PL 24-4700
Time Extension Request
Tentative Tract Map Modification
46-Unit Mixed Use Development

9465 Las Tunas Drive

September 10, 2024

Planning Commission Meeting

Project Description

- Four-story mixed-use development
- 5,800 SF ground floor commercial
- 46 condos on upper floors (59,779 SF)
    - 22 units (one-bed)
    - 21 units-(two-bed)
    - 3 units-(three-bed)
- 144 parking spaces-ground floor/mezzanine level
- Common courtyard & private balconies

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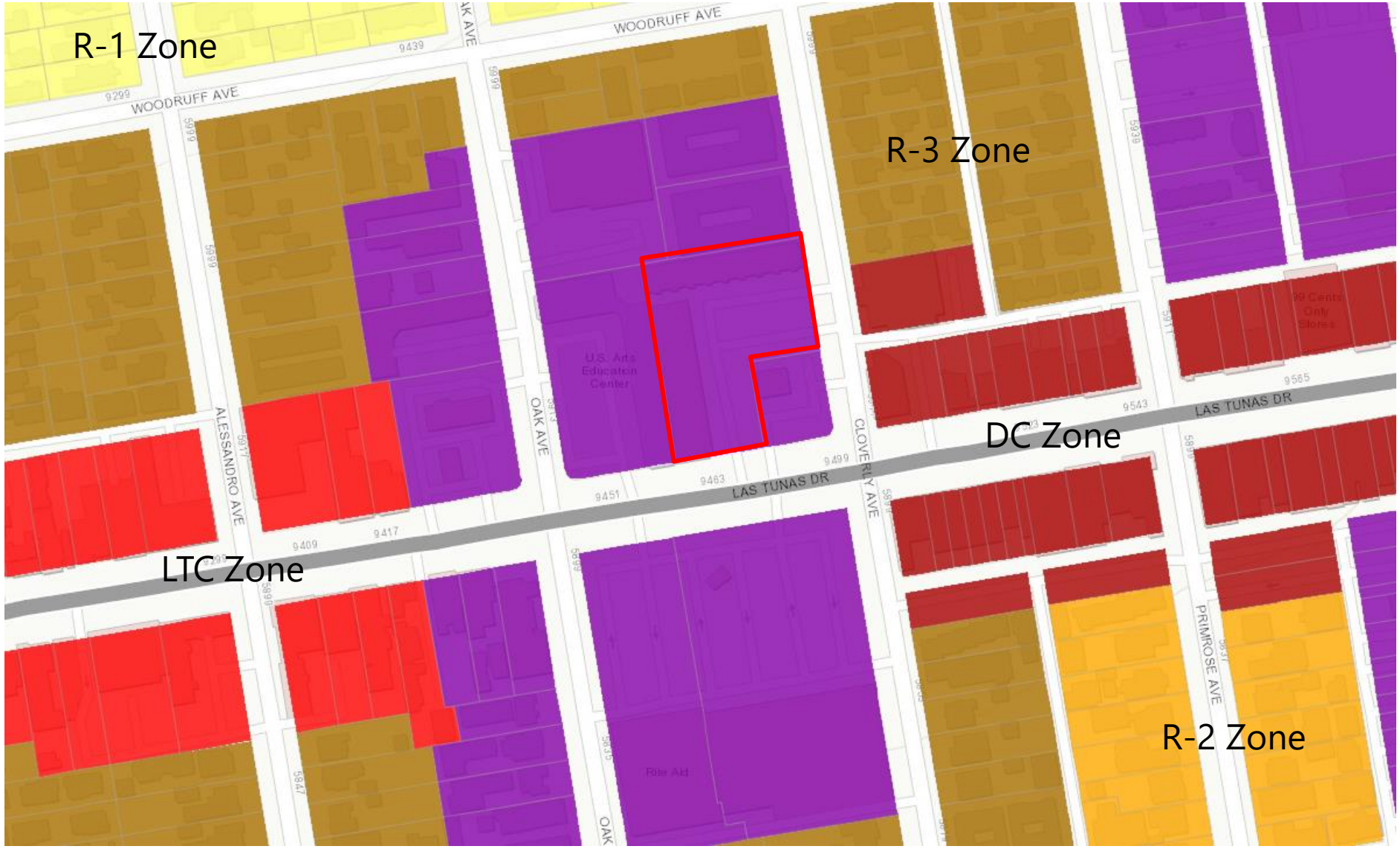
BACKGROUND

- **July 26, 2022:** Planning Commission approved the original entitlements
- Applicant submitted final tract map for review
- Applicant partially demolished site
- Applicant pulled building permits for commercial component
- First request for a time extension
- Also requesting modification to tentative map

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Zoning

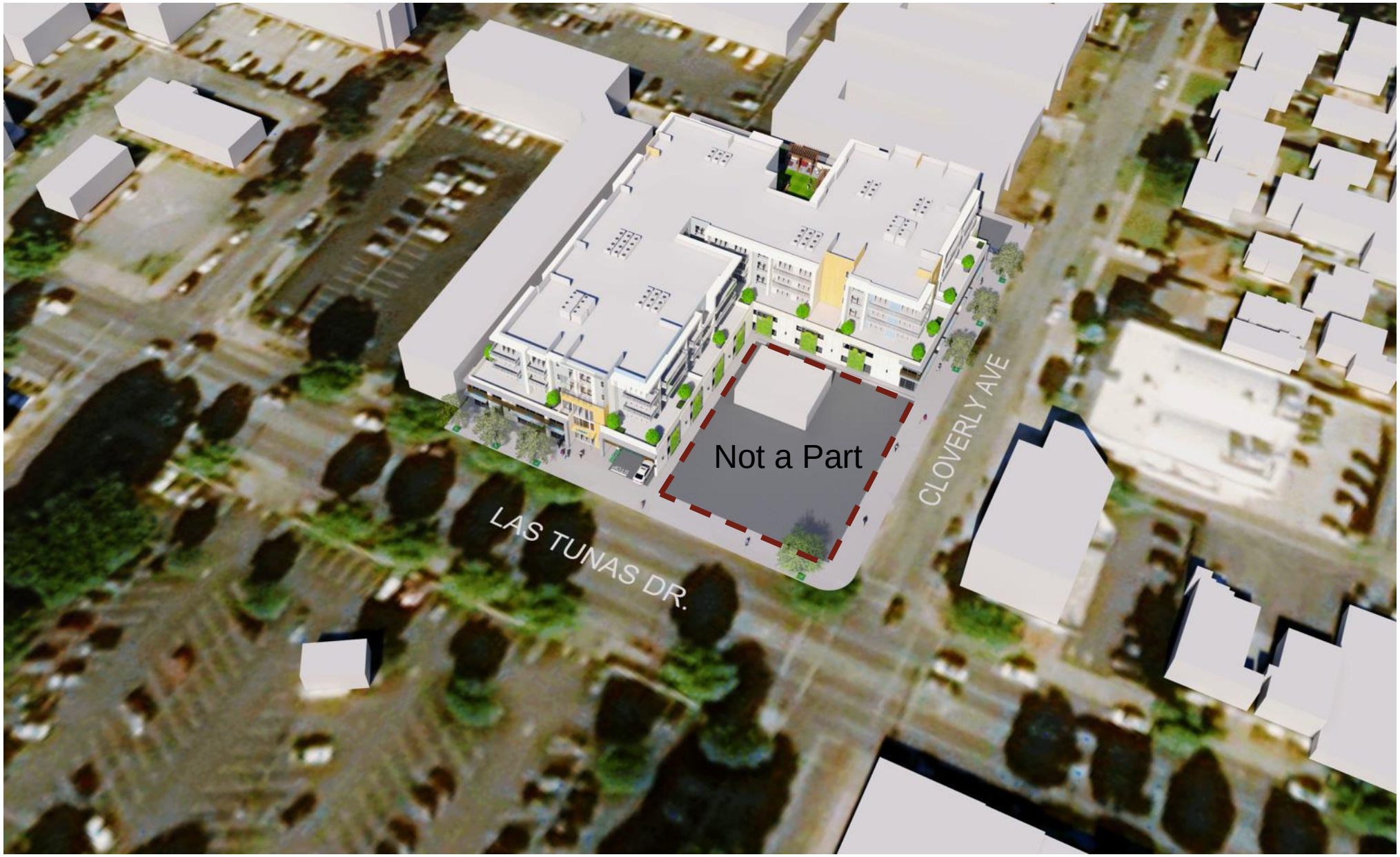
Zoning: Mixed Use Medium (MU-M)



Site Plan



Site Plan- Proposed



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Elevations- Overview



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Front Elevation



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Elevations- Cloverly Ave.



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Elevations- Rear



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FINDINGS

- Consistent with the original project and approval.
- Consistent with the Zoning and General Plan.
- Compliance with the Subdivision Map Act.
- Binding conditions of approval

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