

**RESOLUTION NO. PC2023-22**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 370, A REQUEST FOR A 4,800 SQUARE FOOT CONVENIENCE STORE WITH LIQUOR SALES (ABC LICENSE TYPE 21 – OFF-SALE GENERAL) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1030 SIXTH STREET, SUITE “1-4” (APN 778-081-002); EILEYA MAKHOUL, APPLICANT.**

**WHEREAS**, Eileya Makhoul filed an application for Conditional Use Permit No. 370 (CUP 370) to allow a 4,800 square foot convenience store with liquor sales (ABC License Type 21 – Off-Sale General) in an existing commercial building located at 1030 Sixth Street Suite 1-4; Assessor’s Parcel No. 778-081-002 (“Project”); and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301); and,

**WHEREAS**, the Project is permitted pursuant to Chapter 17.18 of the Coachella Municipal Code, subject to additional findings for Conditional Use Permits for liquor, on-sale and off-sale; and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 370 on September 6, 2023 at 1515 6th 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.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby deny Conditional Use Permit No. 370, subject to the findings listed below.

**FINDINGS FOR DENIAL OF CONDITIONAL USE PERMIT NO. 370:**

1. The proposed use would be in conflict with the objectives of the general plan because it would be in conflict with Community Health + Wellness Policy 6.7 of the General Plan, which states to prohibit off-site alcohol sales near sensitive uses and to consider prohibiting new liquor licenses in areas with numerous existing liquor licenses. There are several churches, and playgrounds within residential communities that are currently under construction within a 600 foot distance of the project. Also, the subject the subject site is located within Census Tract 457.07, where current active off-sale licenses exceed ABC concentration standards. Staff determines that the existing active Type 21 licenses that exist within a 600 foot radius, Rite Aid and Carniceria Rancho Grande, sufficiently serve the community. Furthermore, Carniceria Rancho Grande offers a full range of fresh food and specialty Mexican products.
2. The proposed Type 21 (Off-Sale General) use would not be located, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and would change the essential character of the same area because the project does not follow the policy direction for Subarea 2 – Downtown, which states to actively facilitate the implementation of the Pueblo Viejo Plan. Key community

priorities of the plan are to encourage a vibrant street scene, and provide community gathering spaces, which this project does not meet. The project is considered a major gateway in the Pueblo Viejo Revitalization Plan, and it is important that this gateway implements key community priorities of the plan, which this project does not. Furthermore, the subject site is within the Downtown Center land use designation of the Coachella General Plan intended to bring the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. Land Use and Community Character Policy 6.1 encourages the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community and as the regional center of the Coachella Valley for commerce, culture and government. The proposed liquor store would not contribute to a one-of-a-kind center as it is proposed to only sell alcohol and facilitate quick in-and-out trips to be purchased on-site and to be consumed off-site, as opposed to businesses that encourage customers to patronize the Downtown Center area for longer periods of time.

3. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses and finding for the common public interest as a benefit to the community as a whole cannot be made due to the proximity of the several existing and planned affordable housing communities including Pueblo Viejo Villas, the Covalda Apartments (under construction), and the Doloros Huerta Apartments project.

**PASSED APPROVED and ADOPTED** this 6<sup>th</sup> day of September 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ruben Gonzalez  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2023-22 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6<sup>th</sup> day of September 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary