



**Environmental
Planning
Commission**

*Agenda Number: 2
Project Number: 1006868
Case #: 11EPC-40005
June 9, 2011*

Staff Report

Agent	Tierra West LLC
Applicant	Pacific Paseo Development LLC
Request	Appeal of Impact Fees
Legal Description	Lots 1-4, Del Norte Plaza
Location	Intersection of Holly Avenue and San Pedro
Existing Zoning	SU-2 / IP
Proposed Zoning	n/a

Staff Recommendation

DEFERRAL of 11EPC-40005 to July 14, 2011

Staff Planner

**Jack Cloud, DRB Chair
(former Impact Fees Administrator)**

Summary of Analysis

This is an appeal of the Impact Fees Administrator’s Decision regarding the issuance of impact fee credits for the above-referenced intersection improvements. The applicant is requesting that the EPC reverse the decision of the Impact Fee Administrator and grant the credits on the project.

The appeal was filed on February 18, 2011; however, the appellant and the City have been working towards a mutual decision that could result in withdrawal of the appeal. Negotiations are still on going, therefore the appellant is requesting a 30-day deferral of the appeal hearing to July 14, 2011.

Staff supports the appellant’s request.

