

DEPARTMENT: Planning

BY: Duane Hall

PHONE: 966-5151

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

(Waive 2nd Reading + Adopt Ordinance)
(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

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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: MP

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**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.

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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