



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-18081 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on April 17, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (Z-0011-02) and all other subsequent site 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&D, Fire, Bldg., etc.</i>	
04/17/02	The City Council approved a General Plan Amendment (GPA0045-00) to O (Office) and PF (Public Facility) and a Rezoning (Z-0011-02) to O (Office) and C-V (Civic) on this site. The Planning Commission and staff recommended denial on 03/14/02.
12/18/02	The City Council approved a Special Use Permit (U-0010-02) for a 55-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the O (Office) portion of this site. The Planning Commission and staff recommended denial on 03/14/02
09/06/06	The City Council approved a Required Two Year Review (RQR-13675) of an approved Special Use Permit (U-0010-02) for a 55-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign. The Planning Commission and staff recommended approval on 07/13/06.
09/29/06	Staff administratively approved a Directors Business Item (DIR-17195) for an Off-Premise Sign Modification to install light shield decking to comply with Condition Number 8 from Required Review (RQR-13675) that required the glare from the sign shall be mitigated subject to approval of the Planning and Development Department for an existing billboard.
<i>Related Building Permits/Business Licenses</i>	
	There are no building permits or business licenses as they relate to this portion of the overall parcel.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Masonic Lodge/Undeveloped	PF (Public Facilities)/O (Office)	C-V (Civic)/R-1 (Single Family Residential) under Resolution of Intent to O (Office)
North	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)
South	Church/School	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (Z-0011-02) from R-1 (Single Family Residential) to O (Office) on 14.05 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue.

ANALYSIS

This is the second Extension of Time for the subject Rezoning (Z-0011-02), which was approved by the City Council on 04/17/04. The applicant indicates that the Extension of Time is needed due to the widening of Highway 95, which has delayed development plans. A Site Development Plan Review has not been submitted on the subject site. The zoning approval is exercised by the commencement of the actual construction. Staff can support the subject Extension of Time application for the indicated reasons.

Previous Condition from Rezoning (Z-0011-02)

1. The C-1 (Limited Commercial) portion of the request shall be amended to O (Office) with the remainder of the site being C-V (Civic) as depicted on the aerial photograph submitted as a part of this action.
2. Approval of a General Plan Amendment (GPA-0045-00) by the City Council from L (Low Density Residential) to O (Office) and PF (Public Facility) land use designation.
3. A Resolution of Intent with a two-year time limit.
4. Approval of a Special Use Permit and/or a Site Development Plan Review application by the Planning Commission and the City Council at a public hearing prior to issuance of any permits, any site grading, or other development activity on this site. Any such Site Development Plan Review shall include a minimum 30-foot wide bermed landscape planter along the east property line.

5. Dedicate a 25-foot radius of right-of-way at the north east corner of Rancho Drive and Mesquite Avenue prior to the issuance of any permits for this site. Also, grant a traffic signal chord easement at the back of radius prior to the issuance of any permits for this site.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this sit, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. A Drainage Plan and Technical Drainage Study may be required upon further development of this site.

FINDINGS

The Extension of Time will allow additional for the applicant to submit plans for the subject site. 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