

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

**ABEYANCE - RENOTIFICATION - TMP-22564 - TENTATIVE MAP RELATED TO
WVR-21997 - GILMORE GROVE RESIDENTIAL PLANNED DEVELOPMENT -
PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PROPERTIES, LLC -
Request for a Tentative Map FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
on 7.19 acres adjacent to the southwest corner of El Capitan Way and Gilmore Avenue (APNs 138
-08-202-002, 003 and 004), R-CL (Single Family Residential Compact-Lot), Ward 4 (Brown)
NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 55 LOTS TO 56 LOTS.**

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards and protest letter
7. Submitted after final agenda Condition confirmation letter by ACE Engineering

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

RICHARD TRUESDELL, STEPHEN EVANS, SAM DUNNAM, LEO DAVENPORT,
BYRON GOYNES, DAVID STEINMAN; (Against-GLENN TROWBRIDGE); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 10 for related backup.

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: AUGUST 23, 2007

ANDY REED, Planning and Development Department, noted the County had approved the zone change for this site. He stated the tentative map is in conformance with the Subdivision Ordinance and recommended approval.

SANDRA MONTGOMERY, 8410 South Eastern Avenue, appeared on behalf of the applicant and requested approval.

CAROL BROELAND, 8821 Full Green Avenue, appeared in opposition and referenced a opposition petitions with approximately 25 signatures. She expressed concern with the density, increased traffic and the negative impact this project would have on property values.

COMMISSIONER TRUESDELL clarified that this application is for a tentative map and not a zone change or site plan. CHAIRMAN DAVENPORT further clarified that the zone change allowing this proposal had already been approved.

TODD CARLOW, 240 North 19th Street, expressed concern with drainage on the site.

MS. MONTGOMERY reiterated the zone change had already been approved and requested approval.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

