



Staff Report

File #: 23-0439

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 05/08/2023

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

TTM 36864: A Tentative Tract Map application to subdivide 2.09 acres into six (6) lots for single family residential purposes and two (2) lettered lots for a street dedication and water quality basin purposes, located on the south side of Corona Avenue and west of Interstate 15, in the R-1-7.2 Zone (Single Family Residential, 7,200 square feet minimum lot size). (Applicant: Fathi Manasrah, 9319 Alta Cresta Avenue, Riverside, CA 92508)

RECOMMENDED ACTION:

That the Planning and Housing Commission CONTINUE TTM 36864 to the May 22, 2023, Planning and Housing Commission meeting.

BACKGROUND

TTM 36864 was submitted to subdivide 2.09 acres into six (6) residential lots for single family residential purposes in the R-1-7.2 zone. Staff determined that the project required the preparation of a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act and initially advertised the project and the availability of the MND to the public 20 days in advance of the originally scheduled Planning and Housing Commission meeting on April 10, 2023. The applicant requested that the project be continued to the April 24, 2023, meeting and subsequently, to the May 8, 2023 meeting, to allow the applicant to analyze a potential redesign to accommodate seven (7) lots, instead of six (6).

As of May 1, 2023, the applicant has submitted a revised map and supporting documents for a subdivision of seven lots, and city staff is preparing the staff report based on submitted materials. Therefore, a continuance to the May 22, 2023, Planning and Housing Commission meeting is being requested.

The project's initial 20-day public notice occurred on March 17, 2023. The public notice initially advertised the subdivision of the project site into six lots. The project as revised will add one lot

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resulting in seven lots being created by TTM 36864 instead of six. The revised project will not change the outcome of the potential environmental impacts analyzed in the MND prepared for the project as originally advertised and does not require another 20-day notice on the availability of the MND. However, staff decided to readvertise the project's public notice for a minimum of 10 days prior to the May 22, 2023 continued public hearing to notify the public of the minor change in the project description.

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REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

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