



Cathedral City

Legislation Text

File #: 2016-343, Version: 1

Planning Commission

MEETING DATE: 9/7/2016

TITLE:

CASE NO. Tentative Tract Map No. 33668 - One-Year Extension

APPLICANT: Palm Canyon Group, LLC, Betty Paluzzi

STAFF PLANNER:

Salvador Quintanilla, Associate Planner

RECOMMENDATION:

APPROVE a one-year time extension for Tentative Tract Map No. 33668 and the associated California Environmental Quality Act (CEQA) Mitigated Negative Declaration (approved on October 26, 2005), based on the findings contained in the staff report.

REQUEST:

A one-year time extension for Tentative Tract Map No. 33668 subdividing approximately 16.61 acres into 107 single family residential lots, one (1) recreation lot and one (1) open space/conservancy lot, located south of East Palm Canyon Drive and west of the west Cathedral Canyon Channel in the R2 (Multifamily Residential) Zoning District.

FINDINGS:

• **APPROVAL OF AN EXTENSION OF TENTATIVE TRACT MAP NO. 33668** for one year (until October 26, 2017), based on the following findings:

1. No substantial changes are proposed in the project that would require major revisions of the previously approved CEQA Mitigated Negative Declaration (approved on October 26, 2005) due to any new significant environmental effects or a substantial increase in the severity of previously-identified significant effects;
2. No substantial changes have occurred with respect to circumstances under which the project was undertaken that would require major revisions of the previously-approved CEQA Mitigated Negative Declaration to any new significant environmental effects or a substantial increase in the severity of previously-identified significant effects; and
3. No new information of substantial importance, which was not known and could not have been

known with the exercise of reasonable diligence at the time the previous CEQA Mitigated Negative Declaration for Tentative Tract Map No. 33668 was approved, has been identified.

BACKGROUND:

This subdivision was approved by the City Council on October 26, 2005. The site is located south of East Palm Canyon Drive and west of the West Cathedral Canyon Channel, and the project consists of the subdivision of approximately 16.61 acres into 107 single family residential lots, one (1) recreation lot and one (1) open space/conservancy lot (Attachment 2). The site is located in the R2 (Multi-family Residential) Zoning District.

On November 7, 2007, the Planning Commission approved a one (1) year time extension for this map, which extended the expiration date to October 26, 2008. Subsequently, due to the state of California's economy, the State Legislature passed several automatic time extensions for approved tentative maps, beginning with Senate Bill (SB) 1185 in 2008, which gave a one-year time extension to approved maps, and ending with Assembly Bill (AB) 116 in 2013 which gave a two-year time extension. As a result, the map was set to expire on October 26, 2015. The Planning Commission approved the second one-year time extension on October 7, 2015 extending the map for one (1) year with an expiration date of October 26, 2016.

The applicant has been actively working with City staff towards final map approval. However, additional time is needed to complete and satisfy all the Conditions of Approval imposed on the project.

ANALYSIS:

City Ordinance 659 provides that an applicant may apply for a one-year extension only, and no more than three one-year extensions for any tentative map. The applicant submitted a request for a one-year time extension on August 8, 2016, which was prior to the October 26, 2016 expiration date of the map. Since the request for time extension was received prior to the map expiration, the Subdivision Map Act (Section 66452.6 (e) automatically extends the tentative tract map for 60 days or until a final decision on the extension can be made. This approval is to review the extension of time only and not the project. Approval of this one-year time extension will establish a new expiration date of October 26, 2017. If approved by the Planning Commission, this would be the third and final extension for Tentative Tract Map 33668. The decision by the Planning Commission is final unless appealed to the City Council.

ENVIRONMENTAL ANALYSIS:

In processing this time extension request, staff reviewed this application in accordance with Section 15162 of the CEQA guidelines. This project review determined that since the adoption of the CEQA Mitigated Negative Declaration by the City Council on October 26, 2005, there have been no substantial changes to the overall project, no new significant environmental effects, no substantial

increase in the severity of the previously-identified impacts, and no new information of substantial importance that would change or modify the conclusions reached in the initial document. Therefore, no additional environmental action is required.

PUBLIC NOTIFICATION:

This is not a public hearing item and does not require public notification.

ATTACHMENTS:

Attachment 1: Applicant's Letter Requesting One Year Extension

Attachment 2: Tentative Tract Map 33668