



STAFF REPORT
7/21/2021

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Assistant Community Development Director

SUBJECT: **Tentative Parcel Map No. 37758 and Variance 21-05**, a request to allow the subdivision of an existing approximately 9 acre site into two parcels located on the northeast corner of Van Buren Street and 51st Avenue. (APN 768-050-001) (Applicant: Gregorio C. Cervantes)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2021-15 recommending to the City Council approval of Tentative Parcel Map 37758 and Variance 21-05 to subdivide approximately 9 acres into two parcels consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2.

EXECUTIVE SUMMARY:

The applicant, Gregorio C. Cervantes, is requesting to subdivide an existing approximately 9-acre parcel located on the northeast corner Van Buren Street and 51st Avenue into two parcels consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2. The affected property is located in the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones and is further identified by Assessor's Parcel Number 768-050-001. Variance approval is required to allow a lot size of 3.7 acres in the A-T zone, which is a lot size less than the required minimum lot size of 5 acres. No grading or development is proposed as part of this application.

DISCUSSION/ANALYSIS:

Environmental Setting:

The subject site is an approximately 9-acre vacant parcel and it is located within the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones. Surrounding land uses and zoning classifications include the following:

North: Single-family residential neighborhood (Valencia) / R-S (Residential Single Family) Zone

South: Single-family residential neighborhood (Aventine) across 51st Avenue / R-S (Residential Single Family) Zone

East: Vacant recently approved TTM 38084/ R-S (Residential Single Family) Zone
West: Vacant / R-S (Residential Single Family) Zone

ENVIRONMENTAL DETERMINATION

The City of Coachella has determined that the proposed project is exempt from environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require any additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The project satisfies the above criteria and as such, no environmental review is required.

CONSISTENCY WITH THE GENERAL PLAN

The project site has a land use designation of Neighborhood Center according to the Land Use Element of the General Plan 2035, which is intended for neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood.

The subject site is located within subarea 1- West Coachella Neighborhood of the General Plan. Subarea 11 includes policy guidance that encourages vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations.

CONSISTENCY WITH ZONING

The subject site is in the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones, and the proposed parcel map is consistent with this designation, including minimum lot size, widths, depths, and sizes. Any future proposed development will be reviewed by Staff and presented to the Planning Commission for their review and approval with subsequent City Council review if required by the zoning code.

Minimum development standards for the R-E (Residential Estate) zone are as follows:

- Minimum Lot Size. Ten thousand (20,000) square feet.
- Minimum Lot Width. One hundred (100) feet.
- Minimum Lot Depth. One hundred (100) feet.

Minimum development standards for the A-T (Agricultural Transition) zone are as follows:

- Minimum Lot Size. 5 acres.
- Minimum Lot Width. Two hundred sixty (260) feet.
- Minimum Lot Depth. Two hundred sixty (260) feet.

The proposed lot size and configuration of the tentative parcel map meets these minimum development standards, except the “remainder” parcel of 3.7 acres, which is a lot size less than the required minimum lot size of 5 acres in the A-T Zone. Staff is supportive of the applicant’s variance request, as the existing site will be rezoned in a city-initiated General Plan/Zoning consistency effort to Neighborhood Commercial C-N, which allows for a minimum lot area of 5,000 square feet.

DESIGN CHARACTERISTICS

General Considerations:

Proposed Tentative Parcel Map 37758 involves the subdivision of an approximately 9-acre parcel on the northeast corner of Van Buren Street and 51st Avenue into two parcels. The proposed subdivision consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2. There are 5 existing nonconforming residential buildings that would remain on the parcel identified as “Remainder Parcel” on Tentative Parcel Map No. 37758 (Attachment 2). All future development would be subject to approval by the Planning Commission through the Architectural Review process.

ALTERNATIVES:

1. Adopt Resolution No. PC-2021-15 recommending approval of Tentative Parcel Map 37758 to the City Council, subject to the findings and conditions of the staff report.
2. Continue Tentative Parcel Map 37758 and provide staff and the applicant with direction.
3. Deny Tentative Parcel Map 37758 with findings.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC2021-15
Exhibit A - Tentative Parcel Map 37758
2. Vicinity Map
3. Imperial Irrigation District Comment Letter
4. Applicant letter – Request for deferred off-site improvements