



STAFF REPORT
5/17/2023

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).

STAFF RECOMMENDATION:

The Project was advertised in the Desert Sun for public hearing on this date. Following publishing of the notice, the City received a lengthy comment letter on the Project's CEQA document. In order to allow sufficient time to analyze and respond to comments received regarding the Initial Study/Mitigated Negative Declaration, staff respectfully requests that this Project be continued to the Planning Commission's meeting of June 21, 2023. The applicant concurs with the need for the continuance.