



City of Sonora

Community Development Department
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DATE: December 5, 2016
TO: Honorable Mayor and City Council Members
FROM: Rachelle Kellogg, Community Development Director
SUBJECT: Tentative Subdivision Map Extension – Cuesta Heights Subdivision

RECOMMENDATIONS:

The City Staff recommends that the City Council approve the following:

- 1) A 2-year tentative map extension for the Cuesta Heights Subdivision - Vesting Tentative Subdivision Map, excluding Assessor's Parcel Number 035-070-52 from the Final Map. The tentative map approval will be extended to March 3, 2019.

BACKGROUND:

The City has received a request for a 2-year tentative map extension for the Cuesta Heights Vesting Tentative Subdivision Map (a copy is attached). The project is located on 21.92 acres north of the intersection of Shaws Flat Road and Roble Road. The approved map includes 49 residential lots and 1 water tank lot. The property is currently zoned Single Family Residential (R-1) with a General Plan Designation of Single Family Residential (SFR). The City Council approved the map on March 3, 2008 and it is set to expire on March 3, 2017.

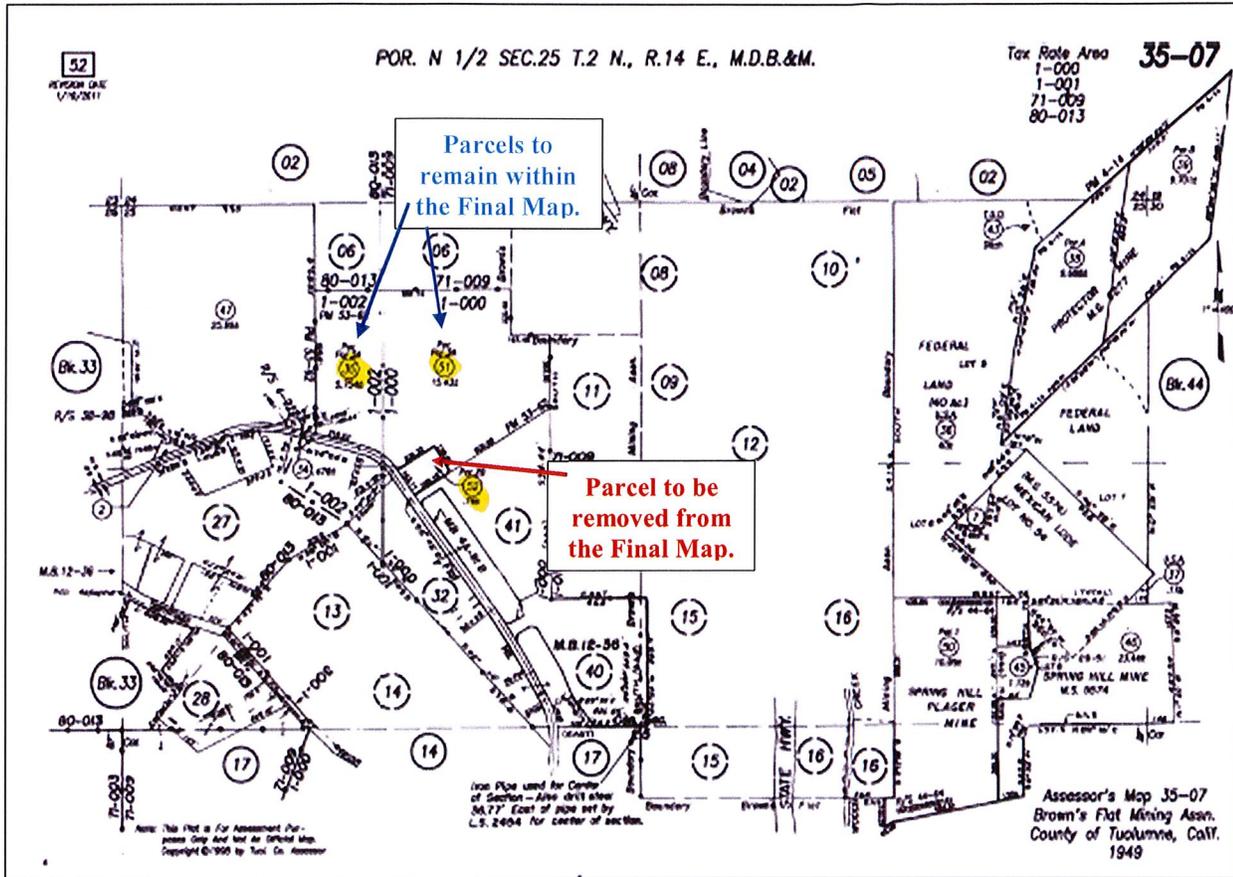
DISCUSSION:

With approvals in place the applicant was prepared to move forward with the project in 2008 however when the recession hit it brought the project to a halt. This occurred with many housing projects throughout the City and County as well as the State. In recognition of the affect that the recession was having on approved paper subdivisions, the State Legislature passed 4 bills that extended the life of the tentative maps. For this project, the State's extensions resulted in extending the expiration of the tentative map to March 3, 2017.

Over the past several years the applicant evaluated all of the available options to allow them to move forward with project's development. This included selling the .74-acre parcel (APN 035-070-52) located at corner of Shaws Flat Road and Roble Road. This parcel will no longer be part of the project and the final map will be revised to reflect this change. The applicant has requested the extension to provide the additional time that they will need to final the map and proceed with the project. All of the previous project conditions will remain in place.

Under Section 16.03.080(D)(1) of the Sonora Municipal Code and applicant may request an extension of the expiration date of the approved or conditionally approved tentative subdivision map by written request to the City Council. The prior recession has had an unprecedented effect on housing projects such as the applicants and although it has been nearly 8 years since his project was approved the

conditions around the site have not changed. Staff supports his application and agrees that the project, as originally proposed, is a good development proposal for the site.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Sonora City will conduct a public hearing at 5:00 PM, or shortly thereafter, on the 5th day of December, 2016, in the Sonora City Council Chambers, 94 North Washington Street, Sonora, CA for the purpose of considering the following:

- 1. A Vesting Tentative Subdivision Map Extension.** An application for a tentative map extension for the Cuesta Heights Subdivision Vesting Tentative Subdivision Map located at 1375 Shaws Flat Road, Assessor's Parcel Number 035-070-51, and Assessor's Parcel Number 035-070-35 set to expire on March 3, 2017. Applicant is Cuesta Heights, LLC. The approved tentative map is located on 21.92 acres and includes the development of 49 residential lots. The tentative map expiration, if approved, will be extended to March 3, 2019. The property is designated as Single-Family Residential (SFR) in the City of Sonora General Plan and zoned Single Family Residential (R-1).

At the above time and place, all persons interested in the above, either for or against, will be given the opportunity to be heard. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised at public hearings or meetings conducted on the matter, or in correspondence submitted at, or prior to, the hearing or meeting.

The project staff reports and all supporting documents are available for review at the City of Sonora Community Development Department, 94 North Washington Street, Sonora CA 95370 Monday through Friday, between the hours of 8:00 AM and 4:00 PM. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to this meeting (28CFR35.102-35.104ADA Title II). Questions regarding the project may be directed to Community Development Director Rachelle Kellogg at (209) 532-3508.

Rachelle Kellogg
Community Development Director

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