



STAFF REPORT
2/17/2021

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Request for 12-month Time Extension for Conditional Use Permit No. 303 and Architectural Review 18-11 to allow a new 2,100 square foot retail cannabis business as part of a new 6,900 square foot multi-tenant commercial center located at the northwest corner of Grapefruit Boulevard and 9th Street. *Coachella Green Haus, Applicant.*

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the information contained in this staff report and approve a 12-month time extension for CUP 303 and a 24-month retroactive time extension for AR 18-11.

UPDATES:

This item was continued from the January 20, 2021 Planning Commission meeting at the applicant's request. During the hearing, the applicant explained that they were very close to obtaining permits and getting started on construction.

On February 1, 2021 the owners obtained a grading permit for the project (see attached Grading Permit). Additionally, the owners have stated that they intend to pay for the building permit for the first phase of construction within 30 days of commencing grading activities. As of the writing of this staff report, the owners had already mobilized onto the property with heavy equipment and grading activities had commenced. The site was cleared and grubbed and excavations for underground utility work is in progress, as evidenced by the photographs below, taken on February 10, 2021.







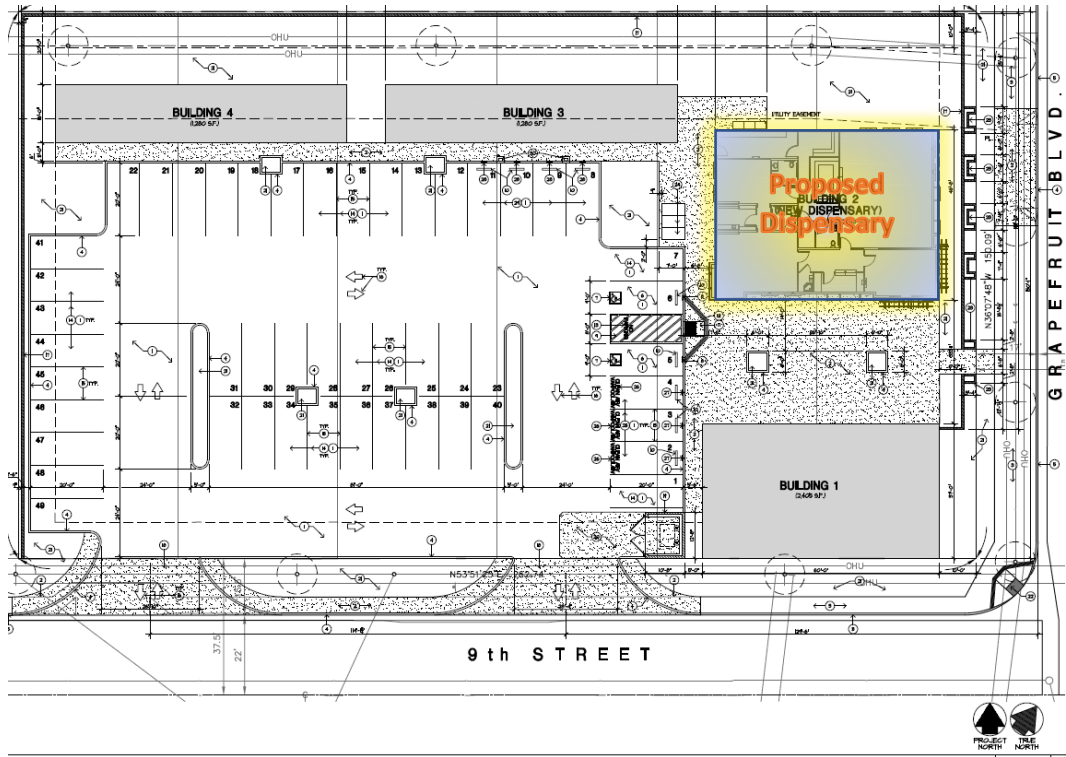
BACKGROUND:

On December 11, 2019 the Planning Commission approved Conditional Use Permit (CUP 303) for the Coachella Green Haus Project which included the construction of a new 2,100 sq. ft. retail cannabis business as part of a new 6,900 square foot multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls.

The project further included an interim use facility to allow a 480 square foot temporary retail cannabis dispensary while the project is under construction. The subject site is a .9-acre vacant parcel at the northwest corner of Grapefruit Blvd and 9th Street (1691 9th Street) as shown in the vicinity map shown below.



The latest site plan layout with revised parking lot is shown below on the “Precise Grading Plan” for the project.

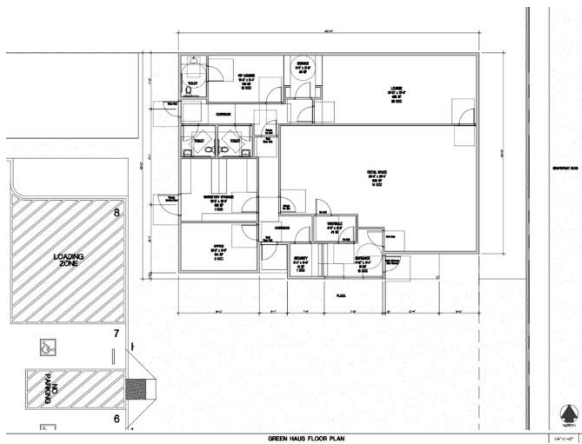


The subject site is a vacant lot with existing curb, gutter and sidewalk improvements as shown in the photographs below.





The floor plan for the proposed dispensary is shown below.



Architectural Review 18-11:

The Planning Commission previously approved Architectural Review (AR 18-11) on April 17, 2019 for the subject property. The Architectural Review approved the Pueblo Viejo Plaza Project that included four buildings including two restaurant pads and two retail/office buildings in four phases totaling 6,900 square feet as seen on the exhibits below:



Artist rendering looking to the northwest

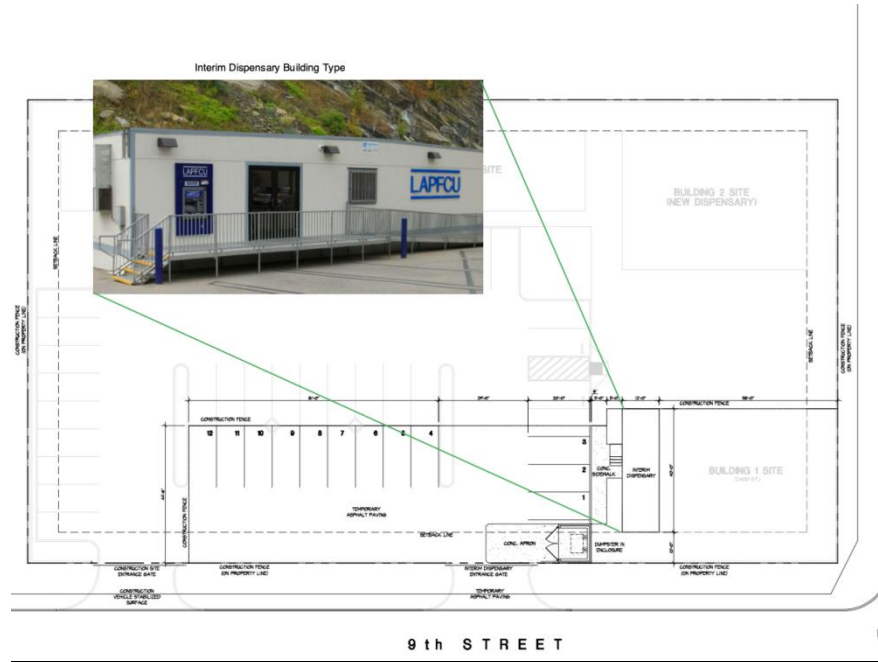


Artist Rendering of Street / Perimeter Landscaping

If the Planning Commission is inclined to grant a 12-month time extension for CUP 303, a 24-

month retro-active time extension for AR 18-11 would also be effectuated making the new expiration date of April 17, 2021.

An Interim Use Facility consisting of a 480 square foot modular store (trailer) is also a part of the project. This temporary “retail cannabis store” will operate while the permanent building is under construction as illustrated below.



Status of Request for Time Extension:

Because the Planning Commission continued the review of the applicant’s 12-month time extension request, CUP 303 remains in effect until a decision is made on the time extension request. In light of the applicant’s good faith effort in commencing grading activities, the Commission may consider granting the time extensions as explained below. In order for the commercial development project to vest, the owners must obtain building permits and commence vertical construction activity prior to the expiration of AR 18-11 in early April 17, 2021. Based on their approved plans, they are on track to accomplish this.

ALTERNATIVES:

- 1) Approve the requested 12-month time extension for CUP 303 and a 24-month retroactive time extension for AR 18-11.
- 2) Deny the requested 12-month time extension for CUP 303 and AR 18-11.
- 3) Continue this matter and provide staff with direction.

Staff recommends Alternative #1 or #3 above.

Attachment: Grading Permit