

TO: James L. App, City Manager  
FROM: Ronald Whisenand, Community Development Director  
SUBJECT: Reconsideration of Appeal of Tentative Tract Map 2772;  
(Owner: Mondo; Appellant: Erskine)  
DATE: January 16, 2007

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Needs: For the City Council to continue the public hearing on this subject to the City Council meeting on February 6, 2007.

Facts:

1. The Council held a public hearing on December 5, 2006 regarding an appeal of the Planning Commission's approval of a tentative tract map for Doug Mondo at the southwest corner of Airport and Dry Creek Roads.
2. In accordance with adopted policies and procedures, the Council voted on December 19, 2006 to reconsider their action of December 5, 2006 due to confusion surrounding the effect and timing of the public access condition that was adopted with the project. A public hearing was set for January 16, 2007.
3. The applicant and appellant have since met and are in the process of working out an acceptable access solution that meets both of their needs.
4. Resolution of their issues may not occur in time for the January 16<sup>th</sup> public hearing. A request for a continuation to February 6, 2007 has therefore been requested (attached).

Analysis &  
Conclusion: It has generally been the Council's practice to continue public hearings when the parties request it. In this case, it seems that satisfactory solutions to the issues requiring Council intervention can be reached by the parties themselves. If so, it is likely that the appeal will be withdrawn. Withdrawal of the appeal will result in the Planning Commission's action being upheld. A resolution rescinding Council's action of December 5, 2006 will be forwarded to the Council for action in the event the appeal is withdrawn.

Policy  
Reference: None

Fiscal  
Impact: None

Options:

- a. Continue the public hearing to the City Council meeting on February 6, 2007
- b. Amend, modify or reject the foregoing options.

Attached:

1. Continuation Request

# Attachment 1 Continuation Request

**Ron Whisenand**

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**From:** Gwen Erskine [Gwen@countryrealestate.com]  
**Sent:** Wednesday, January 03, 2007 2:28 PM  
**To:** Ron Whisenand  
**Subject:** Tract 2772 Mondo

Hi Ron,

Doug Mondo and Tom are working on their solution to the appeal.

What will we need to do to request a continuance of the appeal to the next City Council Meeting?

Thanks & Happy New Year!

gwen