



March 24, 2020

Coachella Lighthouse
P.O. Box 420
Coachella, California 92236

Coachella Lighthouse, LLC
84160 Avenue 48
Coachella, California 92236

Coachella Lighthouse, LLC
% Joseph Rubin, Manager
1801 South La Cienega Boulevard, Suite 301
Los Angeles, California 90035

Quonset Partners LLC
% Joseph Rubin, Agent for Service of Process
1801 South La Cienega Boulevard, Suite 302
Los Angeles, California 90035

Quonset Partners LLC
% Zachary Werner, Manager
383 South Beverly Glen Boulevard
Los Angeles, California 90024

Inception RE Credit Holdings, LLC
% Paracorp Incorporated, Agent for Service of Process
2804 Gateway Oaks Drive, #100
Sacramento, California 95833

**Subject: Conditional Use Permit No. 312
84-160 Avenue 48, Coachella, California**

To Whom It May Concern:

Pursuant to Condition No. 3 of Conditional Use Permit No. 312 (CUP 312), the Development Services Director has conducted a 12-month review of CUP 312 and has determined that you have failed to comply with the Conditions of Approval of CUP 312. Attached for your convenience is City Council Resolution No. 2019-07, which includes 19 Conditions of Approval.

Specifically, you have failed to comply with Conditions of Approval Nos. 2(a)-(c), 5, 6, and 14-16. Please be advised a conditional use permit may be revoked or modified if the Planning Commission makes any finding that the Conditions of Approval have been violated. Revocation of CUP 312 will prohibit this

business from operating at this location. Revocation of CUP 312 may also lead to revocation of the business license for this business.

Given your failure to comply with the Conditions of Approval, the City is compelled to prescribe a compliance deadline. We strongly encourage you to comply with the following compliance deadline to avoid formal enforcement measures.

We will proceed with revocation proceedings unless you comply with the following corrective actions **within 21 calendar days from the date of this letter:**

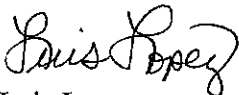
- (1) Complete the first phase of the Glenroy Resort Hotel and open for business, as required by Condition of Approval No. 2(a) and No. 16.
- (2) Complete perimeter landscaping and fencing improvements for the retail cannabis microbusiness, as required by Condition of Approval No. 2(b).
- (3) Complete the improvements required for additional glazing on the façade of the retail cannabis microbusiness, as required by Conditions of Approval Nos. 2(c) and 5.
- (4) Obtain Planning Commission approval of a comprehensive sign program for the Glenroy Resort Hotel project, as required by Condition of Approval No. 6.
- (5) Install a conforming trash enclosure for solid waste and recyclables within 250 feet of the cannabis retail microbusiness, as required by Condition of Approval No. 14.
- (6) Install a minimum of five bicycle racks in front of the retail cannabis microbusiness or adjacent to the parking lot, as required by Condition of Approval No. 15.

Thereafter, kindly remember that you have an ongoing responsibility to ensure that violations of the Conditions of Approval do not recur.

It is the policy of the City to obtain voluntary compliance with its laws, permits, and approvals whenever possible. And it is sincerely hoped that you take this opportunity to correct the violations. Please be advised that unless you comply with this notice, we will proceed with revocation proceedings without further warning or notice. Please act before the compliance deadline to avoid enforcement proceedings.

Please contact me at 760-398-3102 or by e-mail at LLopez@coachella.org if you have any questions.

Sincerely,



Luis Lopez

Development Services Director