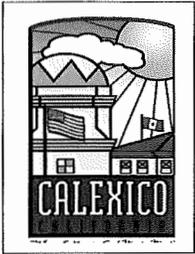


**AGENDA
ITEM**

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AGENDA STAFF REPORT

DATE: March 20, 2019

TO: Mayor and City Council

APPROVED BY: David Dale, City Manager

PREPARED BY: Ralph B. Morales, Building/Planning/Code Enforcement Manager
Mark Vasquez, Associate Planner

SUBJECT: Adoption of a Resolution Approving the Request by Alphabet Farms, LLC to Extend Expiration of Tentative Map for Two Years Pursuant to Government Code Section 66452.6(e)

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Recommendation:

It is recommended and acknowledged that the City Council approve resolution for the requested two year extension of the Venezia Tentative Map to December 21, 2020.

Background:

Pursuant to Resolution No. 2008-50, the Calexico City Council approved a Tentative Subdivision Map for the Venezia Subdivision and Development located on the eastern boundaries of the city along Highway 98 and Bowker Road. The Tentative Subdivision Map has also been extended by operation of law on four different occasions and expired December 21, 2018. As per 2016 the Subdivision Map Act, an application requesting an extension shall automatically be extended for 60 days or until the application for extension is approved, conditionally approved or denied whichever occurs first.

Discussion & Analysis:

The owner of the Venezia development submitted a letter to the Planning Division on December 10, 2018 requesting that the City Council consider an extension of the Venezia Tentative Map of two years.

After considering the pending extensions granted by operation of law in 2009, 2011, 2013, and 2015, staff recommends that the extension of two years also be granted. Due to the down turn in the economy the developer would like sufficient time in order to evaluate any changes affecting the development. Since this is a large project, an extension of two years would be appropriate and the Municipal Code would not require the imposition of additional conditions upon approval of the extension. In addition, staff has not identified any changes or circumstances that would merit the imposition of additional conditions at this time.

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Fiscal Impact:

None.

Coordinated With:

None.

Attachment:

1. Letter requesting extension by Alphabet Farms LLC.
2. Resolution Approving the Request by Alphabet Farms, LLC to Extend Expiration of Tentative Map for Two Years Pursuant to Government Code Section 66452.6(e).

December 10, 2018

VIA EMAIL AND FIRST CLASS MAIL

Mr. Ralph Morales
Calexico Planning Department
608 Heber Avenue
Calexico, CA 92231

Re: **Alphabet Farms LLC – Extension of Venezia Tentative Tract Map**

Dear Mr. Morales:

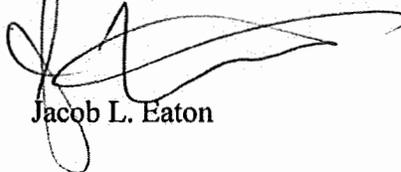
As you may recall, I represent Alphabet Farms LLC, the owner of the real property generally known as APNs 059-180-45 (the "Real Property"). On October 21, 2008, the Calexico City Council approved the amended Venezia Tentative Map through Resolution 2008-49 and 2008-50.

Since then, the Tentative Tract Map has been extended by operation of law on four occasions. You previously granted a 60-day extension pursuant to your letter dated October 15, 2018. I understand that the current expiration date of the map is December 20, 2018. Alphabet Farms now requests an additional 60-day extension to pull together the necessary documents and obtain the necessary approvals by the City for a long-term extension.

My client purchased the property subject to the Tentative Map. Therefore, it is taking some additional time to pull together the information and documents for the application to extend the Tentative Tract Map because we do not have the original documents related to this map.

Please let me know if an extension will be granted. Also, please let me know if you need further information.

Sincerely,



Jacob L. Eaton

cc: Tom Eisenhauer

RESOLUTION NO. 2019 - __

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO APPROVING THE REQUEST BY ALPHABET FARMS, LLC TO EXTEND EXPIRATION OF TENTATIVE MAP FOR TWO YEARS PURSUANT TO GOVERNMENT CODE SECTION 66452.6(e)

WHEREAS, pursuant to Resolution No. 2008 - 50 (Amended and Restated) (the "TSM Resolution") the Calexico City Council re-approved a tentative subdivision map amendment of approximately 78.31 acres of land located along the eastern boundary city limit South of the All American Canal and east of Highway 98 for the Venezia Development project (Project); and

WHEREAS, the TSM Resolution sets forth the conditions required for the Final Map of the Project; and

WHEREAS, the Final Map for the Project will be submitted for review and approval at the appropriate time and shall meet the requirements set forth in California Government Code Section 66433, et seq; and be approved by the Calexico City Council; and

WHEREAS, the City Engineer will review said Final map once submitted to ensure general conformance with the tentative map and any outstanding conditions which have yet to be met prior to the issuance of the Final Certificate of Occupancy; and

WHEREAS, the Tentative Map will expire on or about October 21, 2008; and

WHEREAS, pursuant to Government Code Section 66452.6(e) the Developer has Requested that the City Council grant a two-year extension of the expiration date of the Tentative Map.

NOW, THEREFORE, THE CITY CONCIL OF THE CITY OF CALEXICO, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporative herein.

SECTION 2. Based on the staff report and Exhibits attached thereto, the City Council hereby approves the extension of the expiration of the Venezia Tentative Map two years until October 21, 2020 pursuant to Government Code Section 66452.6(e).

SECTION 3. All conditions of the Tentative Map pursuant to Resolution No. 2018-__ remain unchanged and are incorporated herein by reference.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Calexico, California, held on this _____ day of _____ 2019.

CITY OF CALEXICO

Lewis Pacheco, Mayor

ATTEST:

Gabriela Garcia
City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

STATE OF CALIFORNIA
COUNTY OF IMPERIAL,
CITY OF CALEXICO

I, Gabriela Garcia, City Clerk of Calexico, California, do hereby certify that the foregoing Resolution No. 2019-__ was duly and regularly adopted at a regular meeting of the City Council of the City of Calexico, held on the _____ day of _____ 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gabriela Garcia, City Clerk