



STAFF REPORT
12/8/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: American Desert LLC Multi-tenant Microbusiness Project
Adopt Ordinance No. 1189 (Change of Zone No. 21-03) to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.29 acre developed parcel located at 86695 Avenue 54. *(2nd Reading)*

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance 1189 approving Change of Zone No. 21-03 for the American Desert LLC Multi-tenant Microbusiness Project.

BACKGROUND:

On November 10, 2021 the City Council introduced for first reading, by title only, the attached Ordinance No. 1189, for the American Desert LLC Multi-tenant Microbusiness Project (“Project”) to apply the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.29 acre parcel, located at the southwest corner of Avenue 54 and Enterprise Way (86695 Avenue 54).

At the City Council meeting of November 10, 2021, the Council also adopted Resolution No. 2021-73 approving CUP No. 342, Variance No. 21-04. The variance is required to allow the IP Overlay Zone on a project area less than 10 acres, individual lot less than 5 acres, and a lot depth less than 220 feet. Approval of CUP 342 allows cannabis microbusinesses to operate in the building on the site subject to final adoption of Ordinance No. 1189 and compliance with project conditions of approval.

DISCUSSION/ANALYSIS

The applicant, American Desert LLC, proposes to convert an existing 18,960 square foot multi-tenant industrial building located at 86695 Avenue 54 to allow microbusinesses consisting of cultivation, manufacturing and distribution only with no storefront retail. The project will potentially have a total of 12 tenants on a 18,960 square foot lot.

The project site consists of an 18,960 sq. ft. multi-tenant industrial building with 12 tenant suites, each measuring approximately 1,500 square feet at 86695 Avenue 54. The applicant proposes to allow multi-tenant cannabis microbusinesses to occupy suites to include activities such as cultivation, manufacturing, and distribution only, with no retail sales.

FISCAL IMPACT:

None.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1189 (Second Reading).
- 2) Take no action.
- 3) Continue these items and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachments:

1. Ordinance 1189 (Change of Zone No. 21-03) – 2nd Reading
Exhibit A – Change of Zone Exhibit