

**RESOLUTION NO. 2023-51**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE 36-MONTH RENEWAL OF ENTERTAINMENT PERMIT NO. 22-02 FOR RANCHO ESCONDIDO ENTERTAINMENT VENUE LOCATED ON A 8.6 ACRE SITE AT 85321 AVENUE 44 (APN# 696-520-014). APPLICANT: LEONEL LOPEZ AND MARGARITA LOPEZ**

**WHEREAS**, Leonel Lopez and Margarita Lopez filed an application for Entertainment Permit No. 22-02 to allow a 8.6-acre outdoor entertainment venue where alcohol is served on a vacant site located at 85321 Avenue 44; Assessor's Parcel No. 696-520-014 ("Project"); and,

**WHEREAS**, the City Council conducted a duly noticed public hearing on Entertainment Permit No. 22-02 on July 27, 2022 at the 1515 6<sup>th</sup> Street, Coachella, California regarding the proposed Project; and,

**WHEREAS**, at the City Council hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the City Council conducted a duly noticed public hearing regarding the renewal of Entertainment Permit No. 22-02 on July 26, 2023 at the 1515 6<sup>th</sup> Street, Coachella, California regarding the proposed Project; and,

**WHEREAS**, at the City Council hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the Project is permitted pursuant to Chapter 15.24 of the Coachella Municipal Code.

**WHEREAS**, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS**, the proposed site is adequate in size and shape to accommodate the proposed outdoor entertainment venue with where alcohol is served; and,

**WHEREAS**, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

**WHEREAS**, a Negative Declaration was prepared adopted for the project in accordance with the California Environmental Quality Act and determined that the project would not create any significant impacts; and,

**WHEREAS**, the conditions as stipulated by the City are necessary to protect the

public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California hereby approves renewal of Entertainment Permit No. 22-02, subject to the findings listed below and conditions of approval listed in Exhibit A.

**FINDINGS FOR APPROVAL OF ENTERTAINMENT PERMIT NO 22-02:**

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff and there are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed entertainment venue.
2. The applicant possesses the required moral character to comply with the requirements of Chapter 5.24 and the conditions of approval imposed herein. As conditioned, the proposed added security measures will ensure that the public safety for the business will be maintained to the satisfaction of the Chief of Police.
3. The applicant has sufficient resources and expertise to operate the proposed entertainment venue in a safe, professional and effective manner in accordance with the City's Municipal Code. The Coachella Police and Fire Department reviewed the project and expressed no concerns regarding the ability of the owner and the project to operate the venue in a safe, professional and effective manner.
4. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed entertainment venue is in the Resort District of the General Plan, which includes allowed uses of residential, lodging, recreational and support retail, commercial services, theme parks, sports venues, and specialized entertainment venues. The proposed use is consistent with the General Plan Vision of the area as a place for a range of entertainment and destination uses that requires a large amount of land and draw visitors to the City.
6. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project contained in the Negative Declaration, Initial Study, and administrative record. A Negative Declaration and the Initial Study was completed and adopted in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

**PASSED APPROVED and ADOPTED** this 26<sup>th</sup> day of July 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Steven A. Hernandez  
Mayor

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2023-51 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26<sup>th</sup> day of July 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Delia Granados  
Deputy City Clerk