

REPORT TO THE CITY COUNCIL



DATE: May 16, 2017

TITLE: Second Reading and Adoption of Ordinances Approving Development Agreement Nos. 11-16 and 12-16 With Richard, Nancy, and Brian Maddox (APN's: 663-280-003 and 004)

Prepared by: Scott Taschner, Associate Planner

Reviewed by: Daniel Porras, Acting Community Development Director

RECOMMENDATION

Approve Second Reading, read by title only and adopt Ordinances of the City Council approving Development Agreement Nos. 11-16 and 12-16 for the development of two adjacent 2.31 acres lots, each proposing construction of one main building and two greenhouse structures totaling 51,968 square feet (on each site) as well as associated parking and other improvements for the projects located east of Little Morongo Road and north of Two Bunch Palms Trail within the Light Industrial (I-L) Zoning District. (APN's: 663-280-003 & 004).

BACKGROUND

The Ordinances (Exhibits 1 and 3) were introduced and approved for first reading by the City Council on May 2, 2017. The Ordinances shall take effect thirty (30) days after its second reading. The May 2, 2017 Staff Report and Final Draft Conditions of Approval have been attached for reference (Exhibits 5 and 6).

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. **Total Cultivation = (49,881 square feet of cultivation on each site). (\$75,000+ \$468,810 = \$543,810 x 2 = \$1,087,620 for the overall project).**

In addition, the proposed project will be subject to the City's Public Art Contribution requirement pursuant to Desert Hot Springs Municipal Code Section 17.60.030. These contributions will provide funding to support the acquisition and installation of public art.

EXHIBITS:

- 1) Ordinance Approving Development Agreement No. 11-16 (APN 663-280-003)
- 2) Development Agreement No. 11-16, Legal Description, Map (APN 663-280-003)
- 3) Ordinance Approving Development Agreement No. 12-16 (APN 663-280-004)
- 4) Development Agreement No. 12-16, Legal Description, Map (APN 663-280-004)
- 5) City Council Staff Report from May 2, 2017
- 6) Final Draft Conditions