



Legislation Details

**File #:** 21-1647      **Version:** 1      **Name:**  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 8/18/2022      **In control:** Planning Commission  
**On agenda:** 9/20/2022      **Final action:**

**Title:** Master Case No. 21-127; Tentative Tract Map No. 20431 (TTM No. 21-011) - a proposal to consolidate four lots totaling approximately 4.4 adjusted gross acres into one parcel for condominium purpose, and Design Review No. 20-050 - a proposal to construct a new 82-unit condominium complex within 27 two-story buildings totaling approximately 128,000 square feet.

**RECOMMENDATION:**

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - \_\_\_\_; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Tentative Tract Map No. 20431 and Design Review No. 21-050.

**APPLICANT:**

MCO Development, Inc.  
 One Venture, Suite 130  
 Irvine, CA 92618

**LOCATION:**

The project site is located on the west side of Cherry Avenue approximately 250-foot south of the southwest corner of the intersection of Foothill Boulevard and Cherry Avenue, the project site is otherwise identified as 8160, 8180, and 8194 Cherry Ave (APNs: 0230-051-39, -40, -41, and -42).

**PROJECT PLANNER:**

Jon S. Dille, Associate Planner

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Planning Commission Resolution, Findings, and Conditions of Approval, 3. Attachment No. 3 - Tentative Tract Map 20431, 4. Attachment No. 4 - Project Plans, 5. Attachment No. 5 - Notice of Exemption, 6. Attachment No. 6 - Public Hearing Notice

Date	Ver.	Action By	Action	Result
9/20/2022	1	Planning Commission		