

REPORT TO THE CITY COUNCIL



DATE: January 17, 2017

TITLE: Second Reading and Adoption of an Ordinance Approving a Development Agreement (DA 06-16) with Ryan Csaftis / MERJ, LLC

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RECOMMENDATION

Approve Second Reading and adopt an Ordinance of the City Council approving Development Agreement No. 06-16 to establish a medical marijuana cultivation facility located on the eastside of Little Morongo Road (northeast corner of Little Morongo Road and 16th Avenue, unimproved) within the General Plan Light Industrial (I-L) Zone; waive the reading of the Ordinance in its entirety and City Clerk read by title only.

BACKGROUND

On December 6, 2016 the City Council voted unanimously to approve the project (1st reading) subject to several changes in the project's Conditions of Approval. The applicant and his representatives requested several concessions and/or modifications to staffs recommended Conditions of Approval. The council heard those requests, deliberated and made a motion to approve the project subject to a few revised conditions. These conditions / modifications are outlined below:

Project Specific Conditions (added by City Council, December 6th, 2016)

- 1) The applicant/developer shall be allowed to defer undergrounding of utilities. **(See COA No. 86 & 88).**
- 2) The applicant/developer is approved for modification of the project from 17 buildings to 18 buildings (as shown on attached site plan).
- 3) The applicant/developer shall designate an area for temporary on-site parking of truck/delivery vehicles (as shown on attached site plan).
- 4) On December 6, 2016, City Council approved CUP 12-16 for Medical Marijuana Cultivation and Extraction/Manufacturing uses; however no plans for extraction/manufacturing were submitted. Should the applicant/developer propose extraction/manufacturing uses in the future, the applicant/developer shall submit tenant improvement plans for Planning, Fire, and Building Department administrative review and approval.
- 5) The conditions of approval for Tentative Tract Map 37145 shall be separated from the conditions of approval for the Conditional Use Permit **(see COA No's 49-57)**

EXHIBITS:

- 1) Tentative Tract Map No. 37145
- 2) Site Plan, CUP 12-16
- 3) Revised Conditions of Approval
- 4) Mitigated Negative Declaration
- 5) Development Agreement No. 06-16
- 6) Development Agreement 06-16, Legal Description
- 7) Ordinance