



STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **SUB-2026-0086** For Possible Action: Discussion and possible action regarding a condition of approval concerning a landscape and wall plan associated with an application from LC Cochise, LLC ("Applicant") for a tentative subdivision map for a 50-lot single-family residential development on a site zoned Retail Commercial ("RC"), located to the southwest of the intersection of Cochise Street and West Overland Street, Assessor's Parcel Numbers ("APNs") 009-267-05 and 009-267-13, recommended for approval by the Board of Supervisors at the June 24, 2026, Planning Commission meeting. (Heather Manzo, hmanzo@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to approve the landscape and wall plan associated with SUB-2026-0086.

Board's Strategic Goal

Quality of Life

Previous Action

June 24, 2026 (Item C) – The Planning Commission recommended approval of SUB-2026-0086 to the Board of Supervisors based on the ability to make the required tentative subdivision map findings and subject to certain conditions of approval, including that, "The Applicant has represented that the rip-rap areas will be partially replaced with landscaping to promote neighborhood compatibility. The revised landscape plan, including the wall must be approved by the Planning Commission prior to issuance of the site improvement permit."

Background/Issues & Analysis

At the June 24, 2026 Planning Commission meeting, the Commission moved to add a condition of approval to the tentative subdivision map to require Commission approval of the updated landscape and wall plans demonstrating the rip rap had been removed as a slope treatment, and landscaping, revegetation and a structural decorative wall would be incorporated into the design. Attached to this report are plans demonstrating the condition has been addressed.

Applicable Statute, Code, Policy, Rule or Regulation

CCDS Division 1, Section 1.13 and Division 3.

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

SUB-2026-0086 - 2 to 1 Slope Revegetation and Retaining Wall Plans - 7-10-2026

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)