

City of Paso Robles

Residential Activity Report

August 2015



Oak Park Redevelopment

Summary of Major Residential Activity: December 31, 2014 – August 31, 2015

Single Family Residential

- The recorded tracts listed on the following page represent those tracts that are actively being 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.
- Units Completed: 25 new homes were completed on the East Side of the City; 6 new homes were completed on the West Side.
- Permits Issued: On the West Side, building permits are active for 16 new homes. On the East Side, building permits are active for 21 new homes.
- Permit Applications Filed: On the West Side, applications to build 6 new single family detached homes, and 14 single family attached homes are being processed. On the East Side applications to build 5 new single family detached and 23 new single family attached homes are being processed.

Multi-Family Residential

- Oak Park Public Housing Redevelopment – Phase Two: Applications for building permits for 70 new affordable apartment units were issued.
- Permit Applications Filed: On the West Side, applications to build 14 apartment units are being processed. On the East Side, applications to build 22 apartment units are being processed.

Single Family Lots in Recorded Maps (with 5 or more vacant lots)

Tract	Phase	Marketing Name	Developer	Total # Lots	Built or UC Lots	Vacant Lots
1022			Ken Clouston	8	2	6
2071			Gene Ernst	10	0	10
2376		River Oaks	Estrella Associates	140	128	12
2521			John & June Bertoni	9	3	6
2529			Hope Development	21	10	11
2593		Highlands	Charter Pacific	55	35	20
2609		Cool Valley Estates	Harrod	20	17	3
2620			Vanderlip	16	8	8
2745			Halferty/DeBeikes	23	0	23
2775			Charter Pacific	17	6	11
2790			White	6	1	5
2805			Brian O'Kelly	13	2	11
2887		The Cove	Estrella Associates	51	16	35
Total				389	228	161

Vacant Single Family Finished Infill Lots

(in addition to the vacant lots in the above table)

255

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Approved Single Family Residential Tentative Tract Maps

Tract	Phase	Marketing Name	Developer	Total # Lots	Map Approval Expires	Possible Extension Months
2583			Jason Rhoades	9	01/09/16	72
2611	2		John Wilson	6	12/14/15	48
3036			Habitat for Humanity	9	04/26/17	72
3047			Rick Jeffrey	42	07/09/17	72
3060		The Elms	Mark Masi	14	09/09/16	
Total				80		

Note: Expiration dates include extensions authorized by AB 116 (2013).

Single Family Residential Tracts Submitted for Approval

Tract	Phase	Marketing Name	Developer	Total # Lots	Application Submittal Date	Status *
Total				0		

* I = Incomplete application; C = Complete application; date is Planning Commission hearing date.

Approved Residential Tentative Parcel Maps

Map No.	Developer	Total # Lots	Existing Units	New Units	Map Approval Expires	Possible Extension Months
03-0338	Harrod	4	1	3		
04-0189	Marquez	3	1	2	01/09/16	72
04-0496	Erskine	2	2	0	11/23/15	48
05-0069	Brill	2	1	1	09/27/15	60
05-0282	Brian Stein	2	1	1	03/11/17	72
05-0302	Bruce White	2	1	1	12/13/15	60
05-0303	Goforth	2	1	1	10/24/15	72
05-0417	Reneau	2	1	1	03/11/17	72
06-0078	Hollis	3	1	1	03/13/16	72
06-0089	Gentry	2	1	1	11/14/15	72
06-0091	McElwain	2	1	1	10/10/15	72
06-0096	Ottman	2	1	1	10/10/15	72
06-0124	Moos	2	1	1	02/13/16	72
06-0133	Utter	2	1	1	11/14/15	72
06-0134	Manning	2	1	1	01/23/16	72
06-0140	Spears	2	2	0	10/24/15	72
06-0165	Baird	2	1	1	03/27/16	72
06-0236	Legacy Park Partners	4	0	4	02/27/16	72
07-0197	Doyle White	2	3	0	01/22/17	72
13-0052	Amy Rougeot	3	0	3	09/10/15	72
14-0068	Ernst	3	1	2	11/25/16	72
13-0052	Ridino	2	0	2	11/25/16	72
Total		48	22	26		

Note: Expiration dates include extensions authorized by AB 116 (2013).

Multi-Family Residential Projects

(with 5 or more units)

File No.	Project Name	Developer	Total # Units	Type	Status	Approval Expires
PD 05002		Brett Whitaker	25	townhouse condominiums	Zoning Permit Approved	10/25/15
PD 06004		Park Place Partners (Dan Lloyd)	6	apartments above commercial	Building Permit Approved	06/13/16
PD 06024		Golden Hill Development LLC	68	senior apartments	Zoning Permit Approved	11/18/16
PD 10001	Oak Park Redevelopment	Paso Robles Housing Authority	154	Affordable Family Apartments	Phase 1 (80 units) complete; Phase 2 (70 units) - Building Permit Application Filed	N/A
PD 11007	845 Creston Road	Golden Oaks Developers	5	apartments	Building Permit Application filed	03/20/14
PD 12005	802 Experimental Station Road	Arjun Buena Vista Properties	142	apartments	Building Permit Application filed	06/04/15
PD 12007	38th & Oak Streets	Brad Vernon	14	townhouse condominiums	Building Permit Application filed	02/25/15
Total			414			

Notes:

1. PD 05002 is accompanied by Tract 2654.
2. PD 06004 is accompanied by Tract 2848.
3. PD 06024 is accompanied by Parcel Map 06-0272 and proposes to build 68 senior apartments plus 57 rooms in a congregate care facility.
4. PD 10001 is accompanied by Tract 3024 and proposes to build 302 new units; 148 will replace existing units; 154 will be new to the City's inventory.
5. PD 12007 is accompanied by Tract 2919.