

**RESOLUTION NO. PC2025-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT 298 TO CHANGE THE EXISTING USE FROM A RETAIL CANNABIS MICROBUSINESS WITH AN INDOOR CONSUMPTION LOUNGE TO A RETAIL CANNABIS BUSINESS WITH AN INDOOR CONSUMPTION LOUNGE REMOVING CANNABIS DISTRIBUTION AND MANUFACTURING USES LOCATED AT 85-995 GRAPEFRUIT BLVD, SUITE #1 (APN 778-100-013) AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINE. LAS DAMAS, LLC (APPLICANT).**

**WHEREAS**, Las Damas, LLC filed an application for Conditional Use Permit No. 298 (CUP 298) modification to amend the existing use from a retail cannabis microbusiness and indoor consumption lounge to a retail cannabis business and indoor consumption lounge, removing cannabis manufacturing and distribution uses located at the northwest corner of Grapefruit Blvd and 7<sup>th</sup> Street, 85-995 Grapefruit Blvd, Suite #1; Assessor's Parcel No. 778-100-013 ("Project"); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 298 modification on November 19, 2025 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; and

**WHEREAS**, at the Planning Commission 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 17.74 of the Coachella Municipal Code.

**WHEREAS**, the proposed use 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 retail cannabis business and indoor consumption lounge; and,

**WHEREAS**, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the planning Commission determine that the proposed project is exempt from the CEQA pursuant to State CEQA Guidelines Section 15301. This is recommended because the project will not expand the existing use and entails the operation, maintenance, leasing, and licensing of an existing facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination; 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 resolve as follows:

**Section 1. Incorporation of Recitals.** The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2. CEQA Findings.** Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. This is recommended because the project will not expand the existing use and entails the operation, maintenance, leasing, and licensing of an existing facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

**Section 3. Conditional Use Permit Findings.**

A. With respect to Conditional Use Permit (CUP) 298 modification, the Planning Commission finds as follows for the proposed retail cannabis business:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plans propose a cannabis retail business including an indoor lounge where cannabis products will be sold and consumed. The Project complies with applicable (DT-PV) Downtown zoning standards as proposed.
3. Every use, development of land and applicable 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 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. This category provides for a broad spectrum of commercial and residential uses. The proposed uses are compatible with existing adjacent land uses.
4. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act Guidelines Section 15301. This is recommended because the project entails

the operation, maintenance, leasing, and licensing of an existing facility involving negligible expansion of use beyond that existing at the time of the lead agency's determination.

**Section 4. Planning Commission Approval.** Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of Coachella Planning Commission approves Conditional Use Permit (CUP) 298 modification, subject to the Conditions of Approval set forth in "Exhibit A" and floor plan in "Exhibit B" of this resolution.

**PASSED APPROVED and ADOPTED** this 19<sup>th</sup> day of November 2025.

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Isela Murillo, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Kendra Reif  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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BEST, BEST, AND KRIEGER  
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-19, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19<sup>th</sup> day of November 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kendra Reif  
Planning Commission Secretary