



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-18217 - APPLICANT: WOOD PARTNERS - OWNER:
ALTA MONTECITO**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on December 01, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5296) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5296) that allowed a density of 66.94 units where 50 units per acre is the maximum allowed for an approved 399-unit high density residential development on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) on property located within the area designated Town Center on the Northwest Amendment to the General Plan, from: U, R-E, R-PD7, R-PD11, R-PD13, R-PD18, R-CL, C-1, C-2, C-V, and P-D to: T-C (Town Center), size: 1,468 acres. The Planning Commission and staff recommended approval on 11/05/98.
12/01/04	The City Council approved a Site Development Review (SDR-5295) for a proposed 399-unit five-story high density residential development; and a Special Use Permit (SUP-5296) that allowed a density of 66.94 units where 50 units per acre is the maximum allowed for an approved 399-unit high density residential development on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway. The Planning Commission and staff recommended approval on 11/04/04.
<i>Related Building Permits/Business Licenses</i>	
12/10/06	A building permit (6007189) was issued on the indicated date for an apartment building with two garages. Also, a permit (6007190) for onsites/hardscapes was also issued on the indicated date.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.91

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)
North	Undeveloped	TC (Town Center)	T-C (Town Center)
South	Undeveloped	TC (Town Center)	T-C (Town Center)
East	Mountain Ridge City Park	TC (Town Center)	T-C (Town Center)
West	Undeveloped	TC (Town Center)	T-C (Town Center)

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

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-5296) which was approved by the City Council on 12/01/04. A Special Use Permit is exercised upon the issuance of a certificate of occupancy. A building permit (6007189) for an apartment building with two garages was issued on 12/10/06. The permit (6007190) for onsites/hardscapes was also issued on 12/01/06. Upon completion of the buildings and a final inspection; a certificate of occupancy will be issued which will then exercise the Special Use Permit.

FINDINGS

Staff supports the subject Extension of Time for the approved Special Use Permit. The applicant has demonstrated that they are working towards development of 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