

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-18647 - APPLICANT: JMA ARCHITECTS - OWNER:
CHARLESTON 3RD, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on May 04, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6111) 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 Site Development Plan Review (SDR-6111) that allowed a 28 story mixed use development consisting of 159 residential condominium units and 7,000 square feet of commercial/retail space, with waivers from the Downtown Centennial Plan streetscape, build-to-line and building setback requirements on 0.44 acres at 1026 and 1036 South Third Street (APN 139-34-410-257).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/04/05	The City Council approved a Site Development Plan Review [SDR-6111] for a proposed 28 story mixed use development consisting of 159 residential condominium units and 7,000 square feet of commercial/retail space, with waivers from the Downtown Centennial Plan streetscape, build-to-line and building setback requirements on 0.44 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092). The Planning Commission and staff recommended approval on 04/14/05.
12/01/05	The Planning Commission approved a Tentative Map [TMP-9880] for a 160-unit mixed-use condominium development on 0.44 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092).
<i>Related Building Permits/Business Licenses</i>	
01/24/06	Civil improvement plans [HANSEN Project #10867] were submitted for blue line review. Mylars were approved by Planning on 10/30/06, but have not been finalized by the City Engineer as of yet.
02/14/06	Building plans were submitted for permit [C-142-06] for the project, but have not been issued as of yet.
09/28/06	The Department of Planning and Development accepted a Final Map [FMP-17151] application for a 159-unit mixed-use condominium development on 0.41 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092). The Final Map Technical Review Action Letter was sent on 11/01/06. Mylars have not been submitted as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.79
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial) MXU (Mixed-Use)	C-2 (General Commercial) R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed-Use)	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
South	Office General Retail	C (Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
West	Off-Premise Advertising Sign Undeveloped (98-unit mixed-use development approved 02/16/05)	C (Commercial)	C-2 (General Commercial)

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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-6111), which was approved by the City Council on 05/04/05. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development, as they are currently in review at the City. Civil improvement plans have been submitted and are pending final approval by the City Engineer. The applicant has indicated that the Extension of Time is necessary due to the coordinating with various City departments regarding the realignment of Casino Center Boulevard.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. 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