



**STAFF REPORT**  
**6/21/2023**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director  
Nicole Sauviat Criste, Consulting Planner

**SUBJECT:** Airport Business Park  
Change of Zone, CZ 20-01, from MH to MS and CG; Tentative Parcel Map 37921; CUP 324 – to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; and AR 20-04 to approve site design, architecture and signage (billboard). The project includes 629,000± square feet of industrial and commercial square footage in multiple buildings, as well as a future Imperial Irrigation District (IID) substation. The site is located at the northwest corner of Airport Boulevard and SR 86 (APN# APN 763-330-013, 763-330-018, 763-330-029).

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**STAFF RECOMMENDATION:**

At its May 17, 2023 meeting, the Planning Commission continued this project to a date certain, June 21, 2023. Since that time, and upon consideration by the applicant of CEQA issues associated with the Project, staff respectfully requests that the City table the item in order to allow time for the preparation of an Environmental Impact Report (EIR). When the EIR is complete, staff will re-advertise the Project and bring it before the Planning Commission for a public hearing. The applicant has requested the preparation of the EIR, and therefore concurs with this request.