

RESOLUTION NO. PC 2021-02

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR CONDITIONAL USE PERMIT NO. CUP 330, CONDITIONAL USE PERMIT NO. 331 AND CHANGE OF ZONE 20-04. CONDITIONAL USE PERMIT 330 PROPOSES TO ESTABLISH A 7170 SQUARE FOOT RETAIL CANNABIS BUSINESS AND CONSUMPTION LOUNGE IN AN EXISTING VACANT BUILDING. CONDITIONAL USE PERMIT 331 PROPOSES TO MODIFY THE INTERIOR OF THE EXISTING BUILDING TO CREATE A COMMERCIAL KITCHEN, TAKE OUT WINDOW AND OUTSIDE SEATING AREA. CHANGE OF ZONE NO. 20-04 PROPOSES TO ADD THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISTING C-G (GENERAL COMMERCIAL) ZONE ON THE PROJECT SITE; THE PROJECT SITE IS LOCATED ON APPROXIMATELY 1.9 ACRES AT 46156 DILLON ROAD; COACHELLA CAN LLC-ARMEN PARONYAN, APPLICANT.

WHEREAS Armen Paronyan (on behalf of Coachella Canna Club) filed an application for Conditional Use Permit 330, Conditional Use Permit 331 and Change of Zone 20-04; Assessor's Parcel No. 603-102-024; and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit No. 330, Conditional Use Permit 331 and Change of Zone 20-04 on March 3, 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 Permits 330 and 331 and Change of Zone 20-04 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 proposed 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 No. 330, Conditional Use Permit 331 and Change of Zone 20-04 subject to the findings listed below and the attached Conditions of Approval for the Coachella Canna Club Project (CUP 330 and CUP 331)

(contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 330 and Conditional Use Permit 331 and Change of Zone 20-04

1. The Conditional Use Permits are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Regional Retail District land use designation that allows for the proposed developments. The proposed uses on the site will draw customers from the freeway traffic and abroad, and the uses are in keeping with the policies of the Regional Retail District land use classification. 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 plan for CUP 330 proposes to establish a 7170 square foot retail cannabis business and consumption lounge within the existing building. Conditional Use Permit 331 proposes to modify the interior of the existing building to create a take-out commercial kitchen, take out window and outdoor seating area. Change of Zone No. 20-04 proposes to add the Retail Cannabis Overlay zone (R-C) to the existing C-G (General Commercial) Zone on the project site. The project site is located on approximately 1.9 acres at 46156 Dillon Road. The Projects comply with the applicable C-G (General Commercial) 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 20-04 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 Regional Retail District land use designation of the City’s general plan. This category provides for a broad spectrum of commercial 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 a retail cannabis business and consumption lounge and a take-out commercial kitchen that is permitted in the C-G (General Commercial) zone pursuant to the approved Conditional Use Permits and a Change of Zone to add the Retail Cannabis Overlay to the property. Surrounding properties to the project site include commercial land uses and vacant properties that are planned for commercial land uses. As such, 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 330 CUP 331 and Change of Zone 20-04 meet the criteria for a Section 1530-Class 1 CEQA exemption.

PASSED APPROVED and ADOPTED this 3rd day of March 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. PC-2021-02, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of March 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary