



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28196 - EXTENSION OF TIME - REZONING -
APPLICANT/OWNER: EL CAPITAN MHP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-12127) will expire on 06/21/10, unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-12127) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is the first requested two-year Extension of Time of an approved Rezoning (ZON-12127) of 7.27 acres from the R-MHP (Residential Mobile Home Park) Zoning District to the R-5 (Apartment) Zoning District on property located at 4901 East Bonanza Road.

There is an additional Extension of Time (EOT-28347) request for an associated Site Development Plan Review (SDR-12128) that will be heard with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1962	The subject site was developed as a mobile home park.
04/28/83	The Board of Zoning Adjustment approved a variance to allow a fence height of nine feet where six feet is the maximum height allowed.
08/16/06	The City Council approved a request for a General Plan Amendment (GPA-12129) to amend a portion of the Southeast Sector Plan of the Master Plan from the ML (Medium-Low Density Residential) land use designation to the H (High Density Residential) land use designation; a Rezoning (ZON-12127) from the R-MHP (Residential-Mobile Home Park) Zone to the R-5 (Apartment) Zone; and Site Development Plan Review (SDR-12128) for a proposed 348 unit, 4-story Multi-Family Development. The Planning Commission and staff recommended approval on 04/13/06.
05/12/08	Code Enforcement Case #65513 opened for violations at a vacant mobile home park concerning graffiti, trash and debris, weeds. This site is scheduled for re-inspection 06/27/08.
<i>Related Building Permits/Business Licenses</i>	
There are no plan checks, building permits or business licenses associated with this proposed development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was on held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was on held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.27 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile Home Park) Under Resolution of Intent to R-5 (Apartment)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mini-storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

<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			
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 request for a two-year Extension of Time for an approved Rezoning (ZON-12127). Since the 08/16/06 approval granted by the City Council, the applicant has not exercised the Rezoning (ZON-12127) by means of requesting plans checks or building permits for the proposed construction. The Mobile Home Park is currently vacant although there are no signs of demolition or site grading with facilities still located on site.

FINDINGS

The proposed expansion of the multi-family development remains compatible with the area. Approval of this Extension of Time request is recommended with a two-year time limit which will expire on 08/16/10, unless another Extension of Time is approved by the City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0