

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19431 - APPLICANT/OWNER: GABRIEL MANRIQUEZ

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-5727) shall expire on February 16th, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5727) and all other subsequent related cases and 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-5727) for a 1,495 square-foot residential to office conversion and waivers of landscape and buffer requirements on 0.17 acres at 717 South 8th Street.

The applicant has made progress on the proposed conversion of a residence to an office. The extension of time would permit the applicant time to complete the conversion. It is noted that as the Variance (VAR-5730) expired, the applicant shall be required to re-apply for the variance prior pulling any permits. This condition shall be placed on the companion extension of time request for the Rezoning (ZON-5726) application. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/05	The City Council approved a Rezoning (ZON-5726) from R-1 (Single Family Residential) to P-R (Professional Office And Parking), a Site Development Plan Review (SDR-5727) for a 1,495 square foot residential to office conversion and waivers of landscape and buffer requirements, and a Variance (VAR-5730) to allow a 48 foot lot width when 60 feet is required for a proposed professional office development. The Planning Commission and staff recommended approval.
02/16/06	Per Condition Number 2 of VAR-5730, the Variance expired.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
North	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
South	Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential)
East	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
West	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	6,844 SF	N/A
Min. Lot Width	60 Feet	48 Feet	N*
Min. Setbacks			
• Front	20 Feet	18-0	N
• Side	5 Feet	4-6	N
• Rear	15 Feet	55-3	Y
Max. Lot Coverage	50%	22%	Y
Max. Building Height	2 Stories/35 Feet	1 Story	Y
Trash Enclosure	Walled & roofed	N/A	N/A
Mech. Equipment	Screened	Screened	Y
Min. Lot Size	N/A	6,844 SF	N/A

* The proposed project required a Variance (VAR-5730) for lot width requirements. The variance expired on 02/16/06. The applicant shall be required to re-apply for a variance prior to pulling any permits.

Per Title 19.12

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	1 Tree	0 Trees	N
Buffer:				N
• Min. Trees (north)	1 Tree/30 Linear Feet	5 Trees	0 Trees	
• Min. Trees (south)	1 Tree/20 Linear Feet	8 Trees	2 Trees	
• Min. Zone Width	8 Feet	0-8 Feet		N
• Wall height	6 Feet	(Not indicated)		
Parking Area	1 Tree/6 Spaces		1 Tree	N
Buffer:				N
• Min. Trees (north)	1 Tree/30 Linear Feet		5 Trees	
• Min. Trees (south)	1 Tree/20 Linear Feet		8 Trees	

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office	1,495 SF	1/300 GFA	4	1	5	1	Y
TOTAL			4		5		Y

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has made progress in the form of removing a shed from the site. The extension of time would permit the applicant time to work with contractors to complete the proposed conversion of this residence to an office. It is noted that the original Variance (VAR-5730) for lot width requirements has expired. The applicant shall be required to re-apply for a variance with-in the time frame of this extension of time request. Approval of this request is recommended, subject to conditions.

Conditions of approval from SDR-5727

1. A Rezoning (ZON-5726) to a P-R (Professional Office and Parking) Zoning District and a Variance (VAR-5730) approved by the City Council.
2. This Site Development Plan Review shall expire two years from the 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 11/30/04, except as amended by conditions herein.

4. The Waiver from the requirement for eight-foot deep perimeter landscape buffers is hereby approved, provided an equivalent number of trees is provided elsewhere on the site. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect this requirement.
5. Turf shall be limited to a maximum of 12.5% of the total landscape area.
6. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. The existing chain-link fencing shall be removed. A six-foot high property line wall shall be provided along the south property line, and 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties. A trash enclosure, if provided, shall be walled and roofed in accordance with the requirements of Title 19.08.045.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Landscape and maintain all unimproved rights-of-way adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON5726 and all other subsequent site-related actions.

FINDINGS

Approval of the original Site Development Plan Review (SDR-5727) was granted on 02/16/05. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0