

REPORT TO THE PLANNING COMMISSION



DATE: March 12, 2019

TITLE: Tentative Parcel Map No. 37606; a request to subdivide a 18.83 acre parcel into three (3) parcels. Located at the northeast corner of Calle De Los Ramos and 19th Avenue in the Light Industrial Zoning District. APN: 666-360-015

Prepared by: Scott Taschner, Senior Planner

Reviewed by: Rebecca Deming, 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) A recommendation from staff for approval of Tentative Parcel Map 37606, to subdivide an 18.83-acre parcel into three smaller parcels (for Finance & Conveyance Purposes Only). APN: 666-360-015

DISCUSSION & ANALYSIS

Project Description

The applicant, Moreland Capitol Properties, has filed an application to subdivide 18.83 acres into 3 smaller parcels in the I-L (Light Industrial) zone for conveyance and finance purposes only. The resulting lot sizes will be 3, 4 and 9.76 acres, all of which will conform the development standards (minimum lot sizes) of the Desert Hot Springs Zoning Code (DHSZC).

The project site is located at northeast corner of Calle De Los Ramos and 19th Avenue (unimproved), about one-half mile east of Indian Canyon Drive. The gross area of the subject property is approximately 820,000 square feet (or 18.83 acres). The site is relatively flat and has a very slight downward slope from north to south. The site is presently covered with scrub brush, Sonoran Creosote, cobbles and debris. The soil is largely composed of deep-course sands.

Discussion

The applicant has indicated that they intend on filing applications for development of the site in the near future with a proposed cannabis cultivation facility with supportive/ancillary operations. No improvements are proposed at this time, and no conditions requiring street improvements will be made at this time. The future application(s) for development of the site will present the type and intensity of the proposed development and, at that time the City will require, on and off-site improvements.

Zoning Designation and Current Land Use of Surrounding properties:

North: I-L (Light Industrial) - Vacant

South: I-L (Light Industrial) - Vacant

East: I-L (Light Industrial) - Vacant

West: I-L (Light Industrial) - Cultivation Business Park Under Construction

Zoning Code & General Plan Conformance

The proposed subdivision is consistent with the goals & policies of the City's General Plan, and the meets all applicable requirements of the City's Zoning and the Subdivision Map Act.

ENVIRONMENTAL ANALYSIS

Pursuant to Section of the California Environmental Quality Act staff has determined that the project (subdivision map for financing and conveyance purpose only) is exempt from further environmental review as a General Rule, Section 15162(b)(3), since it can be determined that no ground disturbance/activity will result from the entitlement for the parcel map. Staff has added a condition (**Condition Nos. 2 & 3**) that the approval of this parcel map does not authorize the applicant/developer to conduct any ground disturbing activities, including but not limited to grading.

Staff would like to note that there is a blue line stream running through the project site. Prior to any future entitlements for development of the site, the applicant will be required to get clearances from both the Army Corps of Engineers and California Fish & Wildlife. Additionally, any proposed future development of the site will be subject to further CEQA review when the application(s) for development of the site are submitted to the City.

FISCAL IMPACT

The proposed subdivision has paid all required fees for processing of the application.

NOTICING REQUIREMENT

The project was noticed to neighboring owners within a 300-foot radius of the project site on February 27, 2019 and was advertised in the Desert Star Weekly on February 29, 2019 per state noticing requirements. No public comments have been received as of this writing.

EXHIBITS

- 1) Conditions of Approval
- 2) Proposed Tentative Parcel Map No. 37606
- 3) Site Photographs – Aerial
- 4) Site Photographs – 1 & 2
- 5) Site Photographs – 3 & 4