



Staff Report

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**File #:** 23-0992

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 12/06/2023

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning and Development Department

**SUBJECT:**

EXTENSION OF TIME FOR TENTATIVE TRACT MAP 37980 LOCATED AT THE NORTHWEST CORNER OF CITRON STREET AND TAYLOR STREET IN THE R-1-8.4 SINGLE FAMILY RESIDENTIAL ZONE (APN 110-342-031) (APPLICANT: MARK HAUPERT)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to consider the approval of a one-year extension of time for Tentative Tract Map 37980 (TTM 37980). Pursuant to the Subdivision Map Act, TM 37980 is eligible for a discretionary extension of time by the City Council not exceeding a period of six years. This request is the first discretionary extension of time and would extend TM 37980 for one year to January 5, 2025.

**RECOMMENDED ACTION:**

**That the City Council** approve a one-year extension for Tentative Tract Map 37980, expiring on January 5, 2025.

**BACKGROUND & HISTORY:**

TTM 37980 is located at the northwest corner of Citron Street and Taylor Street. TTM 37980 proposes 19 lots on 4.73 acres to facilitate the development of single-family homes. The zoning of the project site is R-1-8.4 single-family residential zone. The site has a General Plan designation of Low Density Residential (LDR), which allows a residential density of 3 to 6 dwelling units per acre (du/ac).

TTM 37980 was approved by the City Council on January 5, 2022. The initial term of TTM 37980 will expire on January 5, 2024, if the extension of time is not granted.

**ANALYSIS:**

The applicant submitted an extension of time request to the City on October 26, 2023. Pursuant to

the Subdivision Map Act, the request grants an automatic extension of 60 days or until the extension is approved, conditionally approved, or denied by the City's legislative body, which is the City Council. The applicant is requesting a discretionary one-year extension of time, which will extend TTM 37980 to January 5, 2025.

The applicant entered into escrow with a home builder, Foremost Group, in April 2023. Foremost is currently preparing an application for precise plan review by the City. The additional time will allow the applicant to finish the City's plan review process for the final tract map and have it recorded with the County of Riverside without having to restart the process by applying for a new tentative tract map.

**FINANCIAL IMPACT:**

All applicable fees have been paid by the owner.

**ENVIRONMENTAL ANALYSIS:**

A Mitigated Negative Declaration was prepared for Tract Map 37980 pursuant to CEQA and adopted by the City Council on January 5, 2022. The extension of time does not change the scope of the project from its initial approval. Therefore, this request does not require further environmental analysis under CEQA.

**PREPARED BY:** CASSIDY OREWYLER, ASSOCIATE ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Locational and Zoning Map
2. Exhibit 2 - Site Plan for TTM 37980
3. Exhibit 3 - Letter From Applicant Requesting Extension