

REPORT TO THE CITY COUNCIL



DATE: April 4, 2017

TITLE: Second Reading and Adoption of an Ordinance Approving Development Agreement No. 18-16 with Stark Ventures, LLC and Pulse Investment Group, LLC (Contacts: MSA Consulting)

Prepared by: Scott Taschner, Associate Planner

Reviewed by: Daniel Porras, Acting Community Development Director

RECOMMENDATION

Approve Second Reading, read by title only and adopt an Ordinance of the City Council approving Development Agreement No. 18-16 with Stark Venture, LLC and Pulse Investment Group, LLC for the development of two (2) warehouse style cultivation buildings approximately 49 feet 6 inches in height and totaling (combined) approximately 69,000 square feet on a 2.3 acre site located on the southeast corner of Little Morongo Road and San Gorgonio Lane in the I-L (Light Industrial) zone.

BACKGROUND:

The Ordinance (Exhibit 2) was introduced and approved for first reading by the City Council on March 21, 2017. The Ordinance shall take effect thirty (30) days after its second reading. The staff report and Final Draft Conditions of Approval have been attached for reference (Exhibits 3 and 4).

FISCAL IMPACT:

The area of the proposed facility specified for cultivation, processing, and manufacturing activities totals 62,979 square feet. 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 (**75,000 + 59,979 = \$674,790**). In addition, the proposed project will be subject to the City's Public Art Contribution requirement pursuant to Section 17.60.030. These contributions will provide funding to support the acquisition and installation of public art.

EXHIBITS:

- 1) Development Agreement No. 18-16, Map & Legal Description
- 2) Ordinance Approving Development Agreement with Stark Ventures and Pulse Investment Group
- 3) City Council Staff Report from March 21, 2017
- 4) Final Draft Conditions