



STAFF REPORT
6/21/2023

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Coachella Warehouses – CUP 276, AR No. 16-18 (Modification)

SPECIFICS: The proposed CUP 276, AR No. 16-18 (Modification) is to modify condition of approval No. 20 to clarify off-site improvements for the Coachella Warehouse project located on 14.61 acres at 84-851 Avenue 48.

STAFF RECOMMENDATION:

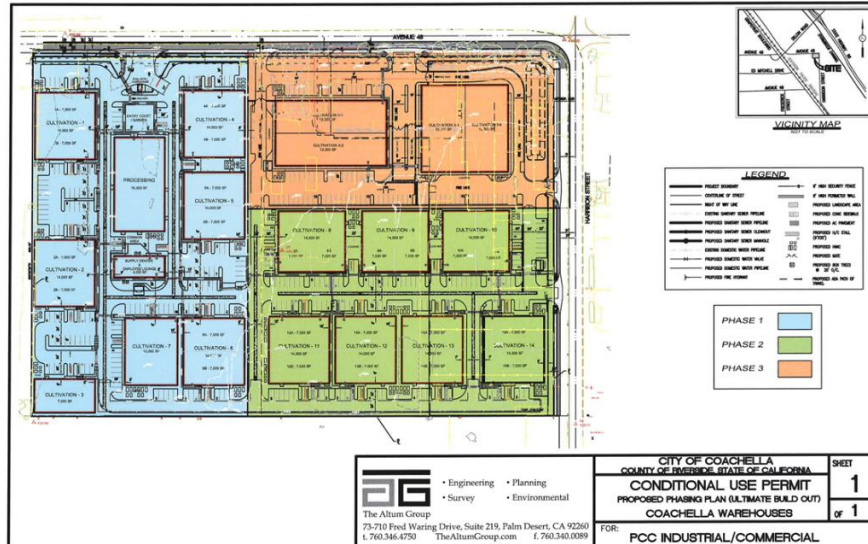
Staff recommends that the Planning Commission approve the Conditional Use Permit 276 and Architectural Review No. 16-18 (Modification), a modification to Condition of Approval No. 20 to clarify off-site improvements for the Coachella Warehouse project located on 14.61 acres at 84-851 Avenue 48.

BACKGROUND:

On December 21, 2016 the Planning Commission approved Resolution No. PC2016-14, a resolution approving AR No. 16-18 and CUP No. 276 to allow the phased development of a medical marijuana cultivation complex including 18 industrial buildings totaling 255,800 SF and common parking, landscaping, and security fencing, and an interim use of 18 mobile units to be located in the planned southeast parking area, on a total of 14 acres of land in the M-W (Wrecking Yard) Zone at 84-851 Avenue 48. On February 8, 2017 City Council adopted a mitigated negative declaration and mitigation monitoring program (Environmental Assessment No. 16-05) for the Coachella Warehouses project. On March 22, 2017 City Council approved a development agreement for the Coachella Warehouses project.

The project was approved to be conducted in three phases as shown in the Phase 1- 3 (Ultimate Build Out) figure provided below. The Phase 1 of the project includes the construction of nine (9) buildings totaling 109,000 SF. Phase 1A includes the interim use facility along Harrison Street. Phase 2 of the project includes the construction of seven (7) buildings totaling 98,000 SF, and the removal of the interim use facility. Phase 3A of the project includes the adaptive reuse of existing buildings on the northerly 3.6 acres. Phase 3 of the project includes the construction of four (4) buildings totaling 48,000 SF. Phase 1, 1A, and 3A improvements have been constructed, and are the existing conditions on site, see Phase 1, 1A, 3A (Existing Conditions) figure provided below. The applicant is preparing to begin phase 2 of the project, and as a result submitted an application for a lot line adjustment for the properties. Staff is requiring that prior to approval of the lot line

adjustment, the applicant would receive Planning Commission approval for a modification of Condition of Approval (CoA) No. 20 for Conditional Use Permit 276 and Architectural Review No. 16-18 concerning street improvements that have not been completed to date.



Phase 1-3 (Ultimate Build Out) Figure 1



Phase 1, 1A, 3A (Existing Conditions) Figure 2

DISCUSSION/ANALYSIS:

The Modification of condition of approval No. 20 for Conditional Use Permit No. 276 and Architectural Review No. 16-18 adds language clarifying that street improvement plans shall be prepared and approved prior to the issuance of any additional building permits, and that all street improvements shall be installed and accepted by the City prior to the certificate of occupancy for any additional buildings. Also included in this modification is language detailing the required

dedications and improvements required of the project including the installation of full curb, gutter, sidewalk, landscape, lighting and more along Avenue 48 and Harrison Street. See added language to condition of approval No. 20 below in **Bold**:

Engineering - Street Improvements:

20. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances. **Street improvement plans shall more specifically conform with the following:**

a. Street improvement plans shall be prepared and approved prior to issuance of any additional building permits.

b. All Street improvements shall be installed and accepted by the City prior to the issuance of any certificate of occupancy of any additional buildings.

c. Dedication of land along the east bound lane of Avenue 48 and the south bound lane of Harrison Street shall be required along the frontage of Parcel "C" as shown on Lot Line Adjustment No. 2023-2. Avenue 48 from the Center line to the northerly property line shall have a width of 40 feet. Harrison Street from the Center line to the easterly property line shall also have a width of 40 feet.

d. On Avenue 48, full curb, gutter, sidewalk, landscape, lighting, etc. shall be completed from the northwest corner of Parcel "C" to the intersection of Harrison Street and Avenue 48, including all off site frontage work adjacent to Parcels "A" and "B" as shown on Lot Line Adjustment No 2023-2. Street paving and striping transition work shall extend westerly from the northwest property corner a distance of not less than 200 feet to accomplish standard lane transitioning.

e. On Harrison Street, full curb, gutter sidewalk, landscape, lighting improvements, etc. shall be completed from the Southeast corner of Parcel "C" to the intersection of Harrison Street and Avenue 48, including all off site frontage work adjacent to Parcels "A" as shown on Lot Line Adjustment No 2023-2. Street paving and striping transition work shall extend southerly from the southeast property corner a distance of not less than 200 feet to accomplish standard lane transitioning.

ENVIRONMENTAL REVIEW:

Environmental Assessment/Initial Study No. 16-05 was prepared for the original project pursuant to the California Environmental Quality Act Guidelines and distributed to responsible agencies for review and comment. Based on that Environmental Assessment/Initial Study and proposed mitigation measures therein, it had been determined that the project would not have a significant impact on the environment and the City Council adopted a Mitigated Negative Declaration for the

original project. The project will not have any significant adverse effects on the environment. The proposed modified condition would clarify existing project requirements for street improvements on Avenue 48 and Harrison Street and would not result in any new project impacts beyond those evaluated in Environmental Assessment No. 16-05.

RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution PC2023-15 Conditional Use Permit No. 276 and Architectural Review No. 16-18 (Modification), a modification to Condition of Approval No. 20 to clarify off-site improvements for the Coachella Warehouse project located on 14.61 acres at 84-851 Avenue 48.

Attachments:

1. Resolution PC 2023-15 (Amendment to conditions of approval for CUP No. 276 and AR No. 16-18)
Exhibit A: Conditions of Approval CUP No. 276 and AR No. 16-18
2. Coachella Warehouses PC 12-21-2016 Presentation (Original Approval)