



**Environmental  
Planning  
Commission**

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

**Staff Report**

<b>Agent</b>	Mullen Heller Architecture, PC
<b>Applicant</b>	Rembe Country Club, LLC
<b>Requests</b>	<b>Site Development Plan for Subdivision Amendment; Site Development Plan for Building Permit</b>
<b>Legal Description</b>	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, B1, Block 3, Huning Castle Addition
<b>Location</b>	SW Corner of Central Avenue SW and Laguna Boulevard SW
<b>Size</b>	Approximately 3.13 acres
<b>Existing Zoning</b>	SU-2/CLD
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

**DEFERRAL of 13EPC 40111 for 30-days  
to the July 11, 2013 EPC hearing.**

**DEFERRAL of 13EPC 40110 for 30-days  
to the July 11, 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 July 11, 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.