

REPORT TO THE PLANNING COMMISSION



DATE: June 14, 2016

TITLE: A request for a one year time extension from June 10, 2016 to June 10, 2017 for the subdivision of 165.7 gross acres into 499 residential lots for at the Sunset Ridge Subdivision (Tentative Tract No. 33746) in the R-L (Low Density Residential) District.

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Reviewed by: Nathan Bouvet, MPA, Community Development Director

RECOMMENDATION

- 1) Receive Staff Report;
- 2) Allow Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Close the Public Hearing;
- 7) Allow Opportunity for Applicant Rebuttal;
- 8) Conduct Planning Commission discussion and questions to Staff; and
- 9) Consider a motion to approve a request for a one year time extension from June 10, 2016 to June 10, 2017 for the subdivision of 165.7 gross acres into 499 residential lots for at the Sunset Ridge Subdivision (Tentative Tract No. 33746).

BACKGROUND

Staff recommends that the Planning Commission grant a one year extension of time from June 10, 2016, to June 10, 2017, for Tentative Tract Map No. 33746, a 499 residential lot subdivision located at the Sunset Ridge Subdivision in the R-L (Low Density Residential) District. The purpose of this meeting is to approve or deny the time extension request.

The original City Council Staff Report and Resolution are attached (Exhibit 1) and provides detailed information about the project. The City Council Report is at the end of the Resolution.

To approve time extension, the City needs to determine the following findings:



1. The applicant has satisfied all aspects of Section 16.24.170 (Time Extensions for Subdivisions) of the Desert Hot Springs Municipal Code;
2. There have been no substantial changes to the Project since it was initially approved; and
3. The Applicant has presented good cause for requesting the extension of time, in that economic conditions and lack of infrastructure have prevented the Applicant from constructing the Project;
4. There is no change to environmental circumstances and the applicant should be given another year to complete the conditions of approval.

FISCAL IMPACT

The applicant has paid the required fee of \$2,125 to request a Time Extension of one year.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for this project by the City, in accordance with the California Environmental Quality Act ("CEQA"). The study revealed that the project, as proposed, would not have significant impacts on the environment. Therefore, a Mitigated Negative Declaration ("MND") was prepared and circulated for public review and approved by the City Council on June 6, 2006.

Pursuant to Section 15162(a) of the CEQA Regulations, once an MND has been adopted for a project, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. The Planning Commission only needs to make a finding that the Time Extension is consistent with the original Mitigated Negative Declaration and no further analysis is required. The Initial Study is attached as Part of the City Council Report.

EXHIBIT(S)

1. Tentative Tract Map No. 33746
2. City Council Staff Report and Resolution Number 2006-66