



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-26244 - APPLICANT/OWNER: JOHN ARELLANO

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Variance (VAR-8812) shall expire on 1/04/10, unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Variance (VAR-8812) 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 a request for a two-year Extension of Time for an approved Variance (VAR-8812 to allow six parking spaces where eight spaces are required at 2118 East Stewart Avenue. This Variance is related to the approved Site Development Plan Review (SDR-7452) for the addition of a three-unit Apartment Development to an existing Single Family Residence on 0.16 acres at 2118 East Stewart Avenue. A related Extension of Time (EOT-26245) for the approved Site Development Plan Review (SDR-7452) has been submitted with this request.

This is the first requested Extension of Time and the applicant states that the extension is needed as the owner has been out the country and revisions to the proposal are being planned. Staff recommends approval of the requested two-year extension of time which will expire on 1/04/10.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/04/06	The City Council approved a Site Development Plan Review (SDR-7452) for a proposed addition of a three-unit Apartment development to an existing Single Family Residence with a Waiver of the Perimeter Landscaping Requirements and a related Variance (VAR-8812) to allow six parking spaces where eight spaces are required on 0.16 acres at 2118 Stewart Avenue. The Planning Commission and staff recommended denial.
5/31/06	Civil Plans (L-Civil #13373) were submitted for review for a 3-unit apartment complex. This application was denied by Planning and Development on 6/08/06; the application has expired.
<i>Related Building Permits/Business Licenses</i>	
There are no Business Licenses or Building Permits affiliated with this proposal.	
<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.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwelling	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Single Family Dwelling	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family Dwelling	M (Medium Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Multi-Family Dwelling	M (Medium Density Residential)	R-3 (Medium Density 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
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 for an approved Variance (VAR-8812) set to expire on 1/04/08. The applicant has requested a one-year Extension of Time in order to secure the entitlements while revisions of the project are prepared for re-submittal. A related Extension of Time (EOT-26245) for the approved Site Development Plan Review (SDR-7452) will be heard concurrently with this application.

FINDINGS

Staff recommends approval of the requested one-year Extension of Time which will expire on 1/04/10, for the approved Variance (VAR-8812).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0