



Agenda Item

City Council

Item #: 3.19.

8/9/2022

File #: 22-0439

TO: Honorable Mayor and Members of the City Council

THRU: Rob Houston, City Manager

FROM: Susan Galvan, Interim Community Development Director

1. SUBJECT

Time extension for Tentative Tract Map No. 0050-20, Minor Site Plan Review No. 1016-20, and Negative Declaration No. 1871-20 - Mabury Tentative Tract Map

2. SUMMARY

A request to extend the entitlements to subdivide an approximately 15.4-acre site into 22 single-family residential lots on approximately 10.9 acres of the site and an open space dedication of approximately 4.5 acres along the Santiago Creek corridor, located on the south side of Mabury Avenue between Orange Park Boulevard and Cannon Street, north of Santiago Creek.

3. RECOMMENDED ACTION

Approve a one-year time extension based on Orange Municipal Code Section 17.08.060, and a six-year time extension based on Subdivision Map Act Section 66452.6(e) for Tentative Tract Map No. 0050-20, Minor Site Plan Review No. 1016-20, and Negative Declaration No. 1871-20.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 2: Be a fiscally healthy community

e: Create an environment to attract, retain, and expand economic opportunities.

Goal 3: Enhance and promote quality of life in the community

c: Support and enhance attractive living environments

6. DISCUSSION AND BACKGROUND

On August 25, 2020, the City Council adopted Resolution No. 11268 approving the subdivision of an approximately 15.4-acre site into 22 single-family residential lots on approximately 10.9 acres of the site, and an open space dedication of approximately 4.5 acres along the Santiago Creek corridor, located on the south side of Mabury Avenue between Orange Park Boulevard and Cannon Street, north of Santiago Creek (Attachments 2 and 3).

On July 10, 2022, the Community Development Department received a written request from the project applicant (Attachment 1) requesting that a time extension be granted for the project entitlements. The request includes an extension pursuant to Orange Municipal Code Section

17.08.060, which allows for a one-year extension and an extension pursuant to Subdivision Map Act Section 66452.6(e), which allows for a six-year extension. The extensions run consecutively; therefore, the total years of the extension would be seven from the expiration date of August 25, 2022.

The time extension will begin on August 25, 2022, and will expire on August 25, 2029. No changes have been proposed to the approved entitlements or plans.

7. ATTACHMENTS

- Attachment 1 Letter from Milan REI X LLC
- Attachment 2 City Council Resolution No. 11268
- Attachment 3 City Council Staff Report dated August 25, 2020
- Attachment 4 City Council Minutes dated August 25, 2020