



## STAFF REPORT

9/8/2021

**To:** Honorable Mayor and Members of the City Council

**FROM:** Gabriel Perez, Development Services Director

**SPECIFICS:** Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54, APN 764-280-010 (Adriana Gonzalez), Applicant. (2<sup>nd</sup> Reading).

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### **STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54 (APN 764-280-010).

### **BACKGROUND:**

On August 25, 2021 the City Council introduced for first reading, by title only, Ordinance No. 1186 as part of the Coachella Releaf storefront retail microbusiness proposed for Suite H of the existing building located at 86705 Avenue 54. The Council requested that the applicant provide information about a secondary business proposed by the applicant for Council review during the second reading of Ordinance 1186. The proposed secondary business is the "Coachella Hotel" that would consist of 5 hotel rooms for a total of 3,600 sq. ft. located at 772 Vine Street (Attachment 2). The applicant provided an estimated construction schedule with a proposed start date of September 20, 2021 and construction end date of April 2, 2022 (Attachment 3). The Retail Cannabis review (Round #2) included selection criteria for proof of ability to open a secondary business (Attachment 4). The Planning Commission reviewed the Coachella Releaf project and recommended to City Council approval of the zone change request on August 4, 2021.

### **DISCUSSION/ANALYSIS:**

The City Council approved the Coachella Releaf project on April 28, 2021. The applicant intends The Coachella Releaf project is a locally-owned storefront retail microbusiness proposed Suite H consisting of 4,725 square feet in an existing 8 unit, multi-tenant industrial building at 86705

Avenue 54 that includes 846 sq. ft of retail space, 83 sq. ft. nutrient room, 1,900 sq. ft of plant room areas and a 926 sq. ft attic level area for dry room and storage.

**ALTERNATIVES:**

- 1) Adopt Ordinance No. 1186 approving Change of Zone No. 21-01.
- 2) Deny Ordinance No. 1186 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. 337.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 above.

Attachments:

1. Ordinance No. 1186 - 2<sup>nd</sup> Reading
2. Secondary Business Construction Timeline – 5 Room Hotel (772 Vine Street)
3. Coachella Releaf Proposed Secondary business – Retail Cannabis review Round #2
4. Resolution 2020-23 – Selection Criteria for Cannabis Retailers and Retail Microbusinesses for the City’s Retail Cannabis reviews