

## REPORT TO THE PLANNING COMMISSION

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**DATE:** December 13, 2016

**TITLE:** Consideration of a Tentative Parcel Map (TPM 37151) for condominium purposes on a 36.81 acre lot located at the north east corner of Dillon Rd and Little Morongo Road, in the Light Industrial (I-L) zone.

**Prepared by:** Scott Taschner, Associate Planner

**Reviewed by:** Daniel Porras, P.E., Public Works Manager

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### RECOMMENDATION

To consider a motion to approve Tentative Parcel Map TPM 37151 for condominium purposes on a site that has an approved Conditional Use Permit (CUP 03-15) and a previously adopted Mitigated Negative Declaration, located in the I-L (Light Industrial) zone on the northeast corner of Little Morongo Road and Dillon Road.

### DISCUSSION

The applicant, Oxford Properties, is proposing a Tentative Parcel Map (TPM No. 37151) for condominium purposes on a 36.81 acre lot. The project is located in the Light Industrial (I-L) zone on the northeast corner of Dillon Rd and Little Morongo Rd.



The site is bounded by Industrial land use designations to the north and east sides of the property. The properties to the south are zoned Commercial General (C-G) and the properties to the west of the project site are in the county's jurisdiction (with a sphere of influence general plan designation of Energy Industrial (I-E). The lots satisfy the minimum size requirement which is 20,000 square feet. There are no other issues to analyze since the proposal is a Parcel Map with no development and it fronts on a public street. The proposal meets all requirements of the City's Zoning and the Subdivision Map Act.

### **ENVIRONMENTAL ANALYSIS**

On December 15, 2015, the City Council adopted the Initial Study/Mitigated Negative Declaration prepared for the project (Conditional Use Permit, CUP 03-15). 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.

Staff finds the current project (parcel map for condominium purposes) project exempt from the California Environmental Quality Act (CEQA) per Section No. 15315, Class 15 (Minor Subdivisions) which exempts projects under 4 lots.

### **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.

### **EXHIBIT(S)**

1. TPM No. 37151 Conditions of Approval
2. TPM No. 37151 (Reduced Copy)