

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-26204 - APPLICANT/OWNER: MAIN STREET
ACQUISITIONS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-9136) shall expire on 1/18/10, 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-9136) and all other site related actions as required by the Planning and Development Department and Department of Public Works

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for a two-year Extension of Time on an approved Site Development Plan Review (SDR-9136) for a Mixed-Use Development consisting of 109 residential units and 9,779 square feet of retail space. This application was approved with a Waiver of the Residential Adjacency Requirements to allow a setback of 15 feet where 297 feet is the minimum setback required, and to allow 70% lot coverage where 50% is the maximum lot coverage permitted on 1.40 acres at 714, 718 and 722 Main Street; and 711, 719 North First Street. It is noted that two related Extensions of Time (EOT-26203 and EOT-26205) will be heard concurrently with this application.

The applicant has requested a two-year for an Extension of Time to facilitate the completion of an approved Mixed-Use Development. Therefore, staff recommends approval of this request with a one-year extension of time that will expire 1/18/10.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/18/06	The City Council approved a General Plan Amendment (GPA-9129) to MXU (Mixed Use); a Rezoning (ZON-9131) from the C-M (Commercial/Industrial) and the R-2 (Medium-Low Density Residential) Zoning District to the C-1 (Limited Commercial) Zoning District; a Site Development Plan Review (SDR-9136) for a Mixed-Use Development consisting of 109 residential units and 9,779 square feet of retail space with a Waiver of the Residential Adjacency Requirements to allow a setback of 15 feet where 297 feet is the minimum setback required, and to allow 70% lot coverage where 50% is the maximum lot coverage permitted and a Special Use Permit (SUP-9135) for a Mixed Use project on 1.40 acres at 714, 718 and 722 Main Street. The Planning Commission and Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
2/03/06	<p>Building Permit #59135 issued for demolition and removal of buildings and footings at 718 North Main Street.</p> <p>Building Permit #59135 issued for demolition and removal of buildings and footings at 722 North Main Street.</p> <p>NOTE: These demolition permits are issued over-the-counter and do not have an associated Plan Check number.</p>
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
1/22/08	A field check was made on site with the following observations: <ul style="list-style-type: none"> • All buildings have been demolished and removed from the site. • Site is enclosed with chain link fencing.

Details of Application Request	
Site Area	
Net Acres	1.4 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)/ MXU (Mixed Use)	C-M (Commercial/Industrial) and R-2 (Medium-Low Density Residential) Under a Resolution of Intent to C-1 (Limited Commercial)
North	Motel	C (Commercial)	C-M (Commercial/Industrial) and R-1 (Low Density Residential)
South	Undeveloped	MXU (Mixed Use)	C-M (Commercial/Industrial)
East	Single Family Residences	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Warehouse/ Retail	C (Commercial)	M (Industrial)

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			
A-O Airport Overlay District 175 feet	X		NA
Trails		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. Although a Reversionary Map has not been filed or any Building Permits pulled for construction, the applicant has completed some preliminary site work such as grading and removing the existing vacant buildings on the subject site. No civil plans have been submitted for this proposal.

The applicant states that the two-year extension of time is needed as extra time has been given to controlling construction costs. There are two related Extensions of Time (EOT-26203 and EOT-26205) that will be heard concurrently with this application.

FINDINGS

Staff recommends approval of the requested two-year Extension of Time for the approved Site Development Plan Review (SDR-9136). This approval will expire on 1/18/10.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0