

REPORT TO THE CITY COUNCIL



DATE: September 19, 2017

TITLE: Second Reading and Adoption of an Ordinance Approving Development Agreement No. 19-16 with Palomar DHS LLC / Lior Stolin)

Prepared by: Scott Taschner, Senior Planner

Reviewed by: Daniel Porras, Community Development Director

RECOMMENDATION

Approve Second Reading, read by title only and adopt: An Ordinance of the City Council approving Development Agreement No. 19-16 for the development of an indoor marijuana cultivation facility on APN No. 665-040-015.

On September 5, 2017, the City Council held a public hearing on the draft Development Agreement, associated ordinance and Conditional Use Permit (CUP 19-16). The Ordinance (Exhibit 2) was then introduced and approved for first reading. As requested previously, the staff report and Final Draft Conditions of Approval are attached for reference (Exhibit 3 and 4).

The project develops a 16,288-square foot cultivation facility on a vacant 1.26 acre site located within the I-L (light industrial) zoning district. (APN 665-040-015). The project is located on the north side of Palomar Lane approximately 400 feet east of Little Morongo Road.

FISCAL IMPACT

The proposed cultivation facility has paid all required fees and will contribute marijuana cultivation revenue at the required rate. The plans show an estimated total cultivation / processing area of 14,945 square feet, which would yield \$194,450 annually (\$75,000 + \$119,450).

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

EXHIBITS:

- 1) Ordinance Approving Development Agreement with Palomar
- 2) Development Agreement No. 09-16, Map and Legal Description
- 3) September 5, 2017 City Council Staff Report
- 4) Final Draft Conditions of Approval