



**STAFF REPORT**  
**5/26/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. Coachella Can, LLC (Armen Paronyan), Applicant. (*2<sup>nd</sup> Reading*).

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance No. 1178 approving Change of Zone No. 20-04 to add the RC (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) zone on property located at 46-156 Dillon Road.

**BACKGROUND:**

On April 28, 2021 the City Council introduced for first reading, by title only, Ordinance No. 1178 as part of the Coachella Canna Club retail cannabis business and Chick Next Door business proposed for the existing building located at 46-156 Dillon Road. The Planning Commission reviewed the project and recommended to City Council approval of the zone change request on March 3, 2021.

**DISCUSSION/ANALYSIS:**

The City Council approved the Coachella Canna Club cannabis dispensary and indoor cannabis consumption lounge project on April 28, 2021. The applicant intends to license the existing one-story commercial building tenant space for a retail cannabis business to include a 7,170 square foot retail cannabis business and consumption lounge and a commercial kitchen with take-out restaurant (Chick Next Door) along with indoor and outdoor seating.

**ALTERNATIVES:**

- 1) Adopt Ordinance No. 1178 approving Change of Zone No. 20-04.
- 2) Deny Ordinance No. 1178 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. 330.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 above.

Attachment: Ordinance No. 1178 - 2<sup>nd</sup> Reading