

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26155 - APPLICANT/OWNER: CHARLESTON LAMB, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Variance (VAR-5110) shall expire on 12/21/08, unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Variance (VAR-5110) and all other site related actions as required by the Planning and Development Department and Department of Public Works

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the first request for an Extension of Time of an approved Variance (VAR-5110) to allow no open space where 26,570 square feet of open space is the minimum required in conjunction with a proposed 37-lot Single-Family Residential Development. The proposal is situated on 3.40 acres, approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. It is noted that three related Extensions of Time (EOT-26153, EOT-26154 and EOT-26156) will be heard concurrently with this application.

The applicant has requested a one-year for an Extension of Time to facilitate the completion of an approved Planned Development. Therefore, staff recommends approval of this request with a one-year extension of time that will expire 12/21/08.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/05	The City Council approved a Site Development Plan Review (SDR-5108), a General Plan Amendment (GPA-5102); a Variance (VAR-5113) to allow an RPD (Residential Planned Development) zoning on less than five acres; a Rezoning (ZON-5106) from R-1 (Single Family Residential) to R-PD11 (Residential Planned Development - 11 Units Per Acre); a Variance (VAR-5110) to allow zero acres of open space and a Waiver (WVR-5294) to allow 32-foot wide private streets. The Planning Commission recommended approval. The Planning Commission recommended approval. Staff recommended denial.
1/26/06	The Planning Commission approved a request for a Tentative Map (TMP-10753) for a 37-lot Single Family Residential Subdivision Charleston Village Estates - on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. Staff recommended approval. NOTE: The Tentative Map will expire on 1/26/08; per Title 18.08.170 this map cannot be extended as a Final Map has not been recorded within the two years of approval.
<i>Related Building Permits/Business Licenses</i>	
There are no Business Licenses or Building Permits related with this subject property	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required with this type of request.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required with this type of request.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.4 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MLA (Medium Low Attached Residential)	R-1 (Single Family Residential) Under a Resolution of Intent to R-PD11 (Residential Planned Development 11 Units Per Acre)
North	Single Family Residential	ML (Medium Low Residential)	R-PD7 (Residential Planned Development 7 Units Per Acre)
South	Single Family Residential	ML (Medium Low Residential)	R-PD6 (Residential Planned Development 6 Units Per Acre)
East	Single Family Residential	ML (Medium Low Residential)	R-PD6 (Residential Planned Development 6 Units Per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

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

ANALYSIS

This is the first requested Extension of Time. This Variance (VAR-5110) was initially approved on 12/21/05 and expires on 12/21/07. The applicant has requested a one-year Extension of Time in order to complete financial arrangements for the construction of the project. There have been no Civil Plans or Building Permits submitted for this proposal. The applicant has submitted a Tentative Map (TMP-10753), which was approved by the Planning Commission on 1/26/06 and will expire on 1/26/08. Per the Title 18.08.170 Subdivision Ordinance, a new Tentative Map will need to be submitted because a Final Map, or the first in a series of Final Maps, was not recorded within two years following the date of approval.

There are three related Extensions of Time (EOT-26153, EOT-26154 and EOT-26156) that will be heard concurrently with this application. The Waiver (WVR-5294) to allow 32-foot wide private streets does not require an Extension of Time as recent changes to the Title 18 Subdivision Code require a Deviation from Standards, as approved by the City Engineer.

FINDINGS

Staff recommends approval of the requested one-year Extension of Time for the approved Variance (VAR-5110). This approval will expire on 12/21/08.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0