



STAFF REPORT
11/18/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Request for Retroactive 24-Month Time Extension for Conditional Use Permit (CUP 279) and Architectural Review (AR 17-03) to allow the phased development of a 644,567 sq. ft. commercial cannabis project in fourteen buildings on 49 acres of vacant land in the M-S (Manufacturing Service) zone located at 86-601 Industrial Way.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant a retroactive 24-month time extension for CUP 279 and Architectural Review No. 17-03 to allow the phased development of a 644,567 sq. ft. commercial cannabis project in fourteen buildings on 49 acres of vacant land in the M-S (Manufacturing Service) zone located at 86-601 Industrial Way. Scott Dolan, Applicant.

BACKGROUND:

Pursuant to Chapters 17.72 and 17.74 of the Coachella Municipal code, approvals for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning Commission can grant up to three 12-month time extensions when the applicant submits a written request stating the reasons for the project delays.

On November 15, 2017 the Planning Commission conducted a duly noticed public hearing at which time the Commission voted to approve the Coachella Green Industrial Park project. The Planning Commission approved and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well as Change of Zone 17-01, Conditional Use Permit No. 279, and Architectural Review No. 17-03 as part of the entire proposed project.

DISCUSSION/ANALYSIS:

As illustrated below, the Coachella Green project proposes the overall development of an industrial business park including 14 buildings totaling 644,567 square feet that will be developed on the 49-acre site over five phases plus an interim phase.

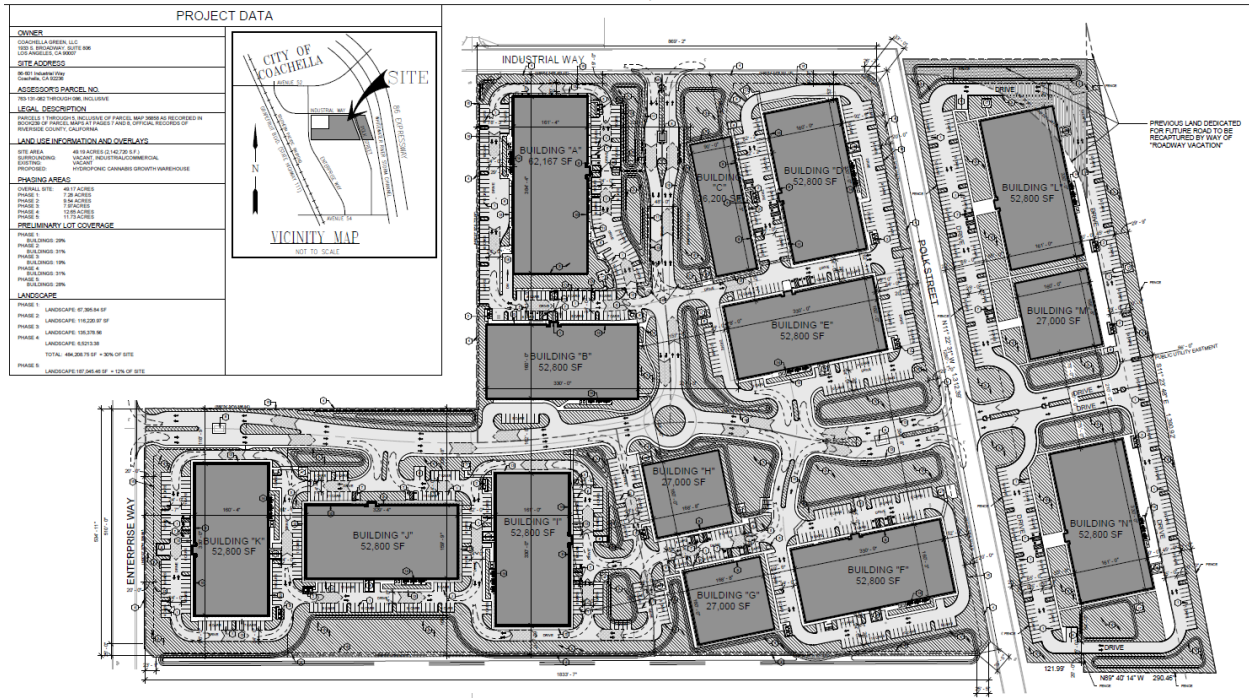
Phase 1 includes the construction of buildings A (62,157 sq. ft.) and B (52,800) for a total of 114,967 square feet of on approximately 7 acres located adjacent to and south of Industrial Way. At this time, Building A is proposed for cannabis cultivation and Building B may or may not be used for cannabis cultivation or cannabis product manufacturing. Phase 1 also includes a parking lot with 175 spaces, landscaping and a retention basin along the east side of the phase 1 area.

Phase 2 includes the development of approximately 9.5 acres located west of Polk Street and proposes the development of 3 buildings (C, D, E) totaling approximately 132,000 square feet.

Phase 3 includes the development of 3 buildings, (F, G, H) on approximately 8 acres located west of Polk Street immediately south of phase 2 and proposes approximately 107,000 square feet.

Phase 4 includes the development of 3 buildings (I, J, K) on 12.65 acres located east of Enterprise Way and includes approximately 158,400 square feet.

Phase 5 includes the development of 3 buildings (L, M, N) on 11.65 acres located south of Industrial Way, east of Polk Street.



Interim Use Facility:

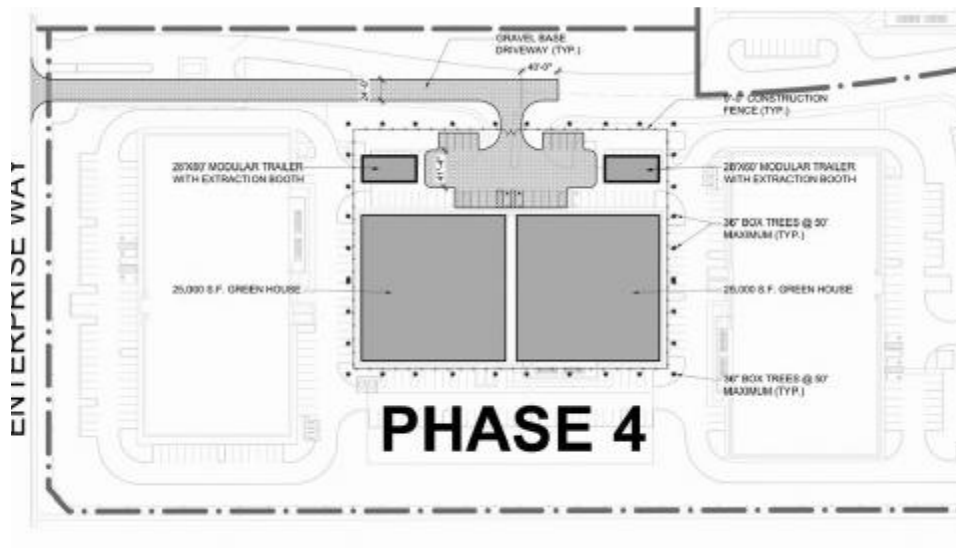
As previously stated, the project was approved with two interim facilities, one in the phase 2 area, the other in the phase 4 area. These facilities will be constructed and will be in operation before and during the construction of the permanent buildings in phase 1.

As described in the following table, the interim facility in the phase 4 area will consist of two, 25,000 square foot greenhouses totaling 50,000 square feet and the placement of two double wide modular trailers, totaling 3360 square feet. The interim use proposed within the phase 2 area

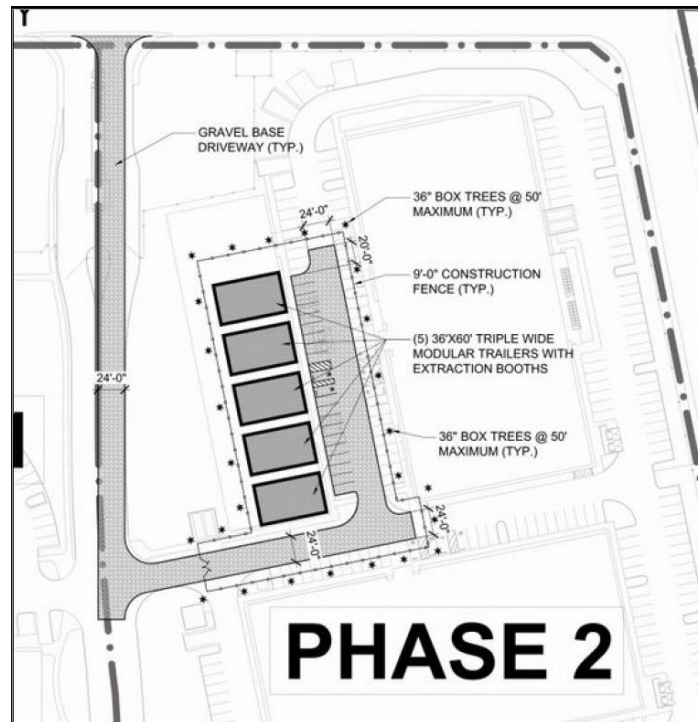
consists of 5 triple wide modular trailers that total 10,800 square feet. The interim facilities have been conditioned to operate for a one-year period with an additional one-year extension available. Exhibits of the proposed interim facilities are illustrated below:

Building/P hase	Primary Building Use	Building Statistics		Parking			
		Square Feet	Height	Required Standard Spaces	ADA	Provided Standard Spaces	ADA
<i>Interim Phase –3.0 acres (To be located within Phase 2 and Phase 4 areas)</i>							
Greenhouse Buildings	Cultivation	50,000	19'	76	3	20	2
Modular Trailer Bldg. with Extraction Booth	Manufacturing and Packaging	4,320	15'	6	0	19	2
Total Interim Phase		29,320		82	3	39	4

A detailed exhibit of the interim use facility, including the proposed temporary greenhouses, within the phase 4 area, to be accessed from Enterprise Way, are illustrated below:



A detailed exhibit of the interim facility within the phase 2 area including the use of modular offices and extraction booth, are illustrated below.



Architectural Theming:

The buildings proposed feature quality, timeless, and low-maintenance exterior materials, which are consistent with high-end research and development facilities worldwide.

The building envelope combined innovative use of insulated concrete tilt-up construction, with an exposed aggregate surface. The tilt-up exteriors can be varied, in shades of grey through the use of a variety of techniques, including alternate concrete mixes, changes to aggregate, and the use of integral color. Paint schemes can also be introduced to provide variety to the contemporary horizontal theme. Tilt-up panels can project or recede to further accentuate the building facades. The entry towers utilize high-efficiency thermal-decoupled aluminum curtain wall and state of the art dual or triple glazing. Building individuality and corporate identity can be achieved by the use of colored curtain wall and variation in glass hues and reflectivity, as well as signage. The exterior walls can be varied in height to increase interest, but must provide enough parapet to hide all proposed rooftop equipment. The building exteriors include the use of “rust color lattice frames” to articulate wall lengths. The color of the lattice frames can also be coordinated with the colors of the curtain wall entry towers. The foliage fostered by the lattice frame will augment and vary exterior views. The strong vertical entry element provides an identifiable entry and is an ideal complement to the height-reducing horizontal lines of the tilt-up concrete.

The buildings are proposed as non-combustible fire safe facilities that include metal roof decking, steel sub-structure, and steel interior columns. Tapered roof insulation over the steel deck can be installed at varying thickness to achieve a high degree of interior environmental quality. Interior insulation can be added to further building performance.

The roof surface would be a single ply white roof to comply with California Title 24 Energy Efficiency Requirements.

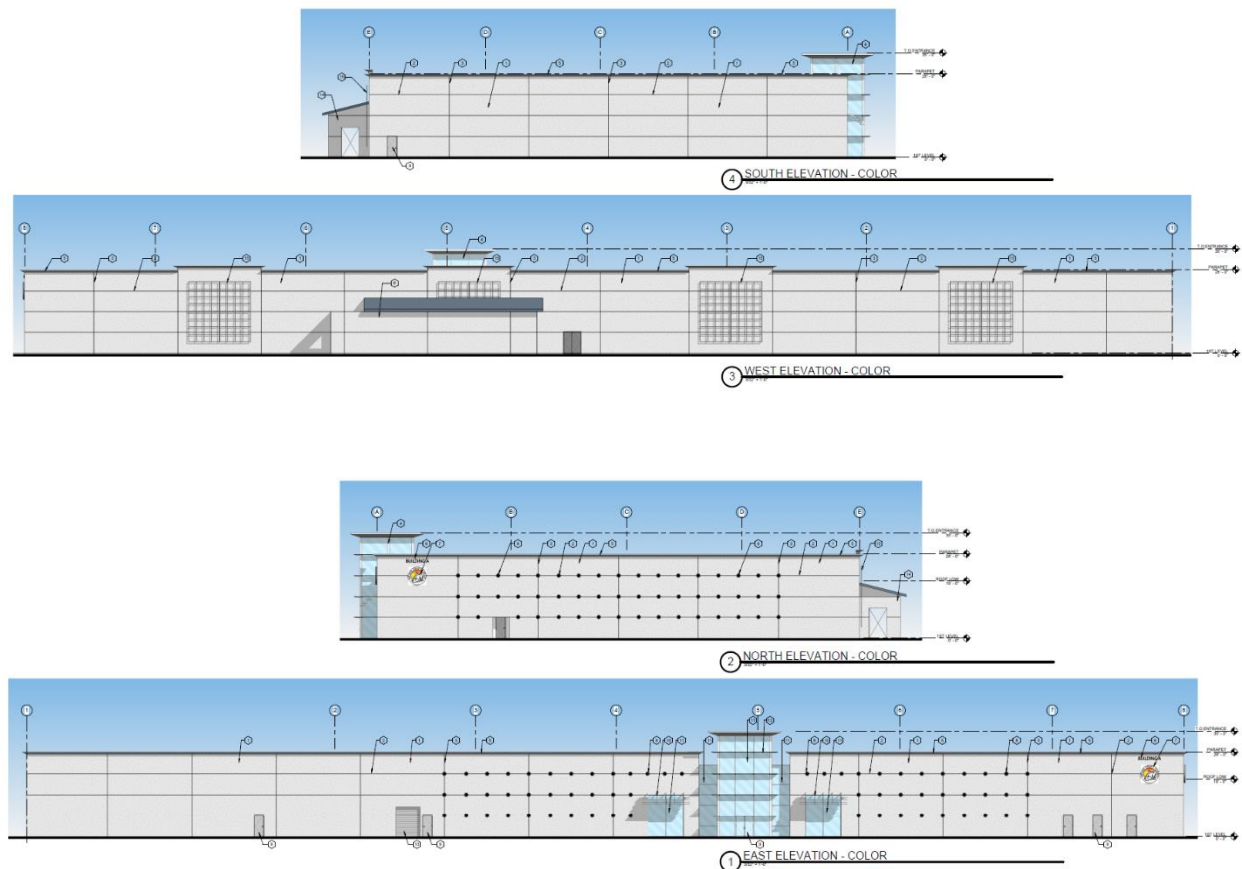
The prototypical building designs propose ground mounted, state of the art, energy-efficient central cooling, ventilating, and heating systems. The buildings allow for the use of multiple types of mechanical systems, including roof-mounted systems.

The building environment for interior plant cultivation and staff comfort requires a unique degree of climate control. The buildings allow for a wide variety of capacity, and distribution systems.

Separate or integrated exhaust and make-up air systems can be provided, that will allow for filtering of incoming and exhaust air to meet industry and environmental standards.

Interior plumbing and drainage from cultivation processes will be directed to public facilities after passing through appropriate clarifiers. Casual water from roof drainage will run through interior downspouts and will be directed to retention areas and biofiltration.

Design guidelines have been prepared for the Coachella Green Project and are included as part of the attachments. The proposed elevations are included below:



Landscaping:

The project includes landscaped areas along the periphery and interior of the site. The plant palate includes Acacia Mulga, Acacia Shoestring, Sonoran Palo Verde and Tipu Tree, Mediterranean Fan Palm, Medjool Date Palm and Mexican Fan Palm. Proposed shrubs include Century Plant, Trunkata, Desert Spoon, Bougainvillea, Red Bird of Paradise, Dwarf Bottle Brush, Golden Barrel, Crown of Thorn Fire Sticks, Red Yucca Ocotillo, Irene Lantana, Purple Trailing Lantana, Trailing Lantana, Chihuahuan Rain Sage, Pink Mulhy, Coral Fountain and Chaparral Sage. Groundcover includes ¾ inch crushed rock desert gold. Sidewalks are proposed along Industrial Way, Enterprise Way and along Polk Street and will be constructed in accordance with the phasing plan. The perimeter plantings, and parking lot plantings exceed the City's landscaping regulations. A conceptual landscaping plan for the entire project is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of a building permits for each development within the project.



ENVIRONMENTAL REVIEW:

The Planning Commission adopted a Mitigated Negative Declaration for the Coachella Green project pursuant to the California Environmental Quality Act Guidelines Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it was determined that the project would not have a significant impact on the environment. The CEQA mitigation measures, are included in the project's conditions of approval. As such, no additional environmental review is required for the time extension.

CONCLUSIONS AND RECOMMENDATIONS:

Based on the discussion above, staff finds that the project is in keeping with the goals and objectives of the City's General Plan, including policies the creation of new industrial park developments (Land Use & Community Character) and for continued economic development and jobs creation. Staff recommends that the Planning Commission grant a retroactive 24-month

time extension for CUP No. 279 and Architectural Review No. 17-03, making the new expiration date November 29, 2021.

Attachments: Aerial Photograph
 Time Extension Request Letter
 Coachella Green Site Plan
 Resolution No. 2017-81
 Resolution No. 2017-82