



Staff Report

File #: 22-0122

REQUEST FOR CITY COUNCIL ACTION

DATE: 02/02/2022

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Extension of time for Tentative Tract Map 35851 located on the north side of Corona Avenue and west of Interstate 15.

EXECUTIVE SUMMARY:

Tentative Tract Map (TTM) 35851 is a one lot subdivision for residential condominium purposes. The map was originally approved by the City Council on February 16, 2011. Over the years, the term of the map has been extended by automatic extensions granted through approved state assembly bills in addition to discretionary extensions approved by the City Council. Pursuant to the Subdivision Map Act, TTM 35851 is eligible for one more discretionary extension of time by the City Council. The extension of time would extend the map to February 16, 2023, prior to it being recorded with the County of Riverside. The zoning of the project site is Multiple Family Residential (R-3), which allows residential including residential condominiums.

RECOMMENDED ACTION:

That the City Council approve the one-year extension time for Tentative Tract Map 35851.

BACKGROUND & HISTORY:

The project site is 3.55 acres and located on the north side of Corona Avenue and west of Interstate 15 in the R-3 zone. The original property owner that processed TTM 35851 sold the property in September 2020. The new owner is requesting an extension of time for one year to allow additional time for the map to be recorded at the County. TTM 35851 is for residential condominium purposes. In conjunction with the initial approval of TTM 35851, Conditional Use Permit (CUP) 10-017 was also approved to allow 60 townhouses, which is allowed in the R-3 zone.

Pursuant to the Subdivision Map Act, a tentative tract map can be extended for a period of six years at the discretion of the local agency. Additionally, tentative tract maps can be extended beyond a period of six years through legislative mandates such as assembly bills approved by the governor.

The following is the timeline on the extensions of time associated with TTM 35851.

- February 16, 2013. Automatic extension of time for 24 months granted by Assembly Bill 208.
- February 16, 2015. Automatic extension of time for 24 months granted by Assembly Bill 116.
- March 1, 2017. First discretionary extension of time granted for three years by City Council.
- March 4, 2020. Second discretionary extension of time granted for two years by City Council.

ANALYSIS:

TTM 35851 is set to expire on February 16, 2022, if the map is not recorded at the County of Riverside. The property owner's request for the one-year extension of time would extend TTM 35851 to February 16, 2023. This extension would be the last discretionary extension allowed by the City, which is a total of six years allowed pursuant to the Subdivision Map Act.

The zoning of the project site is R-3, which is intended for residential condominium and multiple family residential. The project site is already entitled by CUP10-017 for 60 townhouses, which is consistent with the residential zoning of the property. Therefore, the extension of time for TTM 35851 is consistent with the zoning of the property and its intended use.

If the one-year extension of time is not granted for TTM 35851, the map will expire and the property owner would need to process a new tentative tract map and conditional use permit on the property.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

The City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan for TTM 35851 on February 16, 2011, in accordance with Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA. No additional environmental analysis is required with the extension of the time because the scope of the project has not changed since the original approval.

PREPARED BY: CHRISTOPHER HORN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Site Plan
2. Exhibit 2 - Letter of Request for Time Extension