



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1004677
Case #: 13EPC-40110/40111
May 9, 2013**

Staff Report

Agent	Mullen Heller Architecture, PC
Applicant	Rembe Country Club, LLC
Requests	Site Development Plan for Subdivision Amendment; Site Development Plan for Building Permit
Legal Description	Tract A, B, Lands of H.B. and Calvin Horn, Tract A-1-A, Laguna Subdivision, Tract 129-B-1-A, MRGCD Map No. 38, Laguna Addition
Location	SW Corner of Central Avenue SW and Laguna Boulevard SW
Size	Approximately 3.13 acres
Existing Zoning	SU-2/CLD
Proposed Zoning	No Change

Staff Recommendation

**DEFERRAL of 13EPC 40111 for 30-days
to the June 13, 2013 EPC hearing.**

**DEFERRAL of 13EPC 40110 for 30-days
to the June 13, 2013 EPC hearing.**

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

The purpose for this request is to amend the original site plan for subdivision and approve a site plan for building permit, which will create a new lot configuration for the proposed site to be developed as mixed use. The site will retain two historic buildings that line Central Avenue and develop two new buildings for a total of 23,967 Square feet for commercial use and six new buildings for multi-family use with 51 units and garages. The request will also introduce a new access point off of Laguna.

1. The applicant is requesting a 30-day deferral to the June 13, 2013 EPC hearing.
2. A facilitated meeting was held April 25, 2013 and opposition was expressed.
3. The applicant is working with the neighborhoods regarding concerns of the site.