

REPORT TO THE PLANNING COMMISSION



DATE: July 20, 2016

TITLE: Conditional Use Permit No. 05-16 / Development Agreement 08-16. A recommendation of the Planning Commission on a Conditional Use Permit and Development Agreement to establish a medical marijuana cultivation facility located on the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Trail within the General Plan Light Industrial (I-L) Zone. Applicant: Domingo Moya

Prepared by: Nathan Bouvet, Community Development Director

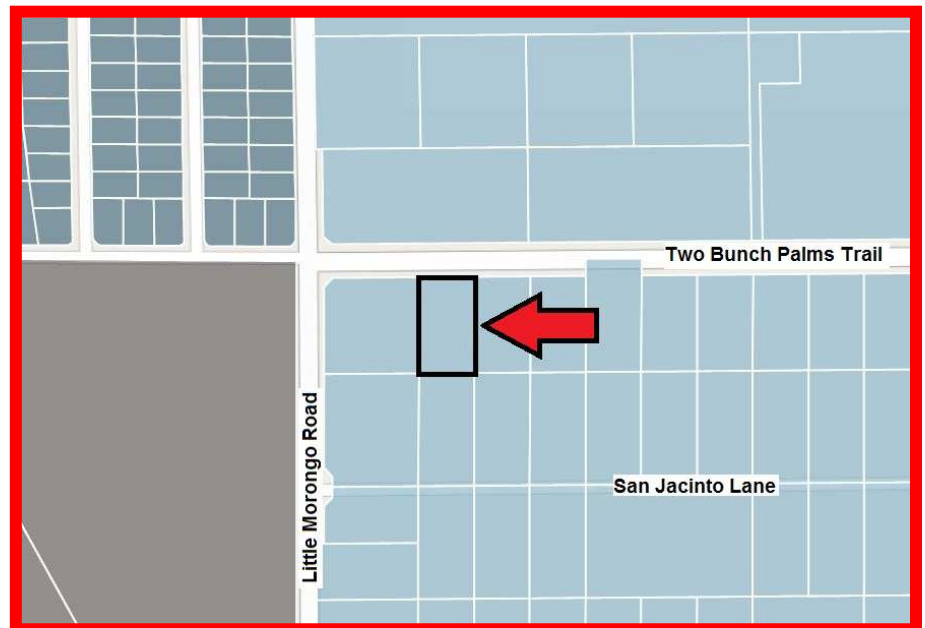
RECOMMENDATION

1) Consider a motion that the Planning Commission recommend approval of a Conditional Use Permit (CUP 05-16) and Development Agreement (DA 08-16) to construct a new 22,680 square foot building and operate a medical marijuana cultivation facility on a vacant 1.07 acre property on the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Road, in the I-L (Light Industrial) District.

DISCUSSION

BACKGROUND

Sections 5.50 and 17.180 of the Desert Hot Springs Municipal Code (DHSMC), allow medical marijuana cultivation facilities in Industrial Districts subject to a Conditional Use Permit (CUP) and Development Agreement approved by the City Council and a Regulatory Permit approved by the City Manager. The applicant, Domingo Moya, has filed application to construct a facility for the indoor cultivation of medical marijuana.



The site is located along the south side of Two Bunch Palms Trail, approximately 350 feet east of Little Morongo Road and is rectangularly-shaped (165 x 284 ft) and unimproved. Gross area is 46,796 square feet (1.07 acres); a dedication of an additional five (5) feet of street right-of-way will reduce the net area to 45,972 sf (1.06 acres). The site is relatively flat and has a very slight downward slope from northwest to southeast. The site does not appear to have been developed in the past and is presently covered with scrub brush, cobbles and debris. The site is zoned Light Industrial (I-L) District where the proposed use may be developed, subject to approval of a conditional use permit. Public street improvements Two Bunch Palms Trail will be required.

Surrounding properties consist of:

**Zoning & General Plan
Designations**

**North, East, South
and West**

I-L (Light Industrial) District

Current Land Use

Vacant and Industrial
Development

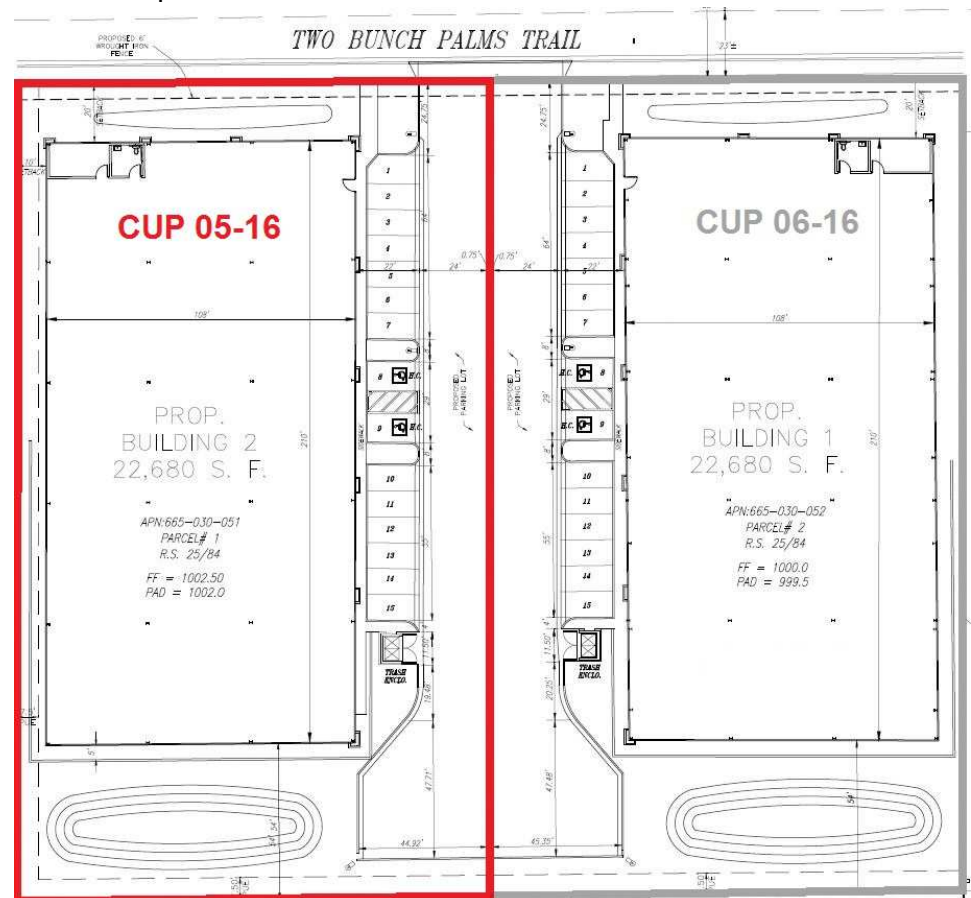
PROJECT SUMMARY

The applicant, Domingo Moya, has filed a Conditional Use Permit (CUP) application to construct a new building for the indoor cultivation of medical marijuana located on Assessor Parcel Number (APN) 665-030-051. The 1.07 acre site is presently vacant, flat and generally undisturbed. The proposed one-story building will have a total floor area of 22,680 square feet. Uses within the building will consist of approximately 22,200 square feet of cultivation area, and approximately 480 square feet for office space and bathroom.

The project mirrors a proposed development abutting the site, immediately to the east (CUP 06-16). Building design, placement and the size and placement of accessory improvements (vehicle parking, retention basins, etc.) are the same for both projects, though each is the reverse of the other. Vehicle access is provided by a driveway onto Two Bunch Palms Trail, but the drive aisle is not a common aisle – a six-inch curb along the shared property line divides the drive aisle into two (2) separate access ways.

Paved vehicular circulation includes a turn-around at the south end (rear) of the site, and fifteen parking spaces are provided (two for disabled access). No delivery parking is provided. Two Bunch Palms Trail is to be improved as part of the project, including a five-foot dedication of additional right-of-way and construction of pavement, curb, gutter and sidewalk. The southerly (rear) 54 feet of the property will be reserved for a retention basin, and a trash enclosure is proposed next to the most southerly parking space. Six-foot high tube steel fencing is proposed around the site's perimeter with controlled gates at the driveways. Landscaping is proposed around the entire perimeter of the site; no phasing is proposed.

The project proposes construction of a single metal-frame-and-panel structure with wall surfaces finished in stucco. Architectural elements include five roof gables along the east elevation and one on the north (street-facing) side. The gables are trimmed with roof tile along



the top edge and a decorative element is located in the center of each gable. A low parapet runs between the gables on the north and east sides.

Pilasters on the northwest, northeast and southeast building corners are matched by two (2) pilasters on the north elevation and four (4) on the east elevation; all include horizontal trim lines, tile wainscoting and decorative lighting. Horizontal trim lines between the pilasters provide a separation between the walls and gables. One (1) or more exhaust vents are shown on the east elevation wall sections between the pilasters and doors are provided on the three (3) middle bays. The south elevation is unadorned and the west elevation is generally given over to a line of vent fixtures along the wall as well as in the gable ends.

The building will be finished in a single color (peach); the decorative gable elements and the horizontal trim on the parapet and pilasters will be orange; the tiles on the gable trim and wainscoting are terracotta.



Landscaping is provided on all sides except the west, and the plant palette includes palo verde, sumac and fan palm trees, and a variety of shrubs and groundcovers that appear suited to the desert climate. Desert Gold crushed rock (3/4") will cover all landscape areas. The plantings are distributed around the site, with the largest plantings along the street frontage (north) and south (rear) yard area.

CUP ANALYSIS

General Plan and Zoning Consistency: The project proposes to establish a Medical Marijuana Cultivation Facility in accordance with Section 17.180 of the DHSMC, which allows this use with approval of a CUP and Regulatory Permit.

Site Coverage: The project site consists of one lot totaling 1.07 gross acres (46,796 square feet) in size, which will be reduced by right-of-way dedications to 1.055 net acres (45,972 square feet). Under the Industrial Zoning District standards, the maximum allowable coverage is 75%. The total square footage of the proposed building is 22,680 square feet, or 49% of the 1.055 acre project site, placing the project, within the maximum allowed coverage.

Building Height: The highest point on all proposed buildings will be no more than 24 feet above adjacent grade. This is below the maximum height of 50 feet allowed in the IL District.

Building Setbacks: The minimum setbacks in the City's Industrial Zoning Districts are 20 feet in front, 10 feet in the rear, and 10 feet on the side, including a street side. Proposed setbacks are

20 feet in the front (Two Bunch Palms Trail), 10 feet on the west side, 46 feet on the east side and 54 feet on the south (rear) side. The proposed building meets minimum setback requirements.

Circulation and Parking: Ingress and egress to the site will be provided from one driveway accessing Two Bunch Palms Trail at the northeast corner of the site (shared with the abutting property to the east). The entry will have controlled gates and be monitored by onsite security personal.

Off-Street parking standards for Medical Marijuana Cultivation uses are not specifically defined in the City Zoning Code. Staff has applied parking ratios for Office (1 space per 250 square feet) to administrative activities and Plant Nurseries (1 space per 2,500 square feet) to all cultivation activities, based on the floor plan provided:

Parking Calculation

<u>Use</u>	<u>Area (Sq. Ft.)</u>	<u>Ratio</u>	<u>Number of Spaces</u>
Administration	480	1 per 250 square feet	1.9
Cultivation Activities	22,200	1 per 2,500 square feet	<u>8.9</u>
Total Spaces Required			10.8 or <u>11</u>
Total Spaces Provided			15

Based on this calculation, the parking standard is met.

Elevations, Colors and Materials: The proposed structure is a metal frame and metal panel building with stucco wall finish. The overall look on the north and east elevation is a simplified Mission Revival style. The gables and parapets, colors and decorative trim on these elements are generally consistent in look and intensity. The doors and exhaust vents on the east elevation are provided with decorative framing that suits the style; however no awnings over the doors were originally provided but recommended by the ALRC; the east-facing doors will be exposed to sun from morning to mid-day. The warm, muted color scheme complements the building materials and proposed architectural style.

Landscaping: Landscaping is proposed on three (3) sides of the side and includes substantial plantings along the street frontage. Low-water use plants have been selected and the plan appears to provide an attractive and appropriate landscape setting. The project proposes to install a perimeter fence composed of tube steel to a maximum allowed height of six (6) feet, including controlled gates at the driveway entrances.

Lighting: Decorative lighting on the walls is to be supplemented with three (3) metal halide fixtures to illuminate the parking lot. Additional lighting may also be required, subject to review by the Police Department. Lighting will be oriented downwards and shielded within the property to contain illumination within the project boundary. Lighting will also be reviewed as part of the City's required Regulatory Permit.

Phasing: The applicant proposes to construct the project in a single phase.

Security: Security measures have been considered and incorporated into the facility. The site will be enclosed within perimeter fencing. Gated entry/exit drives will control vehicular access to and from the property. Security cameras would be mounted on all exterior doors, perimeter fencing and entry gates. A more detailed, comprehensive security plan will be reviewed by the City Manager during the Regulatory Permit phase. This will include specific locations and areas of coverage by security cameras; location of audible interior and exterior alarms; location of

exterior lighting; fencing; background checks; name and contact information of Security Company monitoring the site and any additional information required by the City.

Odor Control: The project will implement best management practices to reduce the effects of plant odors during flowering which include the use of odor masking agents and neutralizers. Carbon filters will also be installed as part of the air conditioning and cooling system.

Hours of Operation: Hours will be consistent with chapter 5.50.100 of the DHSMC. Medical Marijuana Cultivation Facilities may operate between the hours of 8:00 am and 10:00 pm up to seven days per week. This facility is geared to the cultivation of marijuana and will require staff to be present on premises 24 hours per day. Only authorized staff and delivery personnel will be allowed to enter the premises during the off-hours.

ARCHITECTURAL AND LANDSCAPE REVIEW COMMITTEE REVIEW (ALRC)

The Architectural and Landscape Review Committee (ALRC) reviewed the project at its meeting of June 16, 2016. The ALRC continued the project to July 7, 2016; however, there was not a quorum in order to meet and provide further recommendation before the July 12, 2016, Planning Commission meeting so the ALRC meeting was cancelled and rescheduled to July 14, 2016. As a Condition of Approval any further comments and or recommendations provided at the July 14, 2016, ALRC meeting will be required of the applicant and forwarded to the PC for consideration prior to the meeting. At the June 16, 2016, ALRC meeting the following recommendations were provided and staff has determined that the applicant's revised plans have addressed:

1. Additional architectural treatments on the south (rear) and west elevations;
2. Meandering sidewalks be incorporated into the project;
3. Indication where CO2 storage would be located on site other than in front of the proposed buildings;
4. The addition of awnings over the doors; and
5. Mounding features around the basin with landscaping at the ends.

DEVELOPMENT AGREEMENT ANALYSIS

The City is requiring all Medical Marijuana Cultivation to process a Development Agreement that incorporates indemnification provisions in favor of the City. The Development Agreement format was prepared by the City Attorney and will be reviewed and approved in final form prior to its presentation to the City Council for approval. The applicant has not requested that any additional provisions be included in the draft Development Agreement (DA 08-16).

The Desert Hot Springs Municipal Code (17.84 Development Agreements) and State law provide that the City and a developer may enter into a development agreement for the purpose of providing the developer with assurances that their development entitlements will not be subject to revocation, termination or modification because of future changes in the City's zoning, planning and land use regulations. In exchange, the City receives certain benefits in the form of revenue, improvements, etc. that the City could not otherwise legally impose on the particular project for a variety of reasons. Such reasons include, but are not limited to, (a) the lack of a nexus between a certain condition of approval and the scope of the project's impacts on the environment or surrounding neighborhood or (b) the legal exclusion of a certain use from the imposition of certain fees or taxes. Development agreement authority is essentially one of the only exceptions to the general principle that prohibits cities from contracting away their future police powers. Moreover, development agreement authority has served as an effective means for cities to encourage economic development, which has become increasingly important to some cities in the absence of redevelopment authority.

ENVIRONMENTAL ANALYSIS

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), an Initial Study has been prepared and which as determined that development of the proposed

medical marijuana cultivation facility would not have a significant impact on the environment, with the implementation of mitigation measures. A draft Mitigated Negative Declaration is proposed and contains certain measure for Cultural Resources and Biological Resources. No comments were received during the statutory public comment period (ending June 21, 2016). The draft Mitigated Negative Declaration is attached for consideration by the Commission. The City Council will consider certification of a Mitigated Negative Declaration prior to final action on the project.

FISCAL IMPACT

The proposed cultivation facility has paid all required fees for processing and will contribute \$25 per square foot for the first 3,000 square feet, and then \$10 per square foot for the remaining space once it opens.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council approval of Conditional Use Permit No. 05-16 and Development Agreement 08-16, subject to the Conditions of Approval and including the following findings:

1. *That the proposed use is conditionally permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance.*

The application is for a Medical marijuana cultivation facility which is identified in Section 17.180.070 of the City of Desert Hot Springs Zoning Ordinance as permitted within any industrial zone which includes the I-L (Light Industrial) zone), subject to approval of a Conditional Use Permit. The project is proposed to be located within an existing industrial building that complies with applicable provisions of the Zoning Ordinance. Conditions of approval have been prepared and are recommended to assure the proposed use will comply with applicable Zoning Ordinance provisions. Staff recommends this finding.

2. *That the proposed use would not impair the integrity and character of the land use district in which it is to be located.*

Section 17.16.010.B.1 of the Desert Hot Springs Zoning Ordinance identifies the underlying I-L (Light Industrial) zoning district as, “...*intended to retain, enhance, and intensify existing and provide for the new development of lighter industrial uses along major transportation routes serving the City.*” The proposed medical marijuana cultivation facility qualifies as a “lighter industrial operation” in that no heavy manufacturing operations will be conducted on the site. Further, the use will occupy a site with access to Two Bunch Palms Trail, which is designated a Minor Arterial in the Circulation Element of the 2000 Desert Hot Springs General Plan.

3. *That the subject site is physically suitable for the type and intensity of land use being proposed.*

The site is proposed to be developed as a light industrial site with parking, landscape and other features and amenities appropriate to the development. The proposed medical marijuana cultivation facility is physically organized to provide adequate parking, loading and pedestrian circulation for the proposed use. Consequently, the site is physically suitable for the type and intensity of the proposed dispensary. Staff recommends this finding.

4. *That the proposed use is compatible with the land uses presently on the subject property.*

The proposed medical marijuana cultivation facility is a light industrial use with ancillary processing and administration activities, and can be considered similar to other industrial establishments allowed in the I-L (Light Industrial) zone, such as plant nurseries without on-site sales and light manufacturing operations. The proposed building is developed to accommodate the proposed use and appears to be able to accommodate a wide variety of industrial uses, if needed. The proposed cultivation facility does not appear to be outside the range of activities typical for a light industrial site and appears compatible with surrounding light industrial uses. Staff recommends this finding.

5. *That the proposed use would be compatible with existing and future land uses within the general area in which the proposed use is to be located.*

Existing and future land uses within the general area of the proposed medical marijuana cultivation facility are light industrial land uses. Lands to the north, east, south and west are zoned for, and partially developed with light industrial uses. The site will be a self-contained development with all vehicle circulation needs accommodated on site. The proposed building is located in the general center of the subject property and the proposed use is not directly accessed from surrounding land uses. The height and general configuration of the proposed structure is similar to other industrial buildings in the area. Any signage will comply with the Desert Hot Springs Zoning Code. All activities will be contained within the existing building and the operation will appear as a light industrial use consistent with the intent of the zone. Consequently, the proposed cultivation facility is expected to be compatible with existing and future industrial development in the surrounding area. Staff recommends this finding.

6. *That the proposed use is compatible in scale, mass, coverage, density, and intensity with all adjacent land uses.*

The proposed medical marijuana cultivation facility will be located within a new 22,680 square foot building and, with supporting parking, landscaping and other amenities, will occupy the entire site. The site is presently vacant. Adjacent land uses are light industrial, subject to a maximum building height limit of two stories or 50 feet and lot coverage of 75%. The subject 1.06 acre (net area) site will be developed with a single one-story building that would not exceed about 24 feet in height and contain a total of 22,680 square feet of floor area (lot coverage of 49% of net lot area). The scale, mass, coverage, density and intensity of the proposed use will be consistent with light industrial activities; its location within an existing light industrial setting will allow it to be compatible with adjacent industrial uses. Staff recommends this finding.

7. *That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.*

The subject site will be developed as a light industrial use with all public services and utilities installed prior to occupancy. The proposed medical marijuana cultivation facility cultivation will not create an extraordinary demand for water, sanitation or other public utilities and services that would result in any detriment to public health and safety. Staff recommends this finding.

8. *That there will be adequate provisions for public access to serve the site.*

The subject site will be fully developed with vehicular and pedestrian access, both from public rights-of-way as well as within and throughout the site. The proposed medical

marijuana cultivation facility will not create any additional demand for access than will be provided by the associated parking and drive aisle. Staff recommends this finding.

9. *That there will not be an adverse effect upon desirable neighborhood characteristics.*

Desirable neighborhood characteristics include long-range views from existing properties and business of surrounding mountains, and the future development of light industry on the site and surrounding area. The proposed building's low height (less than 24 feet) will not impede long-range views. While the proposed medical marijuana cultivation facility will fully occupy the subject site, surrounding lands available for other businesses will not be limited in their future development by the proposed use. Staff recommends this finding.

10. *That the proposed use is necessary and essential to the community.*

The proposed medical marijuana cultivation facility can be considered necessary and essential to the community to the extent that it is supported by wholesale customers that cause it to succeed as a local light industrial business. Further, the proposed use must also operate under City regulations and conditions of approval so that only the necessary and essential elements of the business – as determined by the City – are expressed over the life of the business. Staff recommends this finding.

11. *That the proposed use is consistent with applicable goals and policies of the General Plan.*

Staff has identified the following General Plan goals and policies applicable to the application and provides responses to each.

Administration

Goal: Comprehensive and integrated administration and implementation of all elements of the Desert Hot Springs General Plan through consistent and effective policies and programs.

The City has adopted a zoning ordinance to implement the General Plan and provide for review and approval of individual development projects. The proposed medical marijuana cultivation facility will be subject to all requirements of this Conditional Use Permit, as prescribed by the Zoning ordinance and the adopted conditions of approval.

Policy 7: The City shall encourage in-fill development within already urbanized areas of the corporate boundaries of the City, and expansion of new development shall be logically phased and, as appropriate, guided by the development of existing and new Specific Plans.

The proposed medical marijuana cultivation facility will be located on a vacant property within a partially-developed industrial area, located in the I-L (Light Industrial) zone. All public improvements are either in place or will be constructed prior to occupancy. No specific plan has been adopted for the subject property.

Policy 8: City shall provide opportunities for review and comment on development proposals through public hearing notices sent to owners of property located at least within 300 feet of development proposal sites.

Prior to Planning Commission review of the project application, notice of the proposed medical marijuana cultivation facility conditional use permit hearing was provided to

property owners within 300 feet of the proposed site. In addition, a public hearing before the Planning Commission has in fact been held where persons were provided a meaningful opportunity to be heard.

Industrial Land Use

Goal: Lands that provide for the development of non-polluting, energy-related and other clean industrial development that broadens the economic and employment base of the City, and assures compatible integration with other, non-industrial land uses.

The proposed medical marijuana cultivation facility is anticipated to be a non-polluting and clean industrial use that will generate jobs and revenue for the community, thereby broadening the economic and employment base of the city. The operation will be located on a vacant property within a partially-developed industrial area, located in the I-L (Light Industrial) zone, and be developed with all support amenities (parking, trash enclosures, landscaping, etc.) to assure compatible integration with all industrial and non-industrial land uses.

Policy 6: The City shall require adherence to applicable development standards and guidelines to assure aesthetically acceptable industrial developments for all new industrial sites.

The proposed use will be located in a new building with new associated site improvements, including parking, vehicle circulation, landscaping and trash enclosures. These improvements have been reviewed for adherence to applicable development standards and guidelines. The proposed architecture and landscape architecture, as conditioned, will result in esthetically acceptable development.

Community Design

Goal 2: Variety of community design, architecture and landscaping compatible with the City's desert setting and surrounding development.

The proposed use will be located in a new building with new associated site improvements, including parking, vehicle circulation, landscaping and trash enclosures. These improvements have been reviewed for adherence to applicable development standards and guidelines. The building exterior, site landscaping, fencing and other improvements are designed with appropriate materials, colors, plant types and other design elements to assure compatibility with the City's desert setting and surrounding development.

Policy 1: Private and public sector development projects shall equally apply City community design standards, thereby protecting the community's scenic viewsheds, providing community cohesion and enhancing the image of Desert Hot Springs as a resort residential community.

The site is presently vacant, but will be developed and used for light industrial use. The proposed building exterior (including height), site landscaping, fencing and other improvements are designed with appropriate materials, colors, plant types and other design elements that protect scenic viewsheds, provide community cohesion and enhance the image of the City.

Policy 9: Signs shall be limited to the minimum size, scale and number needed to provide functional identification and exposure necessary to convey messages, while minimizing impacts on traffic safety, streetscape and scenic viewsheds.

All exterior signs shall be subject to approval under the Desert Hot Springs Zoning Code. The city sign regulations do not permit signs to exceed the height of building eave lines which will result in no impacts on scenic viewsheds.

Policy 10: Lighting shall be limited to the minimum height, number and intensity of fixtures needed to provide security and identification in residential, commercial and industrial development, taking every reasonable measure to preserve the community's night skies.

Any exterior lighting shall comply with Section 17.40.170 (Outdoor Lighting) to assure that only the minimum level of lighting necessary to provide the needed security is installed. All proposed exterior lighting shall be reviewed by staff for conformance to the applicable standards. Therefore, the proposed medical marijuana cultivation facility is taking reasonable steps to preserve the night skies.

Economic Development:

Goal 1: A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.

The proposed medical marijuana cultivation facility will provide opportunities for new employment and business support services.

Goal 2: Continued growth, which assures the maintenance of revenue, base adequate to support present and future public services and facilities needs.

The establishment of a medical marijuana cultivation facility will provide additional revenues to the City to support present and future public needs.

Policy 11: Make every effort to expedite the processing of development proposals, which address the economic development goals of the community and take the initiative to incubate new programs and projects.

The application for a Conditional Use Permit is required by the Desert Hot Springs zoning code to assure compatibility with surrounding land uses and to develop project-specific conditions to assure successful operation in concert with the City's development goals. The application was received in 8 February 2016 and the City Council hearing is anticipated for August 2016. The application has been processed expeditiously.

Hazardous and Toxic Materials

Goal: The assured safety of City of Desert Hot Springs residents and visitors through the regulation of the manufacture, transport, use and disposal of toxic and hazardous materials.

Any hazardous or toxic materials associated with the proposed operation shall be regulated by the provisions of all applicable law, including the Desert Hot Springs Municipal Code, including Section 5.50 (Medical Marijuana Facilities Regulatory Permit), Section 17.40 (Property Development Standards) and Section 17.180 (Medical Marijuana Facilities Location).

Fire and Police Protection

Goal: A high level of police and fire protection and service.

The proposed medical marijuana cultivation facility will include security measures, including door locking systems, exterior lighting, camera monitoring and other systems to minimize the impact on police protection services. Fire suppression systems will also be incorporated into the operation to minimize the impact on fire protection service. Consequently, the proposed medical marijuana cultivation facility is not expected to demand a high level of police and fire protection services.

Policy 1: All new and improved developments shall be reviewed for their impact on safety and the provision of police and fire protection services.

The proposed application and associated regulatory permit will include requirements for review of the proposed operation by City police and fire services. Any identified impacts on safety will be addressed by conditions of approval or regulatory requirements.

Policy 2

Enforce fire standards and regulations in the course of reviewing building plans and conducting building inspections.

All plans and improvements for interior or exterior building improvements will be subject to review and enforcement under fire codes and regulations.

Staff recommends this finding.

12. That there will not be significant harmful effects upon environmental quality and natural resources.

The proposed medical marijuana cultivation facility will be sited on vacant property currently zoned for light industry. Further, the cultivation facility will operate in accordance with the City's regulations and conditions of approval. Based on the draft environmental document, no significant adverse or harmful effects on the environment or on any natural resources are anticipated, subject to the implementation of specific mitigation measures and conditions of approval. Staff recommends this finding.

13. That the negative impacts of the proposed use are mitigated and/or a mitigated negative declaration may be filed.

The proposed medical marijuana cultivation facility will be operated as a light industrial use in a new building within the Light Industrial zone. It will be operated in accordance with all applicable regulations and conditions of approval. A review of the proposed project has identified no negative impacts, subject to the implementation of specific mitigation measures and conditions of approval. Staff recommends this finding.

That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the City.

The proposed medical marijuana cultivation facility has been reviewed by City departments and other public agencies for any potential detrimental effects on public interests, health, safety, convenience or welfare of the City. Any potential concerns have been addressed by recommended conditions of approval, and no unresolved concerns remain. Staff recommends this finding.

DEVELOPMENT AGREEMENT NO. 08-16

1. *That the property proposed to be subject to the agreement is not less than 1 acre in size*

The site has a total gross area of 1.07 acres (approximately 46,796 square feet).

2. *That the application is made on forms approved, and contains all information required, by the Director;*

The applicant has submitted a draft development agreement on the City's template for review.

3. *That the Development Agreement contains provisions that: specify the duration of the agreement; specified the permitted uses of the property; specified the density or intensity of use(s); set forth the maximum height and size of the proposed structure; set forth provision, if any for reservation or dedication of land for public purpose; provision not permitting protection from a future increase in development fees; provisions for a tiered amendment review procedure; and provisions for a health and safety exception such as "compelling public necessity"*

All required provisions are incorporated into the draft agreement.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council approval of Conditional Use Permit No. 05-16 and Development Agreement 08-16, subject to the attached conditions.

EXHIBITS:

- Exhibit No. 1 – Recommended Conditions of Approval
- Exhibit No. 2 – Draft Mitigated Negative Declaration and Monitoring Program
- Exhibit No. 3 – Existing Site Plan
- Exhibit No. 4 – Proposed Site Plan
- Exhibit No. 5 – Grading Plan
- Exhibit No. 6 – Elevations
- Exhibit No. 7 – Floor Plans
- Exhibit No. 8 – Sections
- Exhibit No. 9 – Lighting Plan
- Exhibit No. 10-12 – Landscape Plans
- Exhibit No. 13 – Elevations, Color
- Exhibit No. 14 – Rendering, Color
- Exhibit No. 14 – Draft Development Agreement Template