



Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE May 12, 2020
SUBJECT: Conduct a Public Hearing and Consider a Request for a one-year Extension of Time for Tentative Tract Map 33680 (APN 414-142-038)
APPLICANT: John Russo

Background and Analysis:

The Tentative Tract Map 33680 was originally approved by City Council on May 2, 2006, for a two-year period. The proposal provides for the division of a 6.33 acre parcel into 24 residential lots, ranging in size from 7,000 square feet to 10,806 square feet located at the terminus of Olive Avenue, west of Elm Avenue and south of Lana Way in the Residential Single Family (RSF) zone. The properties to the North, South and East are zoned Residential Single Family (RSF) and the property to the west is zoned Specific Plan Area (SPA) Three Rings Ranch.



After their initial approval, the City Council approved a one-year extension until May 2, 2009. Additionally, the following California bills also extended the map for seven (7) years in California:

SB 1185 – Automatic one-year extension (Extension until May 2, 2010)

AB 333 – Automatic two-year extension (Extension until May 2, 2012)

AB 208 – Automatic two-year extension (Extension until May 2, 2014)

AB 116 – Automatic two-year extension (Extension until May 2, 2016)

The City Council then approved four additional one-year extensions for the map resulting in an expiration of May 2, 2020.

The Subdivision Map Act (66463.5(c)) allows the subdivider to apply for a maximum of six (6) additional one-year extensions. The applicant is currently requesting their sixth one-year extension as the map has not been finalized and construction has not commenced. If approved, the map will expire on May 2, 2021, with no additional extensions available.

The applicant did submit their extension request letter as required. There are no unusual or changed circumstances which affect this map or the consideration of a time extension.

Recommended Action:

Hold a Public Hearing and;

Approve a one-year extension of time for the approval of Tentative Tract Map
33680

Attachments:

A. Conditions of Approval