

## REPORT TO THE CITY COUNCIL

---



**DATE:** September 19, 2017

**TITLE:** Second Reading and Adoption of an Ordinance Approving Development Agreement No. 03-17 with MIRO, LLC

**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. 03-17 for the development of an indoor marijuana cultivation facility on APN 665-040-010.**

On September 5, 2017, the City Council held a public hearing on the draft Development Agreement, associated ordinance, and Conditional Use Permit (CUP 05-17). 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 35,320 square foot cultivation facility on a vacant 1.26 acre site located within the I-L (light industrial) zoning district. (APN 665-040-010). The project is located on San Gorgonio Lane between Cabot Road and 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 of 33,552 cultivation / processing area of square feet, which would yield \$380,520 annually (\$75,000 + \$305,520).

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 MIRO, LLC
- 2) Development Agreement No. 03-17, Map and Legal Description
- 3) September 5, 2017 City Council Staff Report
- 4) Final Draft Conditions of Approval