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STAFF REPORT

Item # 10

To: Lemoore Planning Commission
From: G. Hobbs, Assistant Planner
Review
Date: February 11, 2008
Subject: Application by Coker Ellsworth to Extend Tentative Subdivision Map No.2004-06/ PUD No. 2004-04 for Tract 752 to construct 73 single family residential homes and one tot lot

Project Location & Description:

The development is located south of Iona Avenue and Golf Links Drive, adjacent to Vine Street. It is Assessor's Parcel No. 024-052-088. The Tentative Subdivision Map No. 2004-06 / Tract 752 will subdivide 18.23 acres into seventy-three (73) single family residential lots and one (1) tot-lot in two phases. The Tentative Subdivision Map and Planned Unit Development was initially approved on February 1, 2005 along with thirty-three (33) conditions of approval. On November 20, 2006 prior to the expiration date of February 1, 2007, Coker Ellsworth submitted an application for a twelve month extension, approved by the Planning Commission/City Council to expire February 1, 2008.

Coker Ellsworth, applicant/owner, has applied for a second twelve (12) month extension. The application was received January 17, 2008, prior to the expiration date of February 1, 2008. Under City's Municipal Code section 8-7B-10, applicant may receive an automatic extension for sixty (60) days until the extension is either; approved, conditionally approved, or denied, whichever occurs first.

Staff Review:

The applicant's request is reviewed based on City criteria for granting extension approvals and the following findings have been made:

a. How long of an extension is being requested?

The original approval was for a two (2) year period given by the City Council at its meeting of February 1, 2005 and expired on February 1, 2007. The applicant received a one year extension making the maturity date February 1, 2008. The applicant/owner is requesting a second extension for one (1) year for Phase 1 and II of Tract 752. If granted, this would extend the total map life to four (4) years. Section 66452.6(3) of the State Map Act authorizes the local legislative body or advisory agency to grant up to five (5) year life to the map.

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b. What is the current status of the project?

The Improvement Drawings for Phases I and II have been signed by the City Engineer and the Mylar for the Final Map Phase I has been submitted and has several redlines by the City Engineer for the connection road to be included by the City Engineer and still must meet all conditions of approval of the Planning Department. Phase II of the project is being reviewed but is not ready for recordation at this time.

c. What efforts were made to complete or start the project within the approval period?

The Mylar for Phase I was submitted on December 28, 2007 but does not correctly address the conditions of approval and must be modified, re-done, and new signatures gathered before it is ready for recording. Phase II is pending the applicant's engineers corrections on the map and re-submittal.

d. How will the project be completed if the extension is granted?

The project will be considered completed when and if the corrected and/or revised submitted version of the final map for Phase I has met with the approval of both the City Engineer and the Public Works Department, bonds are posted, applicable conditions of approval have been met, and the City Council accepts the Final Map for recordation.

e. Prior to granting a second extension, the final map for at least one phase should have been recorded.

Efforts were made to finalize Phase I final map before the expiration of the project. Phase II is currently being reviewed but not ready for recordation. The mylar for Phase I was being reviewed with signatures but could not be processed prior to the expiration date. The improvements drawings for Phase I and II are completed and signed.

f. Are there any new circumstances, which may require amending any previously imposed approved conditions or imposing new conditions?

A fifth impact fee resolution was adopted after the last extension was given and it was noticed that the previous resolution references were incorrect. Therefore a new condition #32 has been put in place of the old one.

Recommendation:

The Planning Commission should approve the attached Resolution #2008-07, approving a one (1) year extension for Tentative Subdivision Map 2004-06 / PUD 2004-04 for Tract No. 752 to expire February 1, 2009, reiterating the original conditions of approval.