

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-22312 - APPLICANT/OWNER: WILLIAM D. HITT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-6317), and all other site related actions.
2. This Site Development Plan Review (SDR-6317) shall expire on June 15, 2009 unless another Extension of Time is approved.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6317) for a proposed mixed use development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space, of which 102,744 square feet is office space on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive.

This is the first extension of time request for the subject Site Development Plan Review. The applicant has not made progress on the proposed project since the original approval in the form of filing additional applications or applications for permits. Approval of this request is recommended with a two year time limit.

It is also noted that there are three associated extension of time requests that will run concurrent with this application. These associated requests are for the related Special Use Permits.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 02/13/03 | The City Council approved a Rezoning (ZON-1620) of the subject property from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan designation] to T-C (Town Center), a Special Use Permit (SUP-1569) for a 6,622 square- foot Tavern on a portion of the subject property, and a Site Development Plan Review (SDR-1741) for a proposed 6,622 square foot Tavern on a portion of the subject site. The Planning Commission recommended approval and staff recommended denial. |
| 06/15/05 * | The City Council approved a request for a Site Development Plan Review for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space of which 102,744 square feet is office space, and Special Use Permits (SUP-6323, SUP-6326, and SUP-6330) for a proposed 5,200 square-foot tavern, a proposed 7,256 square-foot supper club, and a proposed mixed use development in excess of 12 stories respectively on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval. |
| <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. | |

| Details of Application Request | |
|---------------------------------------|------|
| Site Area | |
| Gross Acres | 5.21 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|----------------------------------|--|------------------------|
| Subject Property | Undeveloped | UC-TC (Urban Center Mixed Use) | T-C (Town Center) |
| North | Multi Family Residential | UC-TC (Urban Center Mixed Use) | T-C (Town Center) |
| South | Undeveloped | UC-TC (Urban Center Mixed Use) | T-C (Town Center) |
| East | Undeveloped (Under Construction) | Montecito Town Center Mixed Use Commercial | T-C (Town Center) |
| West | Undeveloped | UC-TC (Urban Center Mixed Use) | T-C (Town Center) |

| Special Districts/Zones | Yes | No | Compliance |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| T-C Town Center District | X | | Y |
| Special Districts/Zones | Yes | No | Compliance |
| Special Purpose and Overlay Districts | | | |
| T-C Town Center District | X | | Y |
| 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 |

ANALYSIS

This is the first extension of time request for the subject Site Development Plan Review. The applicant has not made progress on the proposed project since the original approval in the form of filing additional applications or applications for permits. The applicant states in their justification letter that they are working on assembling the logistics of the project in order to move forward successfully. Approval of this request is recommended with a two year time limit.

It is also noted that there are three associated extension of time requests that will run concurrent with this application. These associated requests are for the related Special Use Permits.

FINDINGS

This Extension of Time request is deemed appropriate with a two year time limit. 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