

REPORT TO THE PLANNING COMMISSION



DATE: October 10, 2017

TITLE: Tentative Tract Map No. 37257, proposing to create a tract map for condominium purposes on a 30.63-acre project site. The project is located on the south side of 19th Avenue, approximately 750 feet east of North Indian Canyon Drive, in the LI (Light Industrial) zone. Applicant: Ray Dorame, Blackstar Financial, Inc.

Prepared by: Benjamin Torres, Associate Planner

Reviewed by: Daniel Porras, Community Development Director

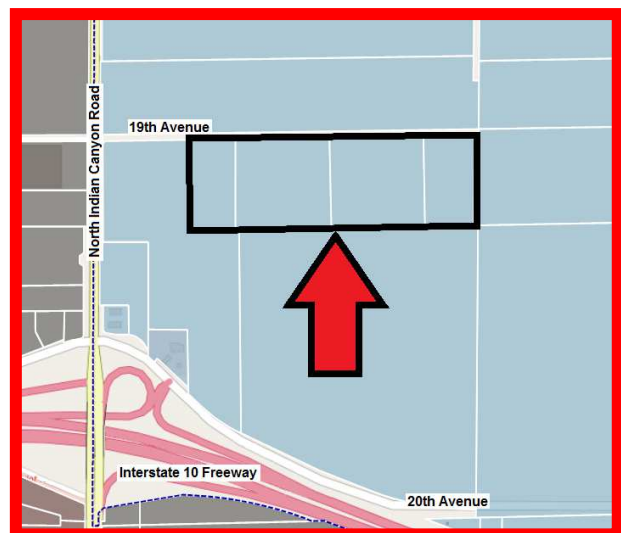
RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Approval Tentative Tract Map No. 37257 to create a tract map for condominium purposes on a 30.53-acre project site in the LI (Light Industrial) District. APN: 666-370-012, -013, -014, -015.

DISCUSSION

The applicant, Blackstar Financial, Inc proposes a Tentative Tract Map (TTM No. 37257) for condominium purposes on a 30.63 gross acre lot. The proposed TTM is associated with CUP 02-17 which was recently approved by City Council on July 5, 2017 for an approximately 620,000 sq. ft. medical marijuana cultivation development.

The site is located on the south side of 19th Avenue, approximately 1,000 feet east of North Indian Canyon Road. It is rectangular and generally flat, made up of four parcels having a combined gross area of approximately 30.53 acres. Its total width and street frontage along 19th Avenue (unimproved) is approximately 1,991 feet, and it has a depth of approximately 668 feet. Following dedication of right-of-way's, the site will have a net area of approximately 28.18 acres. The site is currently vacant.



The Project is consistent with the existing General Plan designations, General Plan policies, and applicable zoning regulations of the light industrial (LI) land use designation. The proposal meets all the requirements of the City's Zoning Code and the Subdivision Map Act.

PUBLIC NOTICE

On Wednesday, September 27, 2017 City Staff sent a Public Hearing Notice to all property owners/tenants within a 300-foot radius of the project site. A notice was also published in the

Desert Star Weekly on Friday, September 29, 2017. No comments have been received as of October 2, 2017.

ENVIRONMENTAL ANALYSIS

On July 5, 2017, the City Council approved the Blackstar Cultivation Project and in doing so certified the Mitigated Negative Declaration for the Project. Pursuant to Section 15162(a) of the CEQA regulations, once an MND has been certified for a project, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. The planning commission only needs to make a finding that the request for a Tentative Tract Map is consistent with the original MND, and no further analysis is required. No significant changes are proposed as a part of the proposed Tentative Tract Map for Condominium Purposes.

RECOMMENDATION

Staff finds that the proposed project is substantially consistent with the General Plan and meets the development standards of the LI (Light Industrial) zoning district. Staff recommends that the Planning Commission approve Tentative Tract Map No. 37257, subject to the Conditions of Approval.

EXHIBIT(S)

- 1) Draft Conditions of Approval
- 2) Tentative Tract Map No. 37257