

REPORT TO THE PLANNING COMMISSION



DATE: October 8, 2019

TITLE: Request for a one-year Extension of Time for Conditional Use Permit No. 16-17 for the DHS Development Cabot Road, LLC Project located at the northeast corner of Cabot Road and San Gorgonio Lane.

Prepared by: Patricia M. Villagomez, Planning Technician

Reviewed by: Rebecca Deming, Community Development Director

RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Staff Recommends the Planning Commission approve a one-year extension of time for Conditional Use Permit No. 16-17, subject to the proposed Conditions of Approval.

PRIOR ACTIONS

On September 12, 2017, the Planning Commission reviewed the project and, following a public hearing, adopted staff's recommendation of approval.

BACKGROUND

Pursuant to Section 17.76.090 Time extension, "*The Planning Commission may, upon an application being filed 30 days prior to expiration and for good cause, grant a time extension not to exceed 12 months. Upon granting of an extension, the Planning Commission shall ensure that the Conditional Use Permit complies with all current Zoning Ordinance provisions.*"

NOTICING REQUIREMENT

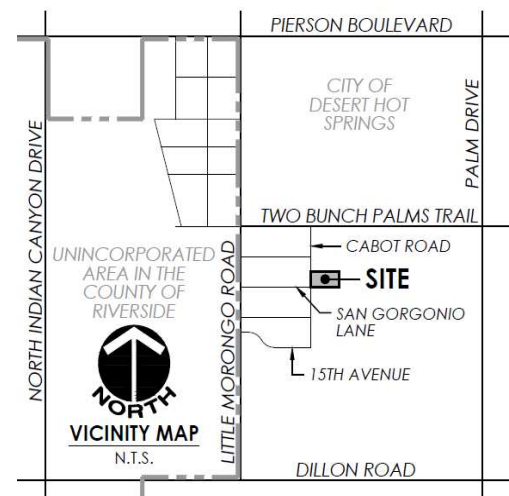
The project was noticed to neighboring owners within a 300-foot radius of the project site on September 25, 2019 and was advertised in the Desert Star Weekly on September 27, 2019 per state noticing requirements. No public comments have been received as of this writing.

FISCAL IMPACTS

The proposed cannabis cultivation facility has paid all required fees for the application processing and will annually contribute \$25.50 per square feet, plus \$10.20 per square feet for the remaining cultivation space once it is open for business.

ENVIRONMENTAL ANALYSIS

On September 12, 2017, the City Council adopted the Mitigated Negative Declaration for the Project. Pursuant to Section 15162(a) of the CEQA regulations, once an MND has been adopted for a project, no subsequent environmental review needs to be completed unless there



are substantial changes in the project that warrant additional review. The Planning Commission only needs to make a finding that the request for the One-Year Time Extension is consistent with the original MND, and no further analysis is required. No significant changes are proposed as a part of the proposed extension of time.

EXHIBITS

1. Draft Conditions of Approval
2. Good Cause Letter
3. Staff Report (September 12, 2017)
4. Approved Site Plan (September 12, 2017)
5. Approved Building Elevations (September 12, 2017)