

REPORT TO THE PLANNING COMMISSION



DATE: April 14, 2020

TITLE: Tentative Parcel Map No. 37887: Subdivision of One Parcel Into Two Equal Parcels of 1.49 Acres Each (Applicant: Robert J. Mainiero - DHS Investment Holdings)

Prepared by: John Thomason, Contract Planner

Reviewed by: Rebecca Deming, Community Development Director

RECOMMENDATION

- 1) Staff Report
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from Applicant;
- 5) Take public testimony for those in favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve Tentative Parcel Map No. 37887 to subdivide one parcel into two 1.48 acre parcels.

DISCUSSION

The applicant proposes a Tentative Parcel Map 37887 (TM-19-3) on a 2.98-acre lot. The site is located on the east side of Cabot Road, south of its intersection with Two Bunch Palms Trail. It is rectangular and generally flat, made up of four parcels having a combined gross area of approximately 2.98 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 (L-I) land use designation. The proposal meets all the requirements of the City's Zoning Code and the Subdivision Map Act.



ENVIRONMENTAL ANALYSIS

On February 21, 2017, the City Council approved the 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.

PUBLIC NOTICE

On April 2, 2020 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 April 3, 2020.

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.

FINDINGS

1. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451;

The proposed subdivision is consistent with the General Plan and Municipal Code and not propose land use different from what is allowed under its existing land use designation as indicated on the land use map. In addition, no specific development is proposed as part of the map, and this if for Finance and Conveyance purposes only.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

The proposed subdivision for finance and conveyance purposes only and does not lead directly to development and consistent with the General Plan.

3. That the site is physically suitable for the type of development:

The proposed subdivision for finance and conveyance purposes only and does not lead directly to development. The underlying conditional use permit determines the development.

4. That the site is physically suitable for the proposed density of development;

The proposed subdivision for finance and conveyance purposes only and does not lead directly to development. The underlying conditional use permit determines the development.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The proposed subdivision for finance and conveyance purposes only and does not lead directly to development. The underlying conditional use permit prepared a mitigated negative declaration which this map complies with.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

The proposed subdivision for finance and conveyance purposes only and does not lead directly to development. The underlying conditional use permit determines the development.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. (Prior code § 159.66.150)

The proposed subdivision for finance and conveyance purposes only and does not lead directly to development. The underlying conditional use permit determines the development

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. 37887, subject to the Conditions of Approval.

EXHIBIT(S)

- 1) Draft Conditions of Approval
- 2) Tentative Tract Map No. 37887
- 3) Mitigated Negative Declaration