

REPORT TO THE PLANNING COMMISSION



DATE: January 31, 2017

TITLE: Consideration by the Planning Commission for the approval of Tentative Parcel Map No. 37215 to create a to create a parcel map for condominium purposes on a 14.9 acre lot located on Little Morongo Road, between Pierson Boulevard and 14th Ave, 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

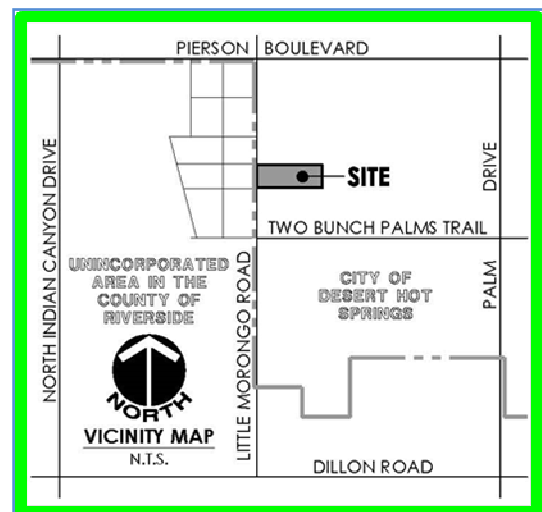
RECOMMENDATION

- 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) Allow Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Conduct Planning Commission discussion and questions to Staff; and
- 9) Consider a motion to approve Tentative Parcel Map No. 37215 to create a parcel map for condominium purposes on a 14.9 acre lot located on Little Morongo Road, between Pierson Boulevard and 14th Ave, in the I-L (Light Industrial) District.

DISCUSSION

The applicant, DHS Properties, Inc, proposes a Tentative Parcel Map (TPM No. 37215) for condominium purposes on a 14.9 acre lot. The proposed TPM is associated with CUP 02-15 which was recently approved by City Council on November 17, 2015. The project is located on the east side of Little Morongo Road, between Pierson Boulevard and 14th Ave, as depicted in the adjacent map.

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 Wednesday, January 18th the city staff 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 on Saturday, January 21st, 2017.

ENVIRONMENTAL ANALYSIS

On November 17, 2015, the City Council adopted the Initial Study/Mitigated Negative Declaration prepared for the Project (CUP 02-15). 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.

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. 37215 Conditions of Approval
2. TPM No. 37215 (Reduced Copy)