



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VII.B.

COMMISSION MEETING 08/03/11

August 03, 2011

FROM: KEVIN FABINO, Planning Manager
Development & Resource Management Department


DEPARTMENT DIRECTOR

THROUGH: MIKE SANCHEZ, Planning Manager
Development Services Division 

BY: WILL TACKETT, Planner III
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SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION NO. C-11-014; VESTING TENTATIVE TRACT MAP NO. 5994; AND, RELATED ENVIRONMENTAL ASSESSMENT NO. C-11-014/T-5994.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. (Recommend continuance to September 07, 2011.)

EXECUTIVE SUMMARY

FFDA Properties, LLC., (Granville Homes) has filed Conditional Use Permit Application No. C-11-014, and Vesting Tentative Tract Map No. 5994 pertaining to approximately 1.29 net acres (1.81 gross acres) of property located on the northerly corner of the intersection of "L" and San Joaquin Streets.

Conditional Use Permit Application No. C-11-014 and Vesting Tentative Tract Map No. 5994 propose to develop and subdivide the subject property for the purposes of creating a residential gated, private street, planned development with modified property development standards at an overall density of approximately 21.71 dwelling units per acre. The planned development is proposed to include 28 two-story town home units, consisting of 14 multiple dwelling (duplex) structures with attached garages. The tentative map proposes to subdivide the subject property in order to create 28 individual lots for the respective town home units (one lot per unit) proposed to be constructed on the subject property. An additional "Outlot" is proposed to be dedicated for private street, parking, utility, drainage, open space, landscaping, and general common area purposes.

The project also proposes the vacation of portions of adjacent public street rights-of-way and the demolition of two existing residential structures on the subject property.

On July 20, 2011, prior to the public hearing scheduled before the Planning Commission, staff received correspondence regarding the proposed project from the Citizens for the Restoration of "L" Street, along with a request that said correspondence be delivered to the members of the Planning Commission and entered into the administrative record at the meeting on July 20, 2011. This correspondence was provided to the Planning Commission at the hearing on July 20, 2011 and the applicant subsequently requested that the respective item be continued to the scheduled August 03, 2011 meeting of the Planning Commission in order to allow time to meet with the concerned 'Citizens' to discuss matters cited within the delivered correspondence. The applicant has requested further continuance of this item to provide additional time for such a meeting to occur.