



March 3, 2021

Luis Lopez

City of Coachella

Development Services Director

53990 Enterprise Way

Coachella, CA 92236

Dear Luis,

This letter is to respectfully request that the City of Coachella grant us a 12-month retroactive time extension for the Approved Retail Cannabis Dispensary (Resolution No. 2019-18, CUP 299) and Bar/Pub (Resolution No. 2019-19, CUP 300) previously approved on May 8, 2019.

Delays have been primarily due to structural issues relating to the building's age, the extent of proposed structural modifications, and the current building code. Hidden and covered remodels have also added to the complexity of the structural design.


Due to the lack of existing structural plans, our structural engineer and the city's plan checker (Willdan Engineering) went back and forth numerous times during a three months process to agree on solutions for the proposed exterior modifications. The extent of our proposed renovations prohibited the 2019 Existing Building Code from being applicable. Therefore we had to go by the 2019 Building Code, which requires reinforcements for vertical and lateral movement in each opening. To achieve this, we were required to frame all openings with iron c-channels.

Willdan Engineering finally approved our final plans on August 10, 2020. Once the demolition process started, we encountered on several occasions unforeseen hidden structural issues. One major problem was that existing floor supports were inadequate per the 2019 Building Code and needed upgrades and covered openings that we discovered after design completion. These issues have caused significant cost and time overruns to construct per the approved plans. Therefore we are now revising the plans to replace the existing floor construction with a concrete floor and adjusting the exterior window openings to accommodate the existing ones. Please see attached revised Rendering Images, Floor Plans, and Exterior Elevations.

We would also like to take this opportunity to request a change of the business plan name from "Ordonez Management Company" to "Libra Shops, LLC." This business entity change is primarily for state law changes and, therefore, corporate changes we've had to make since the original application was filled.

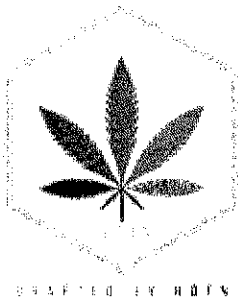
Your approval of this extension and entity change request is greatly appreciated.

Sincerely,



John Greenwood

Libra Shops, LLC



John Greenwood

CFO

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