



**Environmental  
Planning  
Commission**

**Agenda Number: 12  
Project Number: 1003275  
Case #s: 07EPC 40078/40092/40094  
June 19, 2008**

**Supplemental Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	SunCal Companies
<b>Request</b>	<b>Sector Development Plan Map Amendment; Site Development Plan for Subdivision; Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract 1-A-1, El Rancho Atrisco Phase III
<b>Location</b>	Unser Boulevard NW between Hanover Rd. NW and Ladera Dr. NW
<b>Size</b>	Approximately 20 acres
<b>Existing Zoning</b>	SU-1 for Planned Office Park & Commercial Development; not more than 50% to be developed commercially
<b>Proposed Zoning</b>	SU-1 for C-1 Uses with package liquor associated with a full-service grocery store within 500' of a residential zone.

**Staff Recommendation**

**DEFERRAL of 07EPC 40078 for 60 days,  
based on the findings beginning on page 2.**

**DEFERRAL of 07EPC 40092 for 60 days,  
based on the findings beginning on page 5.**

**DEFERRAL of 07EPC 40094 for 60 days,  
based on the findings beginning on page 6.**

**Staff Planner**

**Russell Brito, Manager**

**Summary of Analysis**

This is a 3-part request for a site development plan for subdivision, a site development plan for building permit, and a sector development plan map amendment for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 20 acre site located on the southeast corner of Unser Boulevard and Ladera Drive NW. The applicant proposes to amend the zoning established by the El Rancho Atrisco Phase III Sector Plan to remove the 50% limitation on commercial uses and to also allow package liquor sales within 500' of a residential zone. The site development plan for subdivision creates 12 lots and also has design standards. The site development plan for building permit shows 12 buildings. All are retail except for Building G, a 3-story office building. Five drive-thru facilities are proposed. The applicant is requesting delegation to the DRB for Buildings A-I.

At the March 20, 2008 EPC hearing, the commission provided clear instructions and guidance to the applicant to work closely with staff and to make major site plan revisions and voted to defer the case for 30 days. Due to the applicant's lack of responsiveness to staff inquiries and because no new revisions have been submitted since the March hearing, staff must continue to recommend deferral of this case for an additional 60 days.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 11/5/07 to 11/16/07 and from 12/10/07 to 12/21/07. Agency comments were used in the preparation of this report and begin on page 24 of the original staff report.