



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: DECEMBER 6, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-17460 - APPLICANT/OWNER: SEARLES PROPERTY DEVELOPMENT, LLC**

---

**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. This Extension of Time will expire on November 3, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5063) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
11/03/04	The City Council approved a General Plan Amendment (GPA-5060) to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to M (Medium Density Residential); a Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential); and a Site Development Plan Review (SDR-5063) for a 52 Unit Apartment Complex on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street . The Planning Commission and staff recommended approval on 10/07/04.
12/06/06	The City Council will consider a related Extension of Time (EOT-17462) of an approved Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential) on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street.
<i>Related Building Permits/Business Licenses</i>	
02/08/06	Civil improvement plans (L-11593) were submitted, but have not been approved.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.48
Net Acres	2.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	C-2 (General Commercial)
North	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Auto Repair Garage/Market	SC (Service Commercial)	C-2 (General Commercial)
West	Multi-Family Housing	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>	<b>X</b>		
Redevelopment Plan Area	X		<b>Y</b>

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>	<b>X</b>		
Neighborhood Revitalization Area	<b>X</b>		<b>Y</b>
<b>Trails</b>		<b>X</b>	
<b>Rural Preservation Overlay District</b>		<b>X</b>	
<b>Development Impact Notification Assessment</b>		<b>X</b>	
<b>Project of Regional Significance</b>		<b>X</b>	

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-5063) that allowed a 52 Unit Apartment Complex on 2.48 acres adjacent to the northeast corner of Searles Avenue and 23rd Street.

**ANALYSIS**

This is the first Extension of Time for the subject Site Development Plan Review (SDR-5063) that allowed a 52 Unit Apartment Complex, which was approved by the City Council on 11/03/04. The applicant has also submitted a related Extension of Time (EOT-17462) of an approved Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential).

The applicant has indicated that they will submit a new Site Development Plan Review, which is a re-design of the proposed apartment complex. The applicant has indicated that a new rezoning submittal will not be submitted to accompany the new site plan. The Extension of Time applications will allow the applicant to proceed with the proposed redesign of the apartment complex. Therefore, staff is recommending approval of the subject Extension of Time.

**Previous Conditions of Approval from Site Development Plan Review (SDR-5063)**

1. A Rezoning (ZON-5062) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 08/23/04, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 6,500 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. Wall pack lighting shall utilize shoe-box fixtures and downward-directed lights on the proposed buildings.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Site development to comply with all applicable conditions of approval for ZON-5062 and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**FINDINGS**

As there have been no notable changes on the site since the approval of the original application, staff has no objection to this request for an Extension of Time. The Extension of Time will allow enough time for the applicant to submit plans for a revised Site Development Plan Review application. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0