



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 18, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28034 - APPLICANT/OWNER: CSC INVESTMENTS, INC
ET AL

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review (SDR-1914) shall expire on 05/07/09 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-1914) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the third request for an Extension of Time of an approved Site Development Plan Review (SDR-1914) for a fifteen-story Office/Retail Building with Parking Garage on 3.8 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. This proposal is located within the UC-TC (Urban Center Town Center Land Use)

It is noted that two related requests for an Extension of Time (EOT-28035 and EOT-28036) will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved a Rezoning (ZON-1913) to TC (Town Center) on the remaining portion of this site, a Special Use Permit (SUP-1915) for a fifteen story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District, a Variance (VAR-1916) to allow no step backs where step backs are required after the fourth story in the Town Center Development Standards and a Site Development Plan Review (SDR-1914) for a fifteen story office/retail building with parking garage. The Planning Commission and staff recommended approval on 04/07/03.
03/16/05	The City Council approved the first request for a two-year Extension of Time (EOT-6007, EOT-6008, EOT-6009) for a Site Development Plan Review (SDR-1914) for a fifteen story office/retail building with parking garage; a Special Use Permit (SUP-1915) which allowed a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District and for Variance (VAR-1916), which allowed no step backs where step backs are required after the fourth story in the Town Center Development Standards.
09/21/06	The Planning Commission approved a Tentative Map (TMP-15639) for a one-lot commercial subdivision on 3.08 acres on the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval. This Tentative Map was approved with a two-year approval which will expire on 09/21/08.

04/18/07	The City Council approved the second request for a one-year Extension of Time (EOT-20199, EOT-20203, EOT-20206) for a Site Development Plan Review (SDR-1914) for a fifteen story office/retail building with parking garage; a Special Use Permit (SUP-1915) which allowed a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District and for Variance (VAR-1916), which allowed no step backs where step backs are required after the fourth story in the Town Center Development Standards.
07/11/07	The City Council denied a request for an Extension of Time (EOT-22312) of an approved Site Development Plan Review (SDR-6317) for a proposed Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. NOTE: This is a separate proposal on the eastern neighboring property (APNs 125-20-201-016 and 025).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<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>	
Gross Acres	3.8 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
North	Multi-Family Residential	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	U (Undeveloped) [TC (Town Center) General Plan Designation]
East	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
West	Single Family Residential	ML-TC (Medium Low Density Residential - Town Center)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
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 third extension of time request for the approved Site Development Plan Review (SDR-1914). Since the original approval on 01/18/06, the applicant has received approval for a Tentative Map (TMP-15639) for a one-lot commercial subdivision. However, there has not been a consolidation of the three parcels by means of a Reversionary Map or a Merger and Resubdivision since the initial approval. There have been no requested plan checks or building permits issued for the proposed development.

It is important to note that an Extension of Time (EOT-22312) for an approved Site Development Plan Review (SDR-6317) on neighboring property to the immediate west of this proposal was denied. This proposal (SDR-6317) was for a Mixed-Use Development consisting of two 24-story towers containing 474 residential units and 144,200 square feet of commercial space on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive. Although the subject site of this requested extension of time is located within the UC-TC (Urban Center Town Center land use area), the scope of this 15-story Office/Retail Building proposal has been arguably affected by the denial of the neighboring 24-story twin tower proposal.

FINDINGS

Since the time of the second extension of time request, the applicant has had a Tentative Map (TMP-15639) approved, which will expire on 09/21/08, and has completed a traffic impact analysis and drainage study. The three separate parcels have not been consolidated, nor have any plan checks been submitted.

Approval of this request with a one-year time limit is recommended, unless another extension of time is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0