

File PL 22-3718  
5134 Sereno Drive  
Time Extension  
Tentative Parcel Map,  
Major Site Plan Review



Planning Commission Meeting

January 24, 2023

# Time Extension Request

- 5 detached, 2-story condos; attached, 2-car garage per unit
- Site Plan Review and Tentative Tract Map
- Original Approval: October 13, 2020
- Expired October 13, 2022
- Requested time extension before deadline

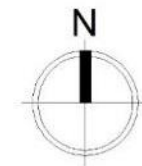
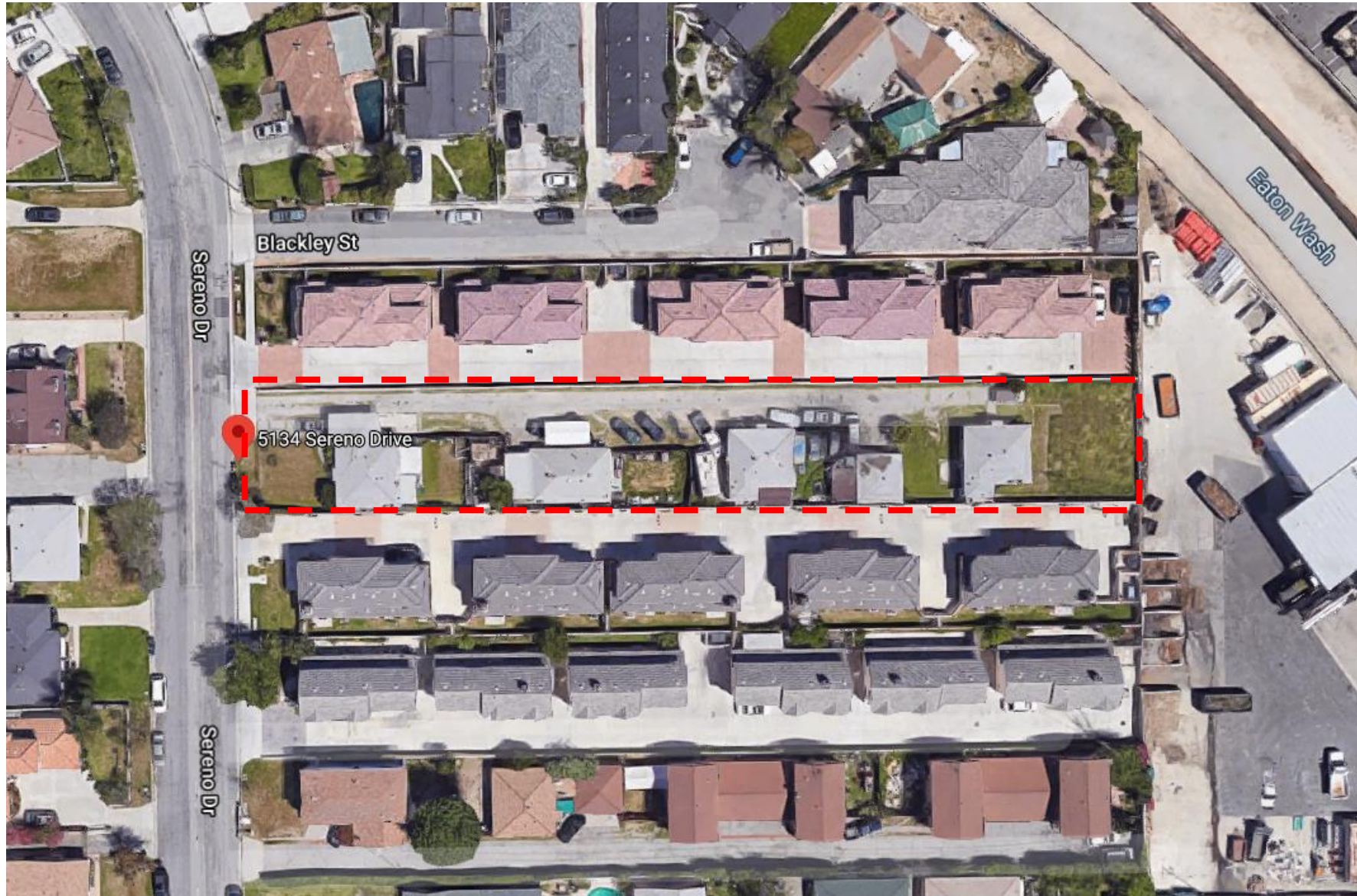
# Current Status

- Plans in Building plan check
- Final Map not yet approved
- Still need:
  - Approval of CC&Rs
  - Engineering and Fire Department Approval
  - Demolition and Grading

# Required Findings

- Consistency with General Plan and Zoning Code
- Development Standards
- Design Guidelines
- Compatibility with surrounding neighborhood
- Consistency with Subdivision Map Act

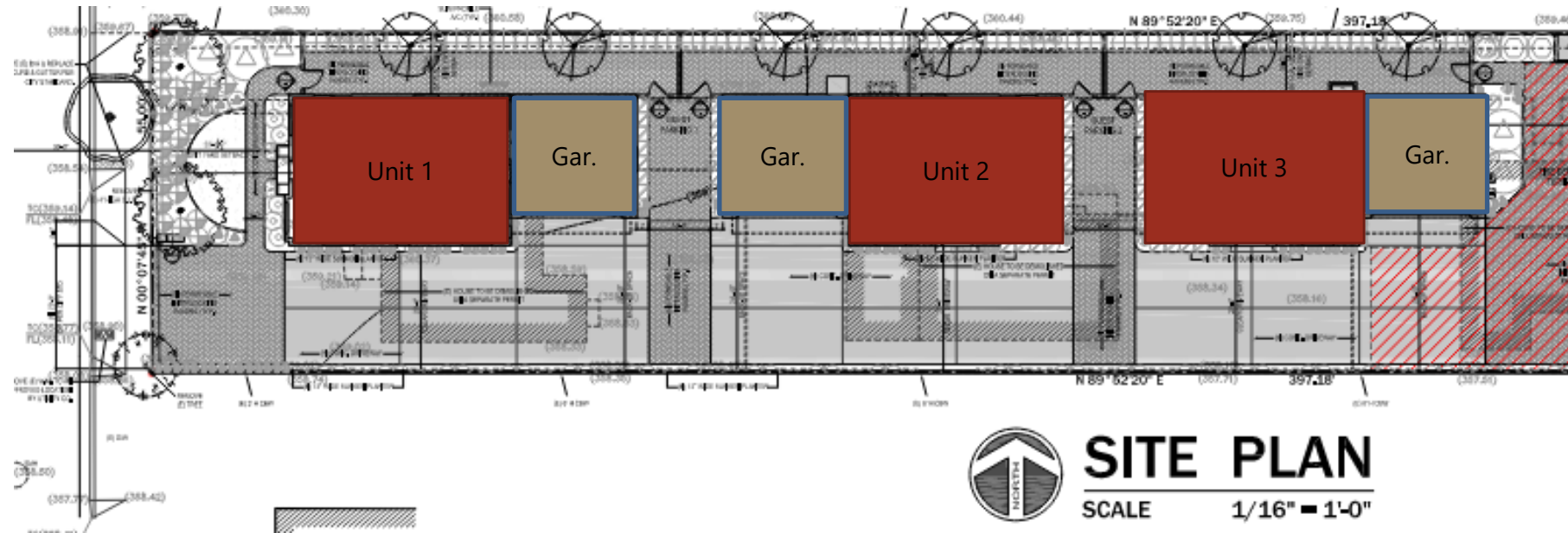
# Zoning & Existing Land Use



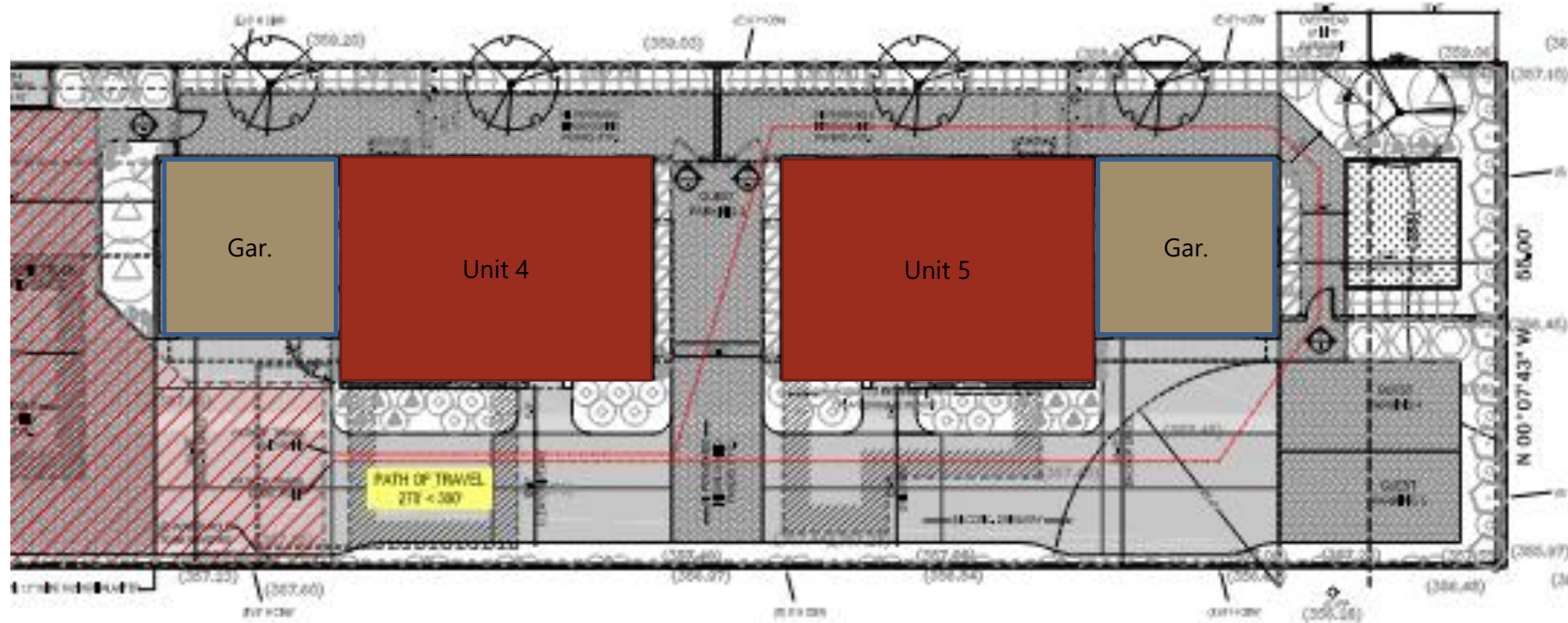
# Site Photo



# Site Plan



# Site Plan





# Recommendation

Adopt the attached resolution approving the requested time extension, subject to the previously approved conditions of approval, and establishing a new expiration date of October 13, 2023.

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