



STAFF REPORT
9/16/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Request for a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow the subdivision of approximately 48 acres into an 188-space recreational vehicle (RV) park/subdivision and associated facilities including common recreational, parking and landscaping areas on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant a 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 with the findings and conditions in City Council Resolution No. 2018-58 and City Council Resolution No. 2018-60, and establishing a new expiration date of September 26, 2021.

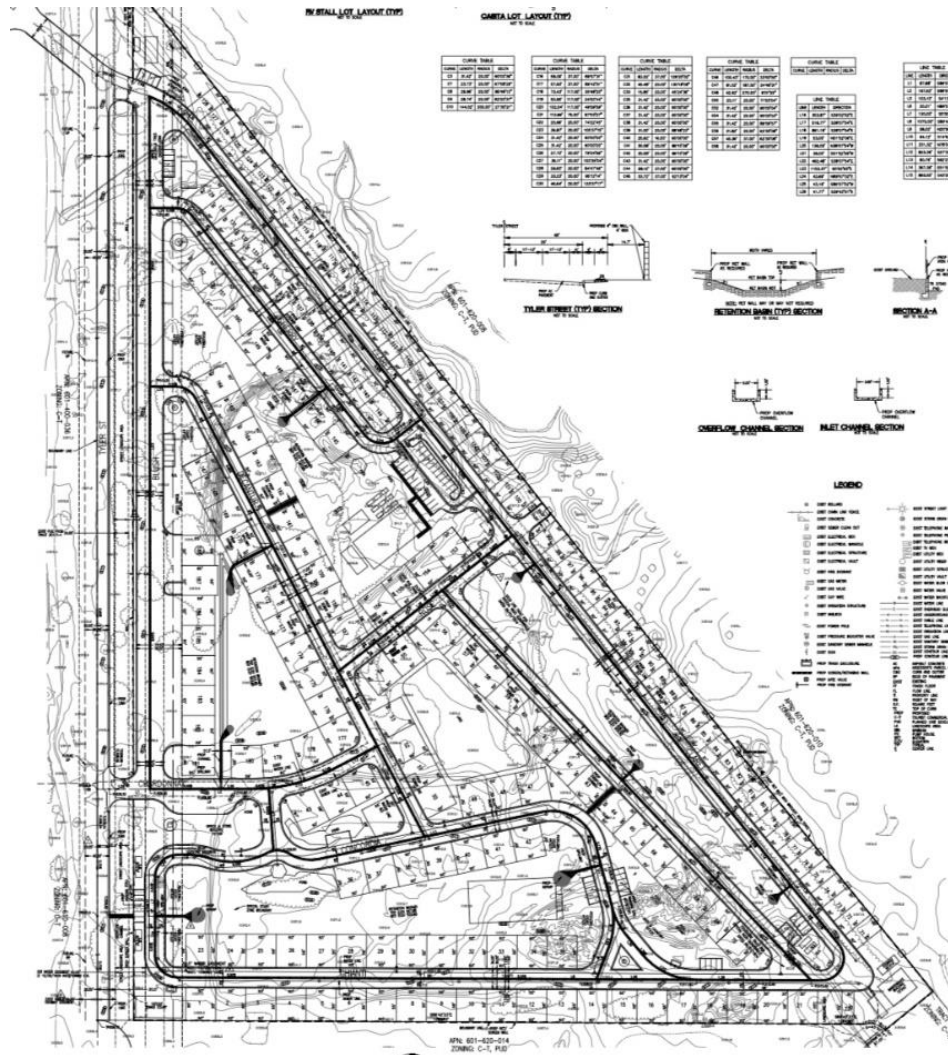
BACKGROUND:

The Planning Commission conducted a duly noticed public hearing on July 18, 2018 at which time the Commission voted to approve the Coachella Vineyards project. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review No. 16-03 as part of the overall proposed development of an RV Subdivision / Resort n the subject property.

Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. On September 26, 2018 the City Council approved Resolution No. 2018-58 which adopted a Mitigated Negative Declaration pursuant to CEQA guidelines (Environmental Assessment No. 16-01) and approved Tentative Tract Map No. 37040. Similarly, the CUP and AR approvals run concurrent with the Tentative Map under State law, because they were associated with the subdivision map. The applicant has also requested a 12-month time extension on these approvals.

DISCUSSION/ANALYSIS:

As illustrated below, TTM 37040 proposes to subdivide approximately 29 acres into 188 lots for recreational vehicles. Of the 188 lots, 113 lots include an RV with a casita, while 75 lots are for RV's only. The lots that do not include a casita are located within the building restriction zone that traverses the project sites eastern boundary. Access for the RV project will be from a Dillon Road and from Tyler Street.



The Coachella Vineyards Project proposes the overall development of the 48-acre site that includes a 188-space RV Park/Subdivision, 100 two-bedroom townhouses and an 11-story, 200-room hotel and associated facilities. The hotel and townhouses are part of the “remainder” parcel left over from TTM 37040 to the south and which was further subdivided with a Parcel Map. The Project will be developed over two phases with the RV park as phase 1 and the townhouse and hotel project as phase 2. The proposed site plan is illustrated below:



Staff recommends that the Planning Commission approve the 12-month time extension for Tentative Tract Map No. 37040 and the related CUP and AR actions, subject to the findings and conditions of approval in City Council Resolution No. 2018-58 and City Council Resolution No. 2018-60, establishing a new expiration date of September 26, 2021.

Attachments:

- Aerial Photo
- Time Extension Request Letter
- TTM 37040 Exhibit
- Conditions of Approval
- City Council Resolution No. 2018-58
- City Council Resolution No. 2018-60