



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1146 approving Change of Zone 18-07 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. Ed Sapigao, Applicant. (*Second Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. 1146 to change the zoning from C-G (General Commercial) zone to CG-RC (General Commercial – Retail Cannabis Overlay) zone on a .14 acre commercial parcel located at 1639 – 1645 6th Street.

BACKGROUND:

On February 26, 2020, the City Council conducted a public hearing and approved first reading of Ordinance No. 1146 and approved Conditional Use Permit No. 305 to allow a 3,050 square foot cannabis dispensary on the site of a vacant multi-tenant commercial property at the above address.

DISCUSSION:

Attached for City Council's approval is the second reading version of Ordinance No. 1146 amending the City's Official Zoning Map to allow the use of the RC (Retail Cannabis) Overlay zone for the Kismet Coachella Retail Dispensary project. The development will include a complete renovation of the existing buildings and secondary businesses including office suites and a coffee shop/eatery on the adjoining buildings. The Planning Commission recommended approval of this project on November 6, 2019.

Building Façade Discussion:

At the February 26, 2020 public hearing the City Council expressed concern over the “modernistic” exterior architectural elevations that were presented by the applicant. The architectural images below show the architectural elevations as they were approved in 2012 by the Planning Commission, modeled after the “Coachella Kidney Dialysis” building on 6th Street (designed by same architect), and a comparison with the latest exhibits.



Exhibits for Architectural Review No. 12-08



Exhibits for Conditional Use Permit No. 305

As shown above, the 2012 building facades proposed smooth stucco plaster finish with strong accent colors, accented window trims, two “quatrefoil” plant-on details on the parapet roof structure, and Spanish Tile awnings and the “stepped parapet wall” over the front entries on the old barber shop building and the office suites building. The project proposed to remove and enclose the “cove” storefront window display/ entry at the old Menswear building creating new entry doors that were flush with the façade walls, and an arched window. A decorative wrought iron gate was proposed on the original project (not shown).

The facades for CUP 305 show smooth plaster with a soft white finish on all the buildings, no window trims and no Spanish Tile awnings. One arched metal awning is shown at the old barber shop building and no quatrefoil details, and only one added “stepped parapet wall” is proposed over the office suites building. The old Menswear building shows a restoration/preservation of the “cove storefront” window displays, in its original configuration. An arched metal trellis cover with “Ivy It” espaliers is shown over the driveway. Similarly, a wrought iron gate is shown.

The City Council directed staff to work with the architect to blend the proposed architectural features to include the “Pueblo Viejo” design guidelines including traditional window awning treatments, base trims with mosaic tile and accent colors to complement the Spanish Colonial architecture that is preferred for the downtown. Staff will continue to work with the designers to preserve the historic character of the buildings, while bringing the building facades closer into compliance with current design guidelines.

ALTERNATIVES:

1. Adopt Ordinance No 1146
2. Continue this item and provide staff direction.
3. Take no action.

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 redevelop the commercial center with a retail cannabis dispensary business.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as shown above.

Attachment: Ordinance No. 1146 (2nd Reading)