

RESOLUTION NO. 2019-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA OVERTURNING THE PLANNING COMMISSION'S DECISION AND APPROVING A THIRD AND FINAL 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 31978 (BELLISSIMA) TO ALLOW THE REMAINING PHASES OF A SUBDIVISION OF 38 ACRES INTO 158 SINGLE-FAMILY RESIDENTIAL LOTS, ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF AVENUE 53 AND FREDERICK STREET. (COACHELLA INVESTMENTS, LLC, APPELLANT).

WHEREAS, Coachella Investments, LLC filed a timely request for the third 12-month Time Extension request for Tentative Tract Map No. 31978 to allow the remaining phases of an approved subdivision of 38 acres of land into 158 single-family residential lots, on property located at the southeast corner of Avenue 53 and Frederick Street (APN 768-430-002, -015, -017, -022 & -023); and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on August 7, 2019, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, adopting the finding, amended and added conditions, and staff recommendations; and,

WHEREAS, the Planning Commission on August 7, 2019 voted 3/0 to deny the time extension request for Tentative Tract Map No. 31978 making certain oral findings of inconsistency with the City's General Plan policies; and,

WHEREAS, the applicant filed a timely appeal of the Planning Commission's denial of the time extension request; and,

WHEREAS, the City Council of the City of Coachella held a hearing on October 23, 2019 to review the appeal request, and allowed public testimony on the matter; and,

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map 31978 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby overturn the decision of the Planning Commission and approves a third and final 12-month time extension for Tentative Tract Map 31978 with the findings listed below, incorporating all of the prior conditions of approval contained in City Council Resolution No. 2006-79 as adopted on October 13, 2004, with no modifications or additional conditions.

Findings for Tentative Tract Map No. 31978 (12-month time extension)

1. The proposed map and design of improvements are substantially consistent with the General Plan, and the City of Coachella Official Zoning Map and any specific plan governing the site. The proposed subdivision time extension is within a land use designation of Suburban Neighborhood according to the General Plan 2035 Land Use Policy Diagram. The subdivision is a low-density residential project (4.15 units per acre) that is consistent with the Suburban Neighborhood intensity permitted by the land use category. Tentative Tract Map 31978 is in compliance with the subdivision standards of the Zoning Ordinance with respect to the R-S (Single Family Residential) Zone.
2. The site is physically suitable for the type of development and the proposed density. The proposed remaining phases of the proposed subdivision will provide adequately sized lots for future residential development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. All drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is the nearest body of water to the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision already has the first phase of development completed and this time extension would allow for future development of residential uses consistent with the established pattern. The existing neighborhood has not had any observable adverse effects on the public health or safety. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create 158 lots for residential development with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.
6. An Environmental Assessment/Initial Study (EA No. 04-13) was prepared for the subject project pursuant to the State of California Environmental Quality Act Guidelines (CEQA). On October 13, 2004, the City Council adopted a Mitigated Negative Declaration as part of EA 04-13 and approved Tentative Tract Map 31978. There are no changes to the proposed subdivision as a result of this time extension request, that would result in any new environmental effects. Similarly, the vicinity has not experienced any major change in the built environment, except that the Tierra Bonita community to the

north is now built out and had been previously anticipated as a single family residential community. Several other large subdivisions on the west side of Frederick have remained vacant and are waiting for the residential market to return to this part of the City. Therefore, no further environmental review is required for the 12-month time extension.

PASSED, APPROVED and ADOPTED this 23rd day of October 2019:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. 2019-58 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 23rd day of October 2019, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk