

08-25-2012

City of Coachella Planning Division  
1515 South Street, Coachella CA 92236

Applicant: American Desert LLC- 15303 Arrow Blvd, Fontana CA 92335+

Project Name: American Desert LLC

86695 Ave 54, Coachella CA 92336

APN 763 280 011

Staff:

This letter will confirm that the applicant AL Barlas (On behalf of American Desert LLC) filed an application for Conditional Use Permit (July 12 2021), Change of zone (CZ 21-01), and Variance (VAR 21-91)

The proposed variance request is necessary for the continue development of the community, it consistent with the objectives of the city General Plan, and is not detrimental to the existing uses specifically permitted in the zone which the proposal use is to be located.

The proposed project will operate in suite withing an existing multi-tenant industrial building on a parcel developed with Vehicular approaches previously reviewed and approved by the City of Coachella and designed for reasonable minimal interference with traffic on surrounding public street or road.

The proposed project site (763280011) is adjacent to project site (763280010) which summitted similar variance request and approval (CUP 337) via publish public hearing and resolution PC2021-16 and adopted on Aug 4<sup>th</sup>.

The granting such variance and approval of the change of zone will allow the development of new cannabis business. Such variances are necessary for the preservation and enjoyment of a substantial property right and use generally possessed by other property in the same zone and vicinity. But which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question in that that the subject parcel is in an industrial park overlay zone and withing the boundary that the overlay zone is applicable to with the exception of the corresponding M-S zoning and minimum 10 acres project area. The gross project area for parcel map 267816, in which the subject parcel is apart, is 9.61 acres and therefore substantially consistent with the minimum required project area.

Thank you for your consideration.

Al Barlas