

November 21, 2006

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

FROM: Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 062621-(1)
AGENDA ITEM NO. 10; NOVEMBER 29, 2006**

PROJECT BACKGROUND

Vesting Tentative Tract Map No. 062621 ("TR 062621") is a subdivision proposed to create one multi-family lot with 109 new detached single-family condominium units on 17.59 gross acres. The property is located at 323 Workman Mill Road in the unincorporated community of Avocado Heights Community Standards District and within the Puente Zoned District. A minor modification to the development standards of the Avocado Heights Community Standards District is also proposed to modify lot coverage, front yard wall height, front yard depth and rear yard depth.

A public hearing was scheduled for November 1, 2006 but due to the Commission's attendance and request for community input, the public hearing has been cancelled and cancellation notices were mailed to those within the 1,000-foot notice area. An evening community public hearing has been requested, and is for the Commission's discussion for scheduling.

STAFF ANALYSIS AND RECOMMENDATIONS

Staff has contacted Don Julian Elementary School, a local school located at 13855 Don Julian Road in La Puente, regarding potential dates for an evening public hearing. The following are potential hearing dates based on availability of the location site:

- Monday, February 5, 2007
- Monday, March 12, 2007
- Monday, March 19, 2007

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the discussion process.

Staff recommends that the Commission discuss the scheduling of an evening public hearing in the Avocado Heights community and direct staff to schedule and re-notice the public hearing.

Suggested Motion: "I move that the Regional Planning Commission direct staff to schedule an evening public hearing in the Avocado Heights community on _____ (date) for Vesting Tentative Tract Map No. 062621."

SMT:st
11/21/06