

RESOLUTION NO. PC2024-15

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 374 (CUP 374) AND ARCHITECTURAL REVIEW No. 23-16 (AR 23-16) TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A 1,854 SQUARE FOOT STOREFRONT RETAIL CANNABIS BUSINESS LOCATED AT 45800 DILLON ROAD, COACHELLA, CA 92236 (APN 696-550-008). GREG KLIBANOV (APPLICANT).

WHEREAS Greg Klibanov (on behalf of Roots Cafe) filed an application for Conditional Use Permit (CUP 374) and Architectural Review (AR 23-16) to allow a new storefront retail cannabis business on property located at 45-800 Dillon Road (Assessor's Parcel No. 696-550-008); and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit (CUP 374) and Architectural Review (AR 23-16) on July 3, 2024 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; and

WHEREAS 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 17.74 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permit 374 and Architectural Review 23-16 to allow the Project; and,

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 development; and,

WHEREAS the site for the proposed conditional 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, the proposed project is exempt from the California Environmental Quality Act, as amended; 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 Planning Commission of the City of Coachella, California hereby approve Conditional Use Permit (CUP 374) and Architectural Review (AR 23-16) with the findings listed below and subject to the Conditions of Approval for the Roots Cafe Project contained in "Exhibit A" and made a part herein.

Findings for Conditional Use Permit No. 374 and Architectural Review 23-16

1. The Conditional Use Permit is consistent with the goals, objectives, policies, and implementation

measures of the Coachella General Plan 2035. The site has a Regional Retail District land use designation that allows for a wide range of retail, lodging, entertainment, and residential uses. The proposed uses on the site are in keeping with the policies of the Regional Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development. The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan for CUP 374 proposes to convert the existing building into The Cake House, a proposed 1,854 square foot indoor retail cannabis business. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, and plumbing are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade.

2. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Regional Retail District land use designation of the City's General Plan. This category provides for a broad spectrum of land uses. The proposed uses are compatible with existing adjacent and proposed land uses.
3. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose to convert the existing building into The Cake House, a proposed 1,854 square foot indoor retail cannabis business. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, and plumbing are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade. The Project will be in keeping with the scale, massing, and aesthetic appeal of existing land uses and future development.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 374 and AR 23-16 meet the criteria for a Section 15301-Class 1 CEQA exemption.

PASSED APPROVED and ADOPTED this 3rd day of July 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-15, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary