DEPARTMENT: Planning
BY: Duane Hall
PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes ___ No X)

(1) Adoption of resolution approving a three (3) year extension to the development time frames for Planned Development Zone No. 84-2 (Granite Springs Mobile Home Park); and (2) waive first reading and introduce ordinance amending Condition of Development No. 1 and development time frames for PDZ No. 84-2.

This recommendation is based on the recommendation of the Planning Commission and a finding of good cause as documented in the Planning Department staff report.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors adopted Ordinance No. 625 in 1984 and approved the planned development zone for a mobile home and recreational vehicle park. The development time frames expired in 1989, and the Board adopted Ordinance No. 771 in 1990 reactivating the planned development zone but reducing the mobile home density and eliminating the recreational vehicle spaces. The development time frames for Ordinance No. 771 expired on May 18, 1992.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

ALTERNATIVES: 1) Continue public hearing to a date and time certain;
2) Deny requested time extension and initiate action to rescind PDZ;
3) Approve requested time extension for a shorter period of time (e.g. two years).

NEGATIVE ACTION would result in denial of requested time extension thereby deactivating the PDZ.

COSTS: (X) Not Applicable
A. Budgeted current FY
B. Total anticipated costs
C. Required Add’l funding
D. Source:

SOURCE: ( ) 4/5ths Vote Required
A. Internal Transfers
B. Unanticipated revenues
C. Reserve for contingency
D. Description: Balance in Reserve for Contingencies, if approved:

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:

1. Draft ordinance
2. Planning Commission Resolution No. 92-4
3. Letter from Affected Property Owner
4. Planning Commission Staff Report
CLERK'S USE ONLY:
Res. No.: 92-260
Ord. No.: 832
Vote - Ayes: 5 Noes: ___
Absent: ___ Abstained: ___
( ) Approved ( ) Denied
( ) Minute Order Attached

The foregoing instrument is a correct copy of the original on file in this office.
DATE:
ATTEST: MARGIE WILLIAMS
Clerk of the Board of Supervisors
County of Mariposa, State of CA
By: __________
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION

___ Recommended
___ Not Recommended
___ For Policy Determination
___ Submitted with Comment
___ Returned for Further Action

Comment: 

A.O. Initials: __________
MARIPOSA COUNTY PLANNING COMMISSION
RESOLUTION NO. 92-4

A RESOLUTION RECOMMENDING APPROVAL OF TIME EXTENSION FOR
PLANNED DEVELOPMENT ZONE NO. 84-2 (GRANITE SPRINGS MOBILE
HOME PARK); JOHN WAYLAND, APPLICANT

WHEREAS, an application to amend the conditions of
development and extend the development time frames for Planned
Development Zone No. 84-2 has been submitted to the County of
Mariposa; and

WHEREAS, the Planning Commission is responsible for
formulating a recommendation to the Board of Supervisors on the
approval or denial of the requested time extension; and

WHEREAS, the requested time extension has been determined to
be exempt from the requirements of the California Environmental
Quality Act and County Environmental Review Policies and
Procedures; and

WHEREAS, the Planning Commission has held a duly noticed
public hearing on the matter in accordance with State law and
County Code.

NOW THEREFORE BE IT RESOLVED that the Mariposa County
Planning Commission recommends that the Board of Supervisors
approve the requested time extension by amending Condition of
Development No. 1 to read as follows:

1. The project shall be developed in accordance with the
   approved site plan. Minor modifications to the location
   and dimensions of the spaces may be approved by the
   Planning Director. The project shall be completed within
   three (3) years from the effective date of the ordinance
   amending the development time frames, and construction of
   the project shall commence within one (1) year of the
   effective date. These dates may be extended for six (6)
   months by the Planning Director upon showing of good
   cause. Additional time extensions to the development
   schedule shall be approved by the Board of Supervisors.
PASSED AND ADOPTED by the Mariposa County Planning Commission on this 8th day of May, 1992 by the following vote:

AYES: Balmain, Cromell, Eskra, Fall, Reilly

NOES: None

ABSTAINED: None

EXCUSED: None

Charles R. Fall  
CHARLES R. FALL, Chairman  
Mariposa County Planning Commission  

ATTEST:

Susan M. Menje  
SUSAN M. MENJE, Secretary  
Mariposa County Planning Commission