



Staff Report

File #: 21-1087

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 11/22/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

TTM 37980: Tentative tract map application to subdivide 4.73 acres into 19 lots for single family residential purposes located at the northwest corner of Citron Street and Taylor Street in the R1-8.4 (Single Family Residential, minimum 8,400 square feet) zone. (Applicant: Mark Hauptert with Priem Properties, LLC., 12012 Knott Avenue #A2, Garden Grove, CA 92841).

RECOMMENDED ACTION:

That the Planning and Housing Commission CONTINUE TTM 37980 to the Planning and Housing Commission meeting of December 6, 2021.

PROJECT SITE SUMMARY:

Tentative Tract Map 37980 proposes to subdivide 4.73 acres into 19 lots for single-family residential purposes. The project site is a vacant parcel located on the northwest corner of Citron Street and Taylor Street.

The project was scheduled for review at the Planning and Housing Commission meeting of November 22, 2021. The public notice was advertised in the Sentinel Weekly News and posted on the project site 10 days prior to the November 22nd meeting, as required by law. Property owners and occupants located within 500 feet of the project site are also required to be noticed 10 days before the meeting. However, on November 16, 2021, staff was made aware that the required public notices to be sent to property owners and occupants within the 500-foot noticing radius were not mailed within the 10 days.

The Planning & Development Department staff is requesting that the project be continued to the December 6, 2021 meeting to allow the staff to mail notices to all property owners and occupants within 500 feet of the project site 10 days prior to Commission consideration. The project will also be readvertised in the Sentinel Weekly News and reposted on the project site to reflect the December 6,

File #: 21-1087

2021 hearing date.

PREPARED BY: LUPITA GARCIA, ASSOCIATE PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Case Planner: Lupita Garcia (951) 736-2262