



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 12, 2019**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 5**

DEPARTMENT

SUBJECT: PLANNING CASE P18-0980 (MODEL HOME COMPLEX) - BY JONATHAN SIEMSEN OF KB HOME COASTAL, INC. FOR ESTABLISHMENT OF A MODEL HOME COMPLEX PRIOR TO RECORDATION OF TRACT MAP 37219 - SITUATED WEST OF MYERS STREET, NORTH OF PRIMROSE DRIVE, EAST OF HARRISON STREET, AND BISECTED BY MUIR AVENUE

ISSUE:

Consideration of a proposal by KB Home Coastal, Inc. of Wildomar, California, to release building permits for a two-lot model home complex for Tentative Tract Map 37219, prior to recordation of the final Tract Map.

RECOMMENDATIONS:

That the City Council:

1. Determine that this project is categorically exempt per the California Environmental Quality Act (CEQA) pursuant to Section 15061 (B) (3) of the CEQA Guidelines;
2. Approve the Model Home Agreement for Planning Case P18-0980 (Tract 37219); and
3. Authorize the City Manager, or his designee, to execute the attached agreement, including making minor non-substantive changes, if necessary.

BACKGROUND:

On December 14, 2018, the Planning Commission approved Planning Case P16-0885 (Planned Residential Development Permit), P16-0886 (Tentative Tract Map 37219), P16-0506 (Design Review), and P17-0874 (Variance) to develop a 9.30 acre site situated west of Myers Street, north of Primrose Drive, east of Harrison Street, and bisected by Muir Avenue, with a 63 lot planned residential development (PRD) consisting of detached single-family residences.

DISCUSSION:

The applicant has submitted a model home agreement (Attachment 1) requesting the issuance of building permits to construct two model homes prior to the recordation of Tract Map 37219

(Attachment 2). The property owner is working with the City to record Tract Map 37219 and it is expected that the Final Map will be ready for City Council consideration within 120 days. The precise grading plan has been issued and grading is currently in process. Building plans for the residences on all lots are currently in the City's plan check process.

FISCAL IMPACT:

There is no fiscal impact, since all project costs are borne by the applicant.

Prepared by: David Welch, Community & Economic Development Director

Certified as to

availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. Model Home Agreement
2. Site Plan