



Cathedral City

Legislation Text

File #: 2017-44, Version: 1

Planning Commission

MEETING DATE: 2/1/2017

CASE NO. Tentative Tract Map No. 36832 - One-Year Time Extension

APPLICANT: Fred Brilman

LOCATION: Between Elizabeth Road and McCallum Way, approximately 660 feet west of Landau Boulevard.

REQUEST: A one-year time extension for Tentative Tract Map (TTM) No. 36832 for the subdivision of approximately 4.57 acres into 18 lots (17 single family residential lots and one common lot) located in the R1 (Single-Family Residential) Zoning District.

STAFF PLANNER:
Robert Rodriguez, Planning Manager

RECOMMENDATION:

APPROVE a one-year time extension for Tentative Tract Map No. 36832 and the associated California Environmental Quality Act (CEQA) exemption per Section No. 15332 - Infill Development (approved on December 17, 2014), and based on the findings contained in the staff report.

FINDINGS:

APPROVAL OF AN EXTENSION OF TENTATIVE TRACT MAP NO. 36832 for one year (until December 17, 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 exemption (approved on December 17, 2014) 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 exemption due 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 exemption was approved has been identified.

BACKGROUND:

The tentative tract map was approved by the Planning Commission on December 17, 2014 (expires two years from date of approval). The site is located between Elizabeth Road and McCallum Way, approximately 660 feet west of Landau Boulevard. The map was for the subdivision of approximately 4.57 acres into 18 lots, 17 single family residential lots and one common lot (Attachment 1). The site is located in the R1 (Single Family Residential) Zoning District.

The map was proposed in two phases. Phase 1 included lots 1 through 4 (the lots fronting Elizabeth Road). A final map for Phase 1 was approved by the City Council on August 26, 2015, and the four homes are currently under construction. Phase 2 includes the remaining lots (5-17) and the retention basin lot. These lots remain undeveloped.

The applicant has been actively working with City staff on the project, including the completion of Phase 1. However, the applicant is requesting additional time to complete and satisfy all the Conditions of Approval imposed on the map and Phase 2.

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 December 12, 2016, prior to the map's expiration date (December 17, 2016). 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 December 17, 2017 for the Tentative Tract Map. If approved by the Planning Commission, this would be the first extension for Tentative Tract Map No. 36832. The decision by the Planning Commission is final unless appealed to the City Council.

ENVIRONMENTAL ANALYSIS:

In processing this time extension request, staff reviewed the application in accordance with Section 15162 of the CEQA guidelines. It has been determined that since the approval of the CEQA exemption per Section 15332 - Infill Development, 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: Tentative Tract Map No. 36832

