

RESOLUTION NO. PC2021-03

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 336) AND CHANGE OF ZONE (CZ 20-08) TO CONVERT AN EXISTING 3,400 SQUARE FOOT COMMERCIAL BUILDING INTO A 1,500 SQUARE FOOT RETAIL CANNABIS BUSINESS AND 1,900 SQUARE FOOT COFFEE SHOP WITH ART GALLERY. THE PROJECT ENTAILS FAÇADE RENOVATIONS, AND NEW PARKING LOT AND LANDSCAPING, WITH OUTDOOR PATIO IMPROVEMENTS ON PROPERTY LOCATED AT 85-591 GRAPEFRUIT BOULEVARD. CHANGE OF ZONE (CZ 20-08) PROPOSES TO ADD THE RC (RETAIL CANNABIS OVERLAY) ZONE TO THE EXISTING M-S (MANUFACTURING SERVICE) ZONE ON A 13,000 SQUARE FOOT DEVELOPED PARCEL LOCATED AT THE NORTHWEST CORNER OF 3RD STREET AND GRAPEFRUIT BOULEVARD; PUEBLO CANNABIS, ARMANDO LERMA, APPLICANT.

WHEREAS Armando Lerma (on behalf of Pueblo Cannabis) filed an application for Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) to allow a new retail cannabis business with coffee shop, on property located at 85-591 Grapefruit Boulevard (Assessor's Parcel No. 778-041-003); and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) on April 7, 2021 at 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 the attendant applications for Conditional Use Permit 336 and Change of Zone 20-08 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 the proposed conditional 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 proposed project is exempt from 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 hereby recommends to the City Council approval of Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) with the findings listed below and subject to the Conditions of Approval for the Pueblo Cannabis Project (CUP 336) contained in “Exhibit A” and made a part herein.

Findings for Conditional Use Permit No. 336 and Change of Zone 20-08

1. The Conditional Use Permit 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 commercial uses mixed with high-density residential uses. 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. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan for CUP 336 proposes to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize over 2,000 square feet of indoor and outdoor space and will be used for temporary art exhibitions, outdoor art installations, murals and special events. The proposed General Store will be the art component of Pueblo Coffee and will utilize over 1,500 square feet of indoor space and 2,000 square feet of outdoor patio area. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements.
2. Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (R-C) to the existing M-S (Manufacturing Service) Zone on the project site. The project site is located on approximately 13,000 square foot lot at 85-591 Grapefruit Blvd. The Projects comply with the applicable M-S (Manufacturing Service) zoning standards as proposed and with Chapter 17.84 and 17.85 of the Coachella Municipal Code regarding Retail Cannabis Businesses and Commercial Cannabis Activity. Change of Zone 20-08 proposes to add the Retail Cannabis Overlay Zone (R-C) on the property.
3. Every use, development of land and application of 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 the 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. The Project site is within the Downtown Center land use designation of the City’s General Plan. This category provides for a broad spectrum of land uses. The proposed uses are compatible with existing adjacent and proposed land uses.
4. 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 to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space plus outdoor seating, and will be used for temporary art exhibitions, outdoor art installations, mural projects, and special events. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area

improvements. The Change of Zone proposes to add the Retail Cannabis Overlay Zone (RC) to the property. The Project will be in keeping with the scale, massing, and aesthetic appeal of existing land uses and future development.

5. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 336 and Change of Zone 20-08 meet the criteria for a Section 1530-Class 1 CEQA exemption.

PASSED APPROVED and ADOPTED this 7th day of April 2021.

Stephanie Virgen, 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. PC2021-03, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of April 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary