FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35465 - Applicant: Coachella Valley Housing Coalition - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) - Location: Northerly of 64th Avenue, southerly of 63rd Avenue, and easterly of Lincoln Street - 60.54 Gross Acres - Zoning: Residential Incentive (R-6) - APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35465, extending the expiration date to April 14, 2017. Applicant Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on September 7, 2016. The Tentative Tract Map No. 35465 will now expire on April 14, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/7/2017

MINUTES OF THE BOARD OF SUPERVISORS
C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 35465 originally was approved by the Planning Commission on November 11, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7621 and both were approved on April 14, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first Extension of Time for Tentative Tract Map No. 35465 on September 7, 2016. The Planning Commission approved the project by a 5-0 vote.

Board Action

The Planning Commission’s decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board’s agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.
ATTACHMENTS:

A. PLANNING COMMISSION MINUTES
B. PLANNING COMMISSION STAFF REPORT

Tina Grande, Principal Management Analyst   6/13/2017