



**STAFF REPORT**  
**1/22/2020**

**TO:** Honorable Mayor and City Council Members  
**FROM:** Luis Lopez, Development Services Director  
**SUBJECT:** Kismet Coachella – Retail Dispensary

- a) Ordinance No. 1146 approving Change of Zone 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street.
- b) Resolution No. 2019-64 approving Conditional Use Permit 305 to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

---

**STAFF RECOMMENDATION:**

Staff recommends that this project be continued to a date uncertain.

**BACKGROUND:**

This item was continued from the December 11, 2019 City Council meeting as recommended by the City Attorney, due to non-payment of \$40,000 by the property owner, which is due as part of a code-enforcement settlement agreement, executed in June 2019.

**DISCUSSION/ANALYSIS:**

As of the writing of this staff report the City Attorney had received no response from the property owner's attorney regarding payment of the required funds. Staff had a discussion with the Kismet Coachella applicants who indicated that the property owner is the responsible party for payment of the \$40,000 and there is no other agreement for their payment of these funds. Accordingly, staff is recommending that this project be continued until such time as the property owner submits payment to the City, and a new public hearing date can be set.