



Agenda Report

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File #: 20-0255

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 4/6/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**V2019-0001 (CONTINUED):** Variance application to reduce the minimum lot depth requirement under CMC § 17.18.070 for the R-1-7.2 zone from 100 feet to 91 feet for Lot 5 of Tentative Tract Map 36605 located on the west side of Lincoln Avenue, between Highgrove Street and Cajon Drive. (Applicant: David Claudon, Fontana San Sevaire, 1041 W. 18<sup>th</sup> Street, Unit 206A, Costa Mesa, CA 92627).

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE V2019-0001** to the Planning and Housing Commission meeting of April 20, 2020.

**PROJECT DESCRIPTION**

V2019-0001 is associated with Tentative Tract Map 36605, which is a five-lot residential subdivision proposed on the west side of Lincoln Avenue and north of Highgrove Street in the R-1-7.2 single family residential zone. V2019-0001 is a request to reduce the lot depth requirement for Lot 5 of the subject tentative tract map from the minimum required 100 feet to 91 feet. Both applications were reviewed by the Planning and Housing Commission on March 9, 2020; however, concerns regarding the size of the lots were raised by the Commission and members of the public who attended the meeting. The Commission recommended that the applicant reduce the number of lots to four in order to achieve larger sized lots and continued TTM 36605 and V2019-0001 to the April 6, 2020 meeting. The applicant is currently in the process of revising the map and is requesting another continuance to the April 20, 2020 meeting.

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262