



Item Number: 2

Planning Commission

PUBLIC HEARINGS

Meeting of: June 12, 2024

Submitted By:

Cassandra Erskine, Assistant Planner

Case:

PLAN22-00033

Subject:

Continuance request for Case No. PLAN22-00033 – Vesting Tentative Tract Map with a proposed Mitigated Negative Declaration to allow for the development of a 61-lot residential subdivision from an undeveloped 20-acre parcel zoned R-1 (Single-Family Residential).

Applicant:

Madole & Associates, Inc.

Location:

Southeast corner of Bear Valley Road and Verbena Road

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and continue the public hearing to the Planning Commission's September 11, 2024, hearing.

Summary:

The applicant has requested approval of Tract Map No. 20544 (Attachment A), which will allow for the recordation and development of a 61-lot single-family residential subdivision. Due to outstanding traffic analysis, the applicant and City staff concur in the request to continue this item to the September 11, 2024, Planning Commission meeting date.

The continuance request will allow time for the applicant to engage with their Traffic Engineer to finalize a traffic impact analysis to the satisfaction of the City's Traffic Engineer.

Site Characteristics:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant / Undeveloped	Low Density Residential	R-1	N/A
North	Vacant / Undeveloped	Low Density Residential	R-1	N/A
South	Vacant / Undeveloped	Low Density Residential	R-1	N/A
East	Vacant / Undeveloped	Low Density Residential	R-1	N/A
West	Vacant / Undeveloped	Low Density Residential	R-1	N/A

Number of Radius Letters Mailed: 8

Attachments: Attachment A - Tentative Tract Map
Attachment B - Aerial Image