

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-26014 - APPLICANT/OWNER: HUE LOFTS, LLC**

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

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

**Planning and Development**

1. This Site Development Plan Review (SDR-10669) shall expire on 2/15/10, unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-10669) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant has requested a two-year Extension of Time of an approved Site Development Plan Review (SDR-10669) for a 40-story Mixed Use Development consisting of 270 residential units and 14,750 square-feet of commercial space. This Site Development Plan Review was approved with waivers of the Downtown Centennial Plan Building Stepback and Streetscape requirements. The proposed location of the development is on approximately 0.44 acres at 200 and 210 East Charleston Boulevard.

This is the first requested Extension of Time and the applicant states that he is preparing construction documents and will soon pull building permits. Staff recommends approval of the requested two-year extension of time which will expire on 2/15/10.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
5/18/05	The City Council approved the request for Site Development Plan Review (SDR-6188) for a 38-Story Mixed-Use Development consisting of 278 residential units and 9,300 square feet for commercial space with Waivers of the Downtown Centennial Plan Building Stepbacks and Streetscape requirements. The Planning Commission and Staff recommended approval.
6/09/05	The Planning Commission approved the request for a Tentative Map (TMP-6558) for a 278-unit condominium residential subdivision.
2/15/06	The City Council approved a request for a Site Development Plan Review (SDR-10669) for a 40-story Mixed-Use Development consisting of 270 residential units and 14,750 square feet of commercial space with Waivers of the Downtown Centennial Plan Building Stepback and Streetscape Requirements. The Planning and Commission and staff recommended approval. This Site Development Plan Review (SDR-10669) expires on 2/15/08.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no Business Licenses or Building Permits related with this proposal.	
<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	0.44 acres



<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Office Use	C (Commercial)	C-2 (General Commercial)
North		C (Commercial)	C-2 (General Commercial)
South	Multi Family Residential	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Multi Family Residential	C (Commercial)	C-2 (General Commercial)
West	Retail	C (Commercial)	C-2 (General Commercial)

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

## ANALYSIS

The original Site Development Plan Review (SDR-6188) was revised by a major modification to the Site Development Plan Review (SDR-10669), which increased the height and unit count of the proposal. The revised Site Development Plan Review (SDR-10669), for Extension of Time request applies, was approved by the Planning Commission and City Council on 2/15/06 and is set to expire on 2/15/08.

## FINDINGS

This is the first requested extension of time related with this proposal. Because of the Major Modification (SDR-10669), the previous Civil Plans and Tentative Map became void. The applicant is seeking an Extension of Time in order to complete the construction documents in order to pull building permits and complete development. Staff recommends approval of a two-year extension of time that will expire 2/15/10, for the approved Site Development Plan Review (SDR-10669).

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0