



STAFF REPORT
1/22/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1145 approving Change of Zone 18-05 to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone at the northwest corner of Grapefruit Boulevard and 9th Street. Pedro Padilla (Coachella Green Haus), Applicant. (*Second Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. 1145 to change the zoning from M-S (Manufacturing Service) zone to MS-RC (Manufacturing Service – Retail Cannabis Overlay) zone on a 0.9-acre vacant parcel located at the northwest corner of Grapefruit Boulevard and 9th Street

BACKGROUND:

On December 11, 2019, the City Council conducted a public hearing and approved first reading of Ordinance No. 1145 and approved Conditional Use Permit No. 303 to allow a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center at the above property.

DISCUSSION:

Attached for City Council's approval is the second reading version of Ordinance No. 1145 amending the City's Official Zoning Map to allow the use of the RC (Retail Cannabis) Overlay zone for the Coachella Green Haus – Retail Cannabis Project. The development will be phased to include two restaurants, one retail/office pad, and a retail cannabis dispensary, with an interim use sales facility. The Planning Commission recommended approval of this project on November 6, 2019.

FISCAL IMPACT:

There are no fiscal impacts associated with approval of this change of zone action in that it merely provides the owner with the ability to develop a new commercial center with a retail cannabis dispensary business.

Attachment: Ordinance No. 1145 (2nd Reading)