

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TIME EXTENSION FOR PLANNED DEVELOPMENT 04-012 & CONDITIONAL USE PERMIT 04-016 – PIERCE (North River Rd. APN: 025-501-009& 010)

DATE: FEBRUARY 23, 2016

Needs: For the Planning Commission to continue this item to the Planning Commission meeting on March 8, 2016.

Facts:

1. PD 04-012 & CUP 04-016 allows for the construction of a 120,000 square foot mini-storage facility with a caretaker unit.
2. On January 26, 2016, at the request of staff, the Planning Commission continued this item to February 9, 2016 to allow staff time to work with the Project Engineer to discuss requirements for on-site storm drainage.
3. A meeting was held on February 8th, where the applicant along and Project Engineer met with the City Engineer to discuss alternatives for modifying the project site plan to provide the required storm water facilities on site. The meeting concluded with the Project Engineer going to review the situation and providing an alternative plan to the City Engineer for consideration.
4. On February 9, 2016, the Planning Commission continued the item to February 23, 2016.
5. As of February 16, 2016, the City has not heard back from the applicant, therefore it is necessary for this item to be continued to March 8th to allow additional time for staff to report back to the Commission.

Options: After consideration of public testimony, the Planning Commission should consider one of the following options:

- a. Continue this item to the Planning Commission meeting on March 8, 2016;
- b. Amend, modify or reject the above noted options.