



Legislation Details (With Text)

File #: ID 26-381 **Version:** 1 **Name:**

Type: Action Item **Status:** Agenda Ready

File created: 3/19/2026 **In control:** Pending Approval

On agenda: 4/1/2026 **Final action:**

Title: CONTINUED TO APRIL 15, 2026
 Consideration of Vesting Tentative Tract Map No. 6540; Planned Development Permit Application No. P25-01629; and related Environmental Assessment No. T-6540/P25-01629 for approximately 26.25 acres of property located on the west side of North Willow Avenue between North Portofino and North Alicante Drives (Council District 6) - Planning and Development Department.

1. Environmental Assessment No. T-6540 dated April 1, 2026, an Addendum to the Final Subsequent Environmental Impact Report (SEIR) State Clearinghouse No. 2000021003 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. Vesting Tentative Tract Map No. 6540 proposing to subdivide approximately 26.25 acres of property into a 138-lot single-unit residential development, subject to compliance with the Conditions of Approval dated April 1, 2026, and contingent upon approval of Planned Development Permit Application No. P25-01629 and the related environmental assessment.
3. Planned Development Permit Application No. P25-01629 proposing to modify the RS-4 zone district development standards to allow for reduced front yard setbacks, and reduced lot size, width, and depth, subject to compliance with the Conditions of Approval dated April 1, 2026, and contingent upon approval of Vesting Tentative Tract Map No. 6540 and the related environmental assessment.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

REPORT TO THE PLANNING COMMISSION

April 1, 2026

FROM: JENNIFER K. CLARK, AICP, Director
 Planning and Development Department

ASHLEY ATKINSON, AICP, Assistant Director
 Planning and Development Department

THROUGH: ISRAEL TREJO, Planning Manager
 Planning and Development Department

ROB HOLT, Supervising Planner
Planning and Development Department

BY: JOHN GEORGE, Planner III
Planning and Development Department

SUBJECT

CONTINUED TO APRIL 15, 2026

Consideration of Vesting Tentative Tract Map No. 6540; Planned Development Permit Application No. P25-01629; and related Environmental Assessment No. T-6540/P25-01629 for approximately 26.25 acres of property located on the west side of North Willow Avenue between North Portofino and North Alicante Drives (Council District 6) - Planning and Development Department.

1. Environmental Assessment No. T-6540 dated April 1, 2026, an Addendum to the Final Subsequent Environmental Impact Report (SEIR) State Clearinghouse No. 2000021003 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. Vesting Tentative Tract Map No. 6540 proposing to subdivide approximately 26.25 acres of property into a 138-lot single-unit residential development, subject to compliance with the Conditions of Approval dated April 1, 2026, and contingent upon approval of Planned Development Permit Application No. P25-01629 and the related environmental assessment.
3. Planned Development Permit Application No. P25-01629 proposing to modify the RS-4 zone district development standards to allow for reduced front yard setbacks, and reduced lot size, width, and depth, subject to compliance with the Conditions of Approval dated April 1, 2026, and contingent upon approval of Vesting Tentative Tract Map No. 6540 and the related environmental assessment.

This matter is being continued to allow for conditions of approval to be updated.