



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JULY 18, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-22359 - APPLICANT/OWNER: FREMONT BRUCE, LLC**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and Development**

1. This Special Use Permit (SUP-5984) shall expire on June 15, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5984) 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 Special Use Permit (SUP-5984) for a proposed mixed use development on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street.

This is the first extension of time request regarding the proposed project. The applicant has shown progress on the project. Permits have been applied for. These permits have not been issued as the plans are still in the plan check stage. 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.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/15/05	The City Council approved a request for a Site Development Plan Review (SDR-5942) for a four-story, 152 residential unit, 21,000 square-foot mixed-use development and a Special Use Permit (SUP-5984) to allow a proposed mixed use development at this location. The Planning Commission and staff recommend approval.
12/07/06	The applicant filed for a Civil Improvement Plan Review (L-Civil 18611).
06/01/07	There are open Code Enforcement cases on this property regarding waste, litter, and weeds that have overtaken the property.
<b><i>Related Building Permits/Business Licenses</i></b>	
08/11/06	The applicant applied for building permit for building number one on the subject site. It has not been issued at this time as the plans are still in plans check.
09/15/06	A building permit for demolition of the trailer park on the subject property. The permit expired on 03/17/07.
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	
<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	2.76

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Mobile Home Park	MXU (Mixed Use)	C-2 (General Commercial)
North	Condominiums	MXU (Mixed Use)	C-2 (General Commercial)
South	Apartments	MXU (Mixed Use)	C-2 (General Commercial)
East	Motel	MXU (Mixed Use)	C-2 (General Commercial)
West	Convenience Store	C (Commercial)	C-2 (General Commercial)
	Multi-Family Residential	H (High Density Residential)	R-1 (Single Family Residential)
	Single Family Residential	L (Low Density Residential)	

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>			
Downtown Centennial Plan (East Fremont)	X		Y
Redevelopment Plan Area	X		Y
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## ANALYSIS

This is the first extension of time request regarding the proposed project. The applicant has shown progress on the project. Permits have been applied for. These permits have not been issued as the plans are still in the plan check stage. A demolition permit was issued for the removal of the trailer park. This permit expired.

It is also noted that there are open Code Enforcement cases on the subject property. These cases are regarding an abundance of waste, litter, and weeds on the subject property. This application shall include a condition of approval requiring the maintenance and clean-up of the property. Due to the progress made on the proposed project approval of this request is recommended.

## FINDINGS

Approval of the original Special Use Permit (SUP-5984) was granted on 06/15/05. 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