

REPORT TO THE PLANNING COMMISSION

DATE: January 10, 2017



TITLE: Consideration by the Planning Commission for the approval of Tentative Parcel Map 37233 to create a single 1.05 acre lot for condominium purposes located on Two Bunch Palms Trail, between Little Morongo Road and Cabot Road, in the I-L (Light Industrial) District. Request Submitted by DHS Properties, LLC.

Prepared by: Scott Taschner, Associate Planner

Reviewed by: Charles Rangel, Interim Community Development Director

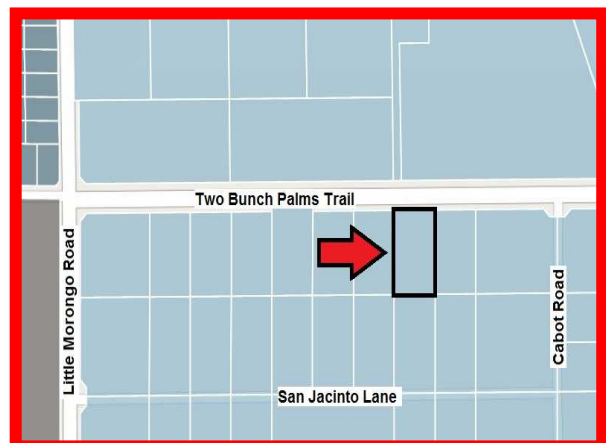
RECOMMENDATION

- 1) Receive Staff Report;
- 2) Allow Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Close the Public Hearing;
- 7) Allow Opportunity for Applicant Rebuttal;
- 8) Conduct Planning Commission discussion and questions to Staff; and
- 9) Consider a motion to approve Tentative Parcel Map No. 37233 to create a single 1.05 acre lot for condominium purposes located on Two Bunch Palms Trail between Little Morongo Road and Cabot Road, in the I-L (Light Industrial) District.

DISCUSSION

The applicant, DHS Properties, Inc, proposes a Tentative Parcel Map (TPM No. 37233) to create a single 1.05 acre lot for condominium purposes. The proposed TPM is associated with CUP 11-16 which was recently approved by City Council on August 16, 2016. The project is located on Two Bunch Palms Trail between Little Morongo Road and Cabot Road, as depicted in the map below.

A single 1.05 acre lot will result as shown in Exhibit No. 2. The project is consistent with the existing General Plan designations, 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 December 20, 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 Saturday December 24, 2016.

ENVIRONMENTAL ANALYSIS

On August 16, 2016, the City Council adopted the Initial Study/Mitigated Negative Declaration prepared for the Project (CUP 11-16). 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.

EXHIBITS

1. TTM No. 37233 Conditions of Approval
2. TTM No. 37233 (Reduced copy)