



Staff Report

TO: City Council
FROM: Carole Kendrick, Interim Community Development Director
DATE December 3, 2024
SUBJECT: Minor Plot Plan PP2024-0048 Plotting, Architecture and Floors Plan for Tract Map No. 32850 (APN:421-110-014)

Description Conduct a public hearing and consideration of a request for the approval of a Minor Plot Plan (PP) to develop Tract Map No. 32850 into 95 Single Family Residential Lots with four (4) Plan Types, and one (1) park site. The subject property is 29.32-acres and is located west of Manzanita Park Road and south of Brownie Way in the Residential Single-Family Zone.

Background and Analysis:

The item was advertised in an effort to streamline the process. Staff is requesting a continuance without discussion of PP2024-0048 to provide an updated resubmittal of the entitlement package. The fourth amendment to the Settlement Agreement has been fully executed as of November 27, 2024.

Public Notice and Communications:

Property owners located within a 300-foot radius of the project site were notified of the public hearing on November 23, 2024, with a 10-day hearing notice in addition to a public notice in the Press Enterprise (see Attachment A). No comments have been received to date, and any comments received prior to the time of the scheduled City Council hearing will be provided to the Council at the time of the meeting.

Fiscal Impact:

The estimated cost to prepare this staff report is approximately \$50.

Recommended Action:

Continue PP2024-0048 without discussion to December 17, 2024, City Council meeting.

Attachments:

A. Proof of Publication