

RESOLUTION NO.: 03-070

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE
ROBLES
TO GRANT A ONE YEAR TIME EXTENSION FOR PLANNED DEVELOPMENT 98016
(CANYON CREEK APARTMENTS/PEOPLES' SELF-HELP HOUSING CORP.)

WHEREAS, at its meeting of June 22, 1999, the Planning Commission approved Planned Development (PD) 98016, which authorized NOVA Housing Group to develop 80 apartment units for low income persons at the west side of Nicklaus Drive, approximately 700 feet south of Niblick Road; and

WHEREAS, at its meeting of August 17, 1999, following an appeal of the Planning Commission's decision of June 22, 1999, the City Council adopted Resolution 99-130 to approve PD 98016; and

WHEREAS, in December 2000, Peoples' Self-Help Housing Corp. purchased the project and site from NOVA Housing Group; and

WHEREAS, Zoning Code Section 21.23B.150 provides that:

- approvals of development plan applications (PD's) shall become invalid if, after two years from the date of approval, a building permit has not been issued, or if issued construction has either not been commenced or has lapsed;
- applicants for development plans may apply for a time extension, not exceeding one year per extension, if the request for extension is filed on or prior to the date that the approval becomes invalid; and

WHEREAS, at its meetings of September 11, 2001, and September 10, 2002, the Planning Commission adopted Resolutions 01-072 and 02-069, respectively, approving one-year time extensions for Planned Development (PD) 98016; and

WHEREAS, on August 15, 2003, Peoples' Self-Help Housing Corp. submitted a letter requesting the Planning Commission to grant a third one year time extension for PD 98016; and

WHEREAS, at its meeting of September 9, 2002, the Planning Commission conducted a public

hearing, 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 approve a one year time extension for; subject to the following conditions:

1. All conditions adopted within Resolution 99-130 shall remain in full force and effect.

PASSED AND ADOPTED THIS 9th Day of September 2003 by the following Roll Call Vote:

AYES: Calloway, Flynn, Kemper, Steinbeck, Warnke, Ferravanti

NOES:

ABSENT: Johnson

ABSTAIN:

VICE CHAIRMAN NICK FERRAVANTI

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

ED\PSH\CANYON CREEK\NOVA\STAFF REPORTS & RESOS\TIMEX RESO 2003