



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Planning Manager

SUBJECT: Consideration Of Time Extension 23-001 For Conditional Use Permit 21-001 And Lot Merger 21-001; One Year Time Extension In Accordance With The Arroyo Grande Municipal Code; Location – 700 Oak Park Blvd; Applicant – Housing Authority of San Luis Obispo (HA

DATE: May 2, 2023

SUMMARY OF ACTION:

Approval of Time Extension 23-001 to extend the approval of Conditional Use Permit 21-001 and Lot Merger 21-001 would allow an additional twelve (12) months for the developer to obtain building permits to construct a new mixed-use development consisting of 63 affordable apartments and 1,178 square feet of commercial space at 700 Oak Park Blvd. Approval of the time extension application would extend the expiration of the approval to May 18, 2024.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving Time Extension 23-001.

BACKGROUND:

On May 18, 2021, the Planning Commission adopted Resolution 21-2345 for a mixed-use project consisting of 63 affordable multi-family residential units, a 1,342 square-foot community room, and 1,178 square feet of commercial space. The applicant has been working toward obtaining permits for the construction of the approved development, but has found it necessary to request an extension of the approval to allow adequate time to address plan check corrections on the building permit application and secure construction funding. Therefore, the applicant submitted a time extension request to extend the entitlement's approval for one year, which is due to expire on May 18, 2023.

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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 that would cause the proposed project 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 May 18, 2024. Following approval of this extension, the applicant would be eligible to apply for two (2) additional one-year time extensions, in accordance with the provisions of the Municipal Code.

ALTERNATIVES:

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

1. Adopt the attached Resolution approving Time Extension 23-001;
2. Modify and adopt the attached Resolution approving Time Extension 23-001;
3. Do not adopt the attached Resolution, provide specific findings and direct staff to return with a Resolution denying the time extension; or
4. Provide direction to staff.

ADVANTAGES:

Approving the requested time extension will maintain the viability of an approved project that will provide much needed affordable housing units and will allow the applicant to continue to work toward obtaining building permits to construct the project.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

Review of Conditional Use Permit 21-001 and Lot Merger 21-001 for compliance with the California Environmental Quality Act (CEQA) determined that the project was categorically exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines regarding infill development in urban areas. The granting of a time extension is not anticipated to have any effect on that determination.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

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Attachments:

1. Resolution