

RESOLUTION NO. PC2020-12

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (CUP 327) AND ARCHITECTURAL REVIEW (AR 20-06) TO ALLOW CONSTRUCTION OF A NEW 225,705 SQUARE FOOT CANNABIS CULTIVATION FACILITY IN THE M-W (WRECKING YARD) ZONE ON 10.01 ACRES OF PARTIALLY-DEVELOPED LAND LOCATED AT 48-100 HARRISON STREET (APN 603-290-020 & -021). DAVID E. ARGUDO, APPLICANT.

WHEREAS, David E. Argudo filed an application for Environmental Assessment (EA 20-02), Conditional Use Permit (CUP 327), and Architectural Review (AR 20-06) to allow the construction of a new 225,705 square foot cannabis cultivation facility on 10.99 acres of vacant land located at 48-451 Harrison Street; Assessor Parcel No603-290-005 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP 327, and AR 20-06 on November 18, 2020 in the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; 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 17.38 of the Coachella Municipal Code and Ordinance 1083, as amended by Ordinance 1108 and successor ordinances, and the attendant applications for a Conditional Use Permit (CUP 327) and Architectural Review (AR 20-06) 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 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, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is conditionally permitted pursuant to Chapter 17.84 of the Coachella Municipal Code and Ordinance 1120 which allows cannabis cultivation facility uses subject to obtaining a conditional use permit; and,

WHEREAS, the proposed use will have no significant deleterious effect on the environment; and,

WHEREAS, a Mitigated Negative Declaration was prepared and considered for the proposal pursuant to 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 does hereby approves Conditional Use Permit (CUP 327) and Architectural Review (AR 20-06) subject to the findings listed below and the attached Conditions of Approval for the Bejarano Cannabis Cultivation Project (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit (CUP 327) and Architectural Review (AR 20-06):

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for industrial development. The proposed structures on the site are in keeping with the policies of the Industrial District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. As conditioned, the Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a commercial cannabis cultivation facility consisting of a 53,244 square foot headhouse / manufacturing / office Building and a 172,461 square foot cultivation greenhouse building with off-street parking and security fencing. As conditioned, the Project complies with applicable M-W (Wrecking Yard) and Ordinance 1083, as amended by Ordinance 1108, zoning regulations.
3. Every proposed use, and the development of land and application of architectural guidelines and development standards has been 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, have been so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and are in accord with all elements of the general plan. The Project site is within the Industrial District land use designation of the City’s general plan. This category provides for a broad spectrum of industrial and manufacturing uses. The proposed uses are compatible with existing adjacent uses that include similar industrial and manufacturing land uses.
4. As conditioned, 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 a commercial cannabis cultivation facility that is permitted in the M-W (Wrecking Yard) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the north, south and west in the City of Coachella have been approved for similar cannabis cultivation uses with contemporary industrial buildings similar to the proposed project. The greenhouse structure will be in the rear portion of the site and will be required to incorporate additional architectural treatments to mitigate the long expanse of wall plane. At buildout of the larger vicinity, the greenhouse will be substantially screened from view to the street. Properties to the north include outdoor storage, vacant land and existing automobile related uses. As such, the Project will be in

keeping with the scale, massing, and aesthetic appeal of the existing area and future development. The proposed two-story head-house building will be set back from street property lines and will not impact adjoining properties with loss of light or air.

5. An Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared for this Project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The Project will not have any significant adverse effects on the environment.

PASSED APPROVED and ADOPTED this 18th day of November 2020.

Javier Soliz, Chairperson
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-12, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18th day of November 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary