 17-003 on July 18, 2017; and

WHEREAS, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is not subject to CEQA per Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the following circumstances exist:

1. There have been no significant changes in the General Plan, Municipal Code or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Time Extension 17-003 for the first of three (3) available one-year extensions, with the above findings and subject to the conditions as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. Tentative Tract Map 07-002 and Planned Unit Development No. 07-002 shall now expire on July 1, 2018.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

The foregoing Resolution was adopted this 18th day of July, 2017.

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GLENN MARTIN
CHAIR

ATTEST:

DEBORAH WEICHINGER
SECRETARY TO THE COMMISSION

APPROVED AS TO CONTENT:

TERESA McCLISH
COMMUNITY DEVELOPMENT DIRECTOR

DRAFT

EXHIBIT 'A'
CONDITIONS OF APPROVAL
TIME EXTENSION 17-003
TENTATIVE TRACT MAP 07-002 AND
PLANNED UNIT DEVELOPMENT 07-002
166 PINE STREET

This approval authorizes a one (1) year time extension for Tentative Tract Map No. 07-002 and Planned Unit Development 07-002, which was originally approved by the Planning Commission on July 1, 2008.

GENERAL CONDITIONS:

1. The developer shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. Tentative Tract Map No. 07-002 and Planned Unit Development No. 07-002 shall expire on July 1, 2018 unless it is recorded prior to this date or an extension of time is granted (two potential extensions remain).
3. The developer shall comply with all conditions of approval for Tentative Tract Map No. 07-002 and Planned Unit Development No. 07-002.