

INDIAN WELLS CITY COUNCIL

May 16, 2024



To: City Council
From: Community Development Department
Prepared by: Luis Rubalcava, Planner
Subject: **Resolution Approving Tentative Parcel Map No. 38976 to Subdivide an Existing 1.06 Acre Residential Lot into Three Located within The Vintage Club at 74465 Palo Verde Drive (APN: 625-530-080)**

RECOMMENDED ACTIONS:

Council **FINDS** the project exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Divisions; and

ADOPTS Resolution approving Tentative Parcel Map No. 38976 for the subdivision of an existing 1.06-acre residential lot into three separate residential parcels located within The Vintage Club at 74465 Palo Verde Drive.

BACKGROUND:

The property owner has applied for a Tentative Parcel Map proposing to subdivide an existing 1.06-acre residential estate lot into three separate single-family lots within the Vintage Club (Attachment 2). The subject property's development is documented through a series of subdivision map approvals and a merger as follows:

- Tract Map 14968-12: Approved in 1984 as part of the Vintage Club Development. The subject property consisted of three (3) legal residential lots numbered 3, 4, & 5.
- Parcel Map 23829: Approved in 1989, merged lots 3 and 4 referenced in Tract Map 14968-12, creating a new parcel, "Parcel One."
- Parcel Merger 15-99-2: Approved in 1999, merged lot 5 and Parcel One of Parcel Map 23829 to create the existing 1.06-acre lot identified as "Parcel A."

The existing estate lot had all improvements and buildings demolished and currently exists as a vacant lot within the Vintage Club (Attachment 3). The owner is requesting to revert to the original three (3) legal lots that were approved by Council in 1984 (Attachment 4).

The Planning Commission held a duly noticed public hearing to consider the tentative map application on April 25, 2024, and unanimously recommended approval to the City Council.

ANALYSIS:

The applicant is requesting approval of a Tentative Parcel Map to subdivide an existing 1.06 acre (46,347 sq. ft.) residential estate lot into three (3) new single-family residential lots resulting in parcels with 15,486 sq. ft., 15,491 sq. ft., and 15,370 sq. ft. of land area (Attachment 5). The subject property is bound by the existing golf course to the south and existing single-family homes immediately to the north, east and west. Vehicular circulation is provided by Palo Verde Drive.

The subject property is in Planning Area 11 (Vintage/Living Desert/Hidden Valley Area), is currently zoned Residential Very Low Density ("RVLD"). This Planning Area has an active homeowners' association ("HOA") and is overlaid by the Golf Course Overlay Zone, which governs uses within the golf course area. According to Section 21.23.050 of the Indian Wells Municipal Code ("IWMC") the RVLD zoning district requires a minimum lot size of 12,000 sq. ft. with dimensions of at least 100ft x 100ft. These minimum requirements are met by each of the new parcels created through the proposed lot split and access onto Palo Verde Drive will be maintained. Considering the subject property was comprised of 3 legal residential lots under the original Tract No. 14968-12 for the Vintage Club, the proposed lot split is consistent with the site's approved density. In addition, the applicant has received HOA approval to revert the large 1.06-acre estate lot back to three (3) individual single-family lots, as was originally designed for the Vintage Club development (Attachment 6). The proposed project, subject to standard City Planning review, complies with the zone's requirements for single-family residence use, density, and lot sizes. All future residential development shall conform to the RVLD zoning standards as outlined in IWMC Chapter 21.23.

Pursuant to Section 20.04.030(c) of the IWMC, the Planning Commission shall review and make a recommendation to the City Council to approve, conditionally approve or disapprove tentative parcel maps. The City Council shall then review the proposed project via the City Council Consent Calendar. Tentative Parcel Map No. 38976 has been prepared by a professional land surveyor and there are no additional easements or offers of dedication included as part of the Map request. Upon approval by the City Council, the City Engineer shall file and record the tentative and final parcel map in accordance with the Subdivision Map Act.

FISCAL IMPACT:

No fiscal impact. The applicant has submitted and paid for all the required City applications under consideration, and the project will have no impact on the City's General Fund.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City acting as Lead Agency, has determined the lot-split qualifies as being Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Divisions.

ATTACHMENTS:

1. Resolution
2. Aerial Vicinity Map
3. Existing Site Conditions
4. Sheet 10 of Tract Map 14968-12 for the Vintage Club Development
5. Proposed Tentative Parcel Map No. 38976
6. HOA Approval Letter