

City of Paso Robles

Residential Activity Report

December 2011



New Single Family Homes Under Construction, 935 - 949 Creston Road

Summary of Major Residential Activity: July 1 – December 31, 2011

Single Family Residential

- The recorded tracts listed on the following page represent those tracts that were actively developed in recent years. In addition to the vacant lots listed in the right column, there remain numerous vacant lots in older tracts and in other recognized lots throughout the City.
- Infill: 16 new homes were completed on the East Side of the City; no new homes were completed on the West Side. Permits were issued for 32 new homes on the East Side; permits for 2 homes were issued for the West Side.
- Tract 3034 (Ferguson), to create 8 single family lots at 939-955 Creston Road, was approved by the Planning Commission on June 14, 2011. Construction was commenced in late December.
- AB 208 (2011) extended the expiration date of most tract and parcel maps an additional two years.

Multi-Family Residential

- Hidden Creek Village: An apartment complex with 81 affordable housing units was completed in this period. It is located at 80 Cary Street and northeast of Niblick and South River Roads. The developer was South River Road Associates, an affiliate of the Housing Authority of the City of San Luis Obispo.

Single Family Lots in Recorded Maps

Tract	Phase	Marketing Name	Developer	Total # Lots	Built or UC Lots	Vacant Lots
1022			Ken Clouston	8	2	6
1215		Almond Springs		27	25	2
1499			HT Weddle	16	13	3
1771	2, 3	Deer Park	Ennis Langdon	86	85	1
1771	4, 5	Deer Park	Coker Ellsworth	68	64	4
2071			Gene Ernst	10	0	10
2254			Bermant	85	79	6
2281	3, 4	Shadow Canyon	John Adams	57	54	3
2281	5	Shadow Canyon Estates		25	23	2
2350	4		Midland Pacific	38	36	2
2352			Bruce White	9	8	1
2369	4	Montebello Oaks	Fallingstar Homes	83	22	61
2369	1 - 3	Montebello Oaks	Fallingstar Homes	168	167	1
2376		River Oaks	Willhoit	140	128	12
2457	3	Traditions	Willhoit	67	65	2
2521			John & June Bertoni	9	2	7
2529			Hope Development	21	2	19
2571			Wittstrom/Cagliero	33	28	5
2593		Highlands	Charter Pacific	55	24	31
2609		Cool Valley Estates	Harrod	20	11	9
2620			Vanderlip	16	5	11
2676			Whaley/London	11	6	5
2745			Halferty/DeBeikes	28	0	28
2775			Charter Pacific	17	3	14
2782			Wittstrom	7	0	7
Total				1,104	852	252

Approved Single Family Residential Tracts

Tract	Phase	Marketing Name	Developer	Total # Lots	Map Approval Expires	Possible Extension Months
2573			Conrad Langille	11	07/25/16	60
2583			Jason Rhoades	9	01/09/16	72
2611	2		John Wilson	6	12/14/15	48
2654			Cameron Financial	21	12/25/15	60
2790			White	6	02/14/16	60
2796			Barre	5	02/13/16	72
2805			Brian O'Kelly	13	07/11/16	60
2887		The Cove	Estrella Associates	51	07/11/16	72
3034			John Ferguson	8	06/14/15	72
3036			Habitat for Humanity	5	04/26/15	72
Total				135		

Note: Expiration dates include extensions authorized by AB 208 (2011).

Approved Residential Parcel Maps

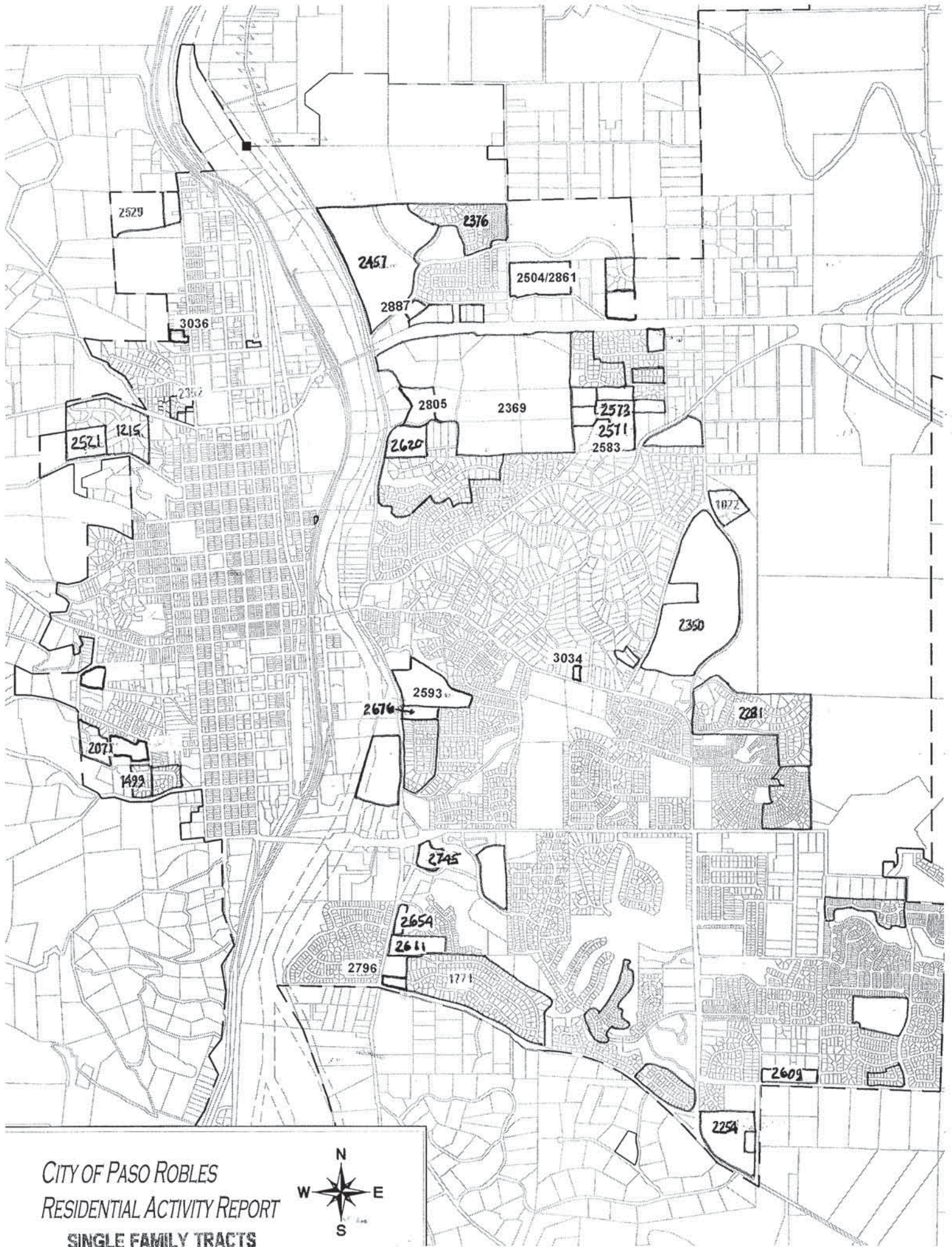
Map No.	Developer	Total # Lots	Existing Units	New Units	Map Approval Expires	Possible Extension Months
03-0338	Harrod	4	1	3	09/25/14	72
04-0189	Marquez	3	1	2	01/09/14	72
04-0496	Erskine	2	2	0	11/23/13	48
05-0069	Brill	2	1	1	09/27/13	60
05-0282	Brian Stein	2	1	1	03/11/15	72
05-0302	Bruce White	2	1	1	12/13/13	60
05-0303	Goforth	2	1	1	10/24/13	72
05-0417	Reneau	2	1	1	03/11/15	72
06-0078	Hollis	3	1	1	03/13/14	72
06-0089	Gentry	2	1	1	11/14/13	72
06-0091	McElwain	2	1	1	10/10/13	72
06-0096	Ottman	2	1	1	10/10/13	72
06-0124	Moos	2	1	1	02/13/14	72
06-0133	Utter	2	1	1	11/14/13	72
06-0134	Manning	2	1	1	01/23/14	72
06-0140	Spears	2	2	0	10/24/13	72
06-0165	Baird	2	1	1	03/27/14	72
06-0236	Legacy Park Partners	4	0	4	02/27/14	72
07-0197	Doyle White	2	3	0	01/22/15	72
08-0161	Dan Conner	3	3	0	03/23/14	72
Total		47	25	22		

Note: Expiration dates include extensions authorized by AB 208 (2011).

Multi-Family Residential Projects

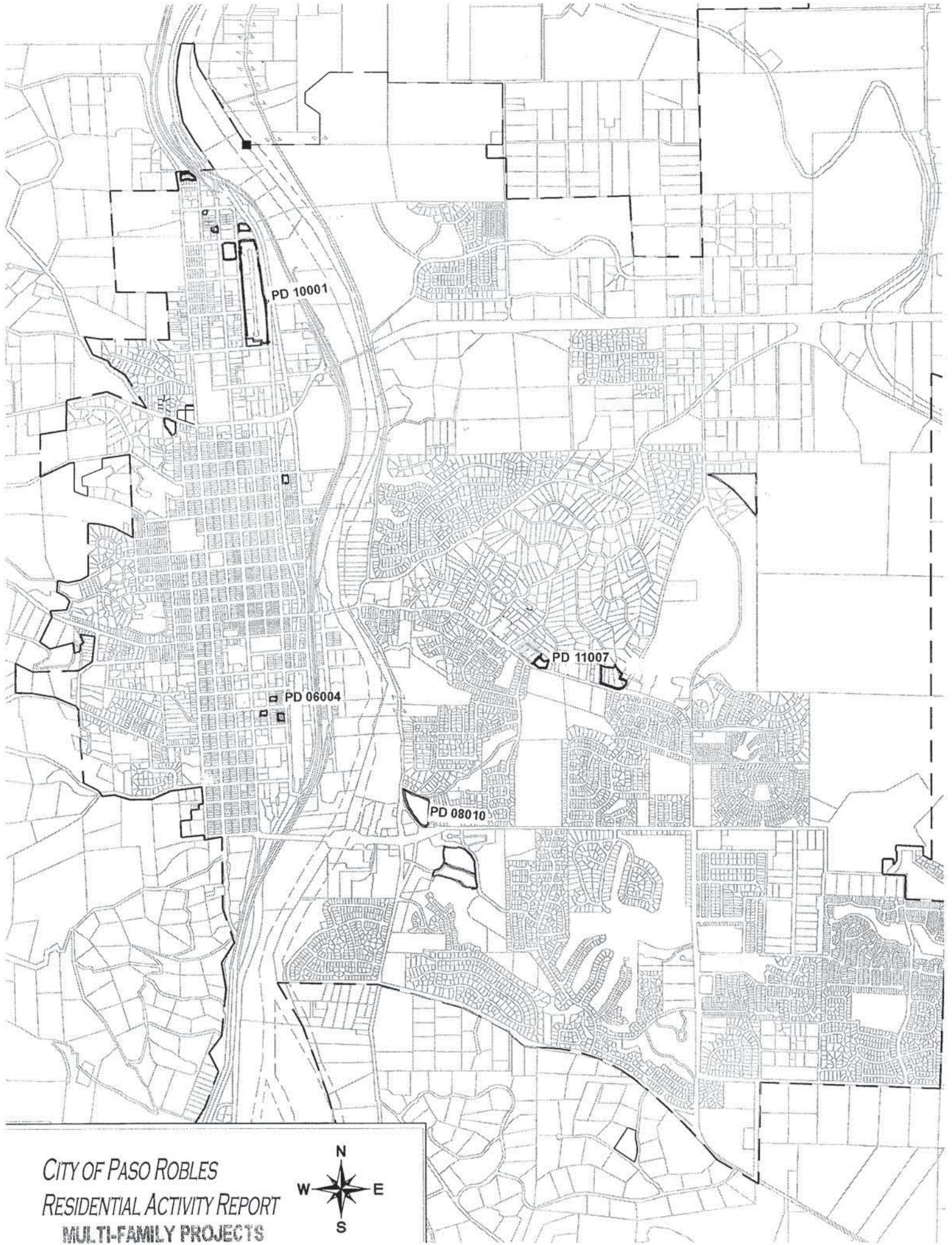
File No.	Project Name	Developer	Total # Units	Type	Status	Approval Expires
PD 08010	Hidden Creek Village	So. River Road Associates	81	Affordable Family Apartments	Construction Complete	NA
PD 06004		Park Place Partners (Dan Lloyd)	6	apartments above commercial	Building Permit Approved	?
PD 10001	Oak Park Redevelopment	Paso Robles Housing Authority	154	Affordable Family Apartments	Zoning Permit Approved	06/01/12
PD 11007	845 Creston Road	Golden Oaks Developers	5	apartments	Zoning Permit Applied	
Total			246			

Note: PD 10001 proposes to build 302 new units; 148 will replace existing units; 154 will be new to the City's inventory.



CITY OF PASO ROBLES
RESIDENTIAL ACTIVITY REPORT
SINGLE FAMILY TRACTS





CITY OF PASO ROBLES
RESIDENTIAL ACTIVITY REPORT
MULTI-FAMILY PROJECTS

