
REPORT TO THE PLANNING COMMISSION



DATE: October 11, 2016

TITLE: Tentative Tract Map No. 37123. A recommendation to the City Council for approval of a Tentative Tract Map to create a single 6.46 acre lot for condominium purposes located on Little Morongo Road, between Dillon Road and 18th Ave, in the I-L (Light Industrial) District. Request Submitted by Cristina Gonzales

Prepared by: Nathan Bouvet, Community Development Director

RECOMMENDATION

That the Planning Commission recommend that the City Council approve Tentative Tract Map No. 37123 to create a single 6.46 acre lot for condominium purposes located on Little Morongo Road, between Dillon Road and 18th Avenue, in the I-L (Light Industrial) District.

DISCUSSION

The applicant, Cristina Gonzales, proposes a Tentative Tract Map (TTM No. 37123) to create a single 6.46 acre lot for condominium purposes. The proposed TTM is associated with CUP 09-16 (GFARMALABS) which was recently approved by City Council on June 7, 2016. The project is located on Little Morongo Road, between Dillon Road and 18th Avenue.

A single 6.46 acre lot will result as shown in Exhibit No. 2. The project is consistent with the existing General Plan designation, General Plan policies, and applicable zoning regulations of the Light Industrial (I-L) land use designation. The proposal meets all requirements of the City's Zoning and the Subdivision Map Act.

PUBLIC NOTICE

On 29 September 2016 the City sent a Public Hearing Notice to all property owners/tenants within a 300-foot radius of the project site and persons specifically requesting notice. A notice was published in the (Desert Sun) newspaper on 01 October 2016.

ENVIRONMENTAL ANALYSIS

On June 7, 2016, the City Council adopted the Initial Study/Mitigated Negative Declaration prepared for the Project (CUP 09-16). In doing so, the City Council found that the Project would not have a significant impact on the environment. The adopted Environmental Initial Study/Mitigated Negative Declaration contains Mitigation Measures which remain applicable to the Project. No revisions to the adopted Mitigation Measures are proposed.

FISCAL IMPACT

There is no impact to the City's General Fund as a result of this action. Various development fees, related to the processing the entitlements have been collected. However, once developed, the area would be subject to certain annual assessments and taxes consistent with other properties of the same use within the City.

ATTACHMENTS

Exhibit No 1 - TTM No. 37123 Conditions of Approval
Exhibit No. 2 - TTM No. 37123 (Reduced Copy)

Tentative Tract Map No. 37123
Conditions of Approval
Assessor's Parcel Number 665-190-017

General

- 1) The final plat of any phase shall be in substantial compliance with the approved Tentative Tract Map, as shown in Exhibit D, and shall comply with all conditions of approval as provided herein.
- 2) This entitlement shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Desert Hot Springs Subdivision regulations and the State Subdivision Map Act.
- 3) Applicant/developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, an/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement applications. City shall promptly notify both the applicant and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense.

Final Map/Plat:

- 4) Developer shall provide all dedications and easements to the satisfaction of the City of Desert Hot Springs and the City Engineer.

Acceptance of Conditions:

- 5) Within fifteen (15) days of approval by the Planning Commission, the applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This authorization shall become void, and any privilege, permit, or other authorization granted under these entitlements (i.e. TTM No. 37123) shall be deemed to have elapsed if compliance with this condition has not been undertaken within the specified time limits.

Site Maintenance:

- 6) Within 30-days of approval the applicant shall remove any discarded green waste, household debris, and/or construction rubble from the Parcel. If after 5-days' notice by certified mail, the Applicant/developer does not comply with the before mentioned condition, the Planning Commission may enter the subject properties with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject properties.
- 7) If after 5-days' notice by certified mail, the applicant/developer does not comply with the before mentioned criterion, the Planning Commission may either suspend future building or grading permits and/or enter the subject properties with City forces and remove all subject violations, bill the applicant and/or put a lien on the subject properties.

Grading:

- 8) Any grading will require a Permit issued by the Engineering Division of the Community

Development Department.

Mapping Requirements

- 9) Parcel Map in accordance with Chapter 2, Article 3, Section 66444 et.al of the Subdivision Map Act.
 - a) Title report (updated within at least 60 days).
 - b) Parcel Map closure calculations including individual parcels.
 - c) Dedicate the required right-of-way along Little Morongo Road to City of Desert Hot Springs, per General Plan for a Major Arterial 55 feet from centerline.