



STAFF REPORT
12/11/2019

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1144 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at the northwest corner of Grapefruit Boulevard and 7th Street. Nicholas Meza, Applicant. (*2nd Reading*).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1144 approving Change of Zone No. 18-02 to add the RC (Retail Cannabis) Overlay Zone the existing C-G (General Commercial) zone located at the northwest corner of Grapefruit Boulevard and 7th Street.

BACKGROUND:

On November 13, 2019 the City Council introduced for first reading, by title only, Ordinance No. 1144 as part of the Coachella Smoke Company retail cannabis business proposed for the existing building located at 85-995 Grapefruit Boulevard, Suite #1. The Planning Commission reviewed the project and recommended to City Council approval of the zone change request on October 16, 2019.

DISCUSSION/ANALYSIS:

The City Council approved the Coachella Smoke retail cannabis dispensary and indoor cannabis consumption lounge project on November 13, 2019. The applicant intends to license the existing one-story commercial building tenant space for retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1144 approving Change of Zone No. 18-02.
- 2) Deny Ordinance No. 1144 with findings.
- 3) Continue this matter and provide staff with direction.

FISCAL IMPACT:

There are no fiscal impacts associated with this action in that it merely creates the proper zoning to allow the operation of a retail cannabis dispensary on the subject site, subject to the conditions of approval previously imposed on the business through Conditional use Permit No. 298.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachment: Ordinance No. 1144 - 2nd Reading