



STAFF REPORT
3/3/2021

TO: Planning Commission

FROM: Luis Lopez, Development Services Director

SUBJECT: Coachella Greenery Project

SPECIFICS:

- a) Conditional Use Permit 334 proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48.
- b) Conditional Use Permit 293, (Modification), proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following resolution for the Coachella Greenery Project:

- 1) Resolution No. PC 2021-01 approving Conditional Use Permit No. 334 that proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48 and approving CUP 293 (Modification) that proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

EXECUTIVE SUMMARY:

The Coachella Greenery Project is proposing to establish an 1100 square foot cannabis dispensary for an interim period within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48. Also proposed is a modification to CUP 293, (Cann Tech) that was approved by the Planning Commission in November 2017. The modification to CUP 293 proposes to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the

future remove the existing building that will contain the dispensary and relocate the dispensary to the office building within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

BACKGROUND:

The above referenced applications are proposed on a 3.12-acre site located at 84-801 Avenue 48. The aerial photograph below illustrates the subject site for the conditional use permit application.

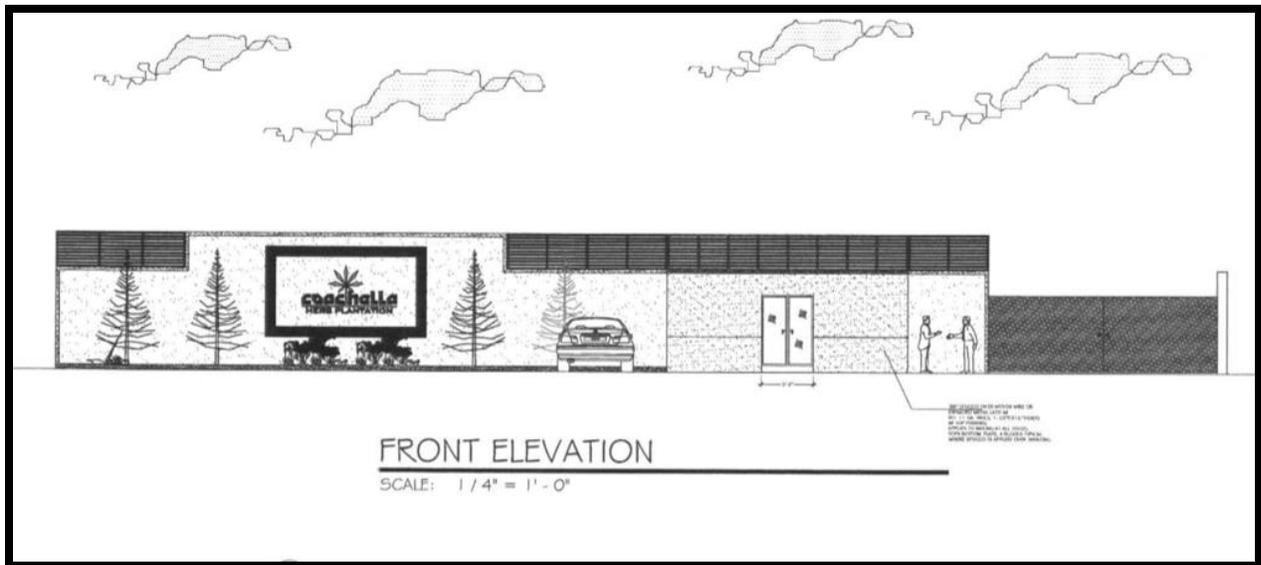


The photograph below is looking at the site from Avenue 48. As shown on the photograph, the site contains three structures consisting of a stucco building in front closest to Avenue 48 and two metal buildings located behind the front structure.



Building Permit History of the Project Site

According to building permit records, ABC Auto Salvage and Towing was first established on the property in 1974. Various automotive salvage and repair services continued on the site for the next 40 years. Several building permits were issued for electrical, plumbing and mechanical improvements throughout the 1980's and 1990's and 2000's. In 2013, Architectural Review 13-05 was approved along with the issuance of a building permit to Marcelos Auto Shop to replace an existing warehouse with a new 2400 square foot metal warehouse. In 2018, a building permit was issued for facade renovation, the addition of a handicap ramp and new entry doors as illustrated in the exhibit below:



The existing building, which is vacant, but currently licensed to operate the “Coachella Herb Plantation” cannabis cultivation and distribution businesses, is consistent with the facade improvements that were approved in 2018.

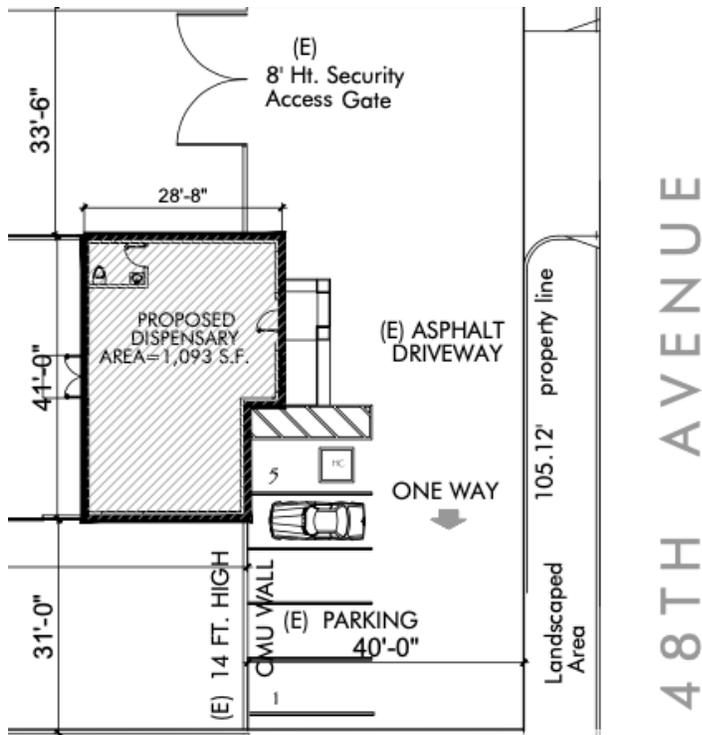
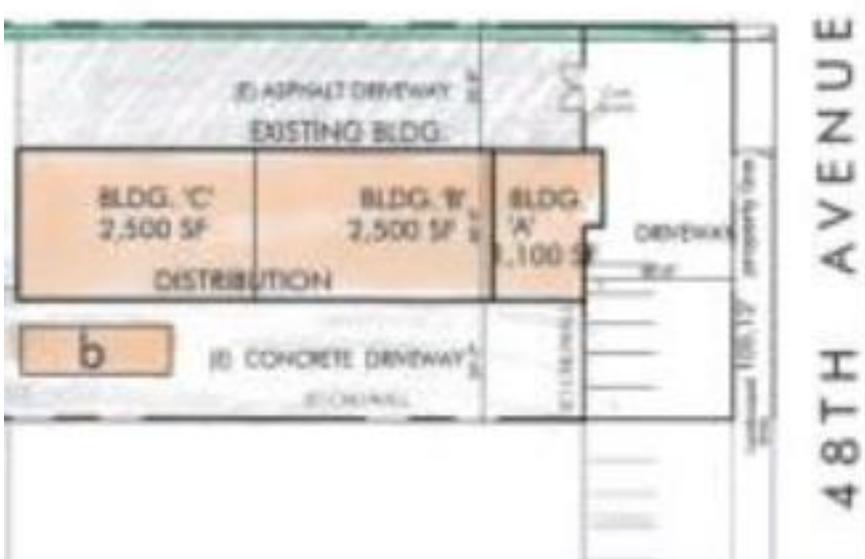


Overview of Approved CUP 293 and Architectural Review 17-14

The Planning Commission approved CUP 293 and AR 17-14 on November 28, 2017. Those approvals included the phased construction of a new 67,420 square foot commercial cannabis cultivation facility within a proposed multi-tenant industrial park. The project also included an interim use facility with a nursery business incubator. An exhibit of the approved site plan for CUP 293 and proposed architectural elevations are illustrated on the exhibits below:

Overview of the Coachella Greenery Project (CUP 334) and CUP 293 (Modification)

The Coachella Greenery project proposes to establish an 1100 square foot interim retail cannabis business within the existing industrial building “A” as shown on the exhibit below:

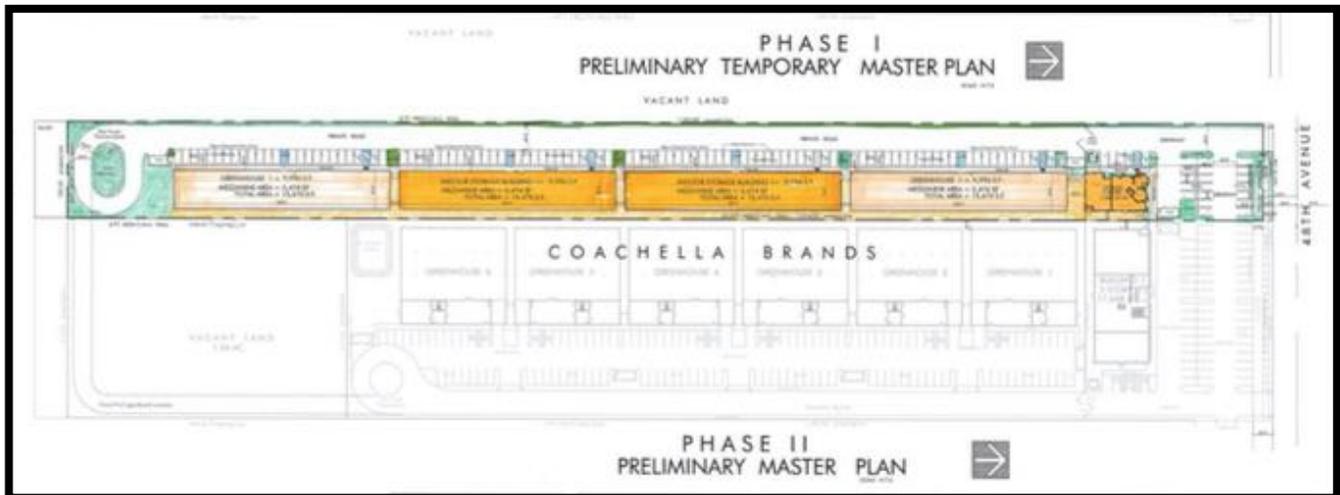


The proposed exterior elevation of the interim dispensary use is illustrated below.



Upon the demolition of the three existing buildings, a new retail cannabis dispensary will be constructed on the first floor of the proposed office building facing Avenue 48. At build out, the project will consist of the following:

- a) One- two story office/distribution/laboratory building that total 5,360 square feet that includes 24 parking spaces in front of the gated entry to the rear portion of the site.
- b) Four industrial greenhouse structures with mezzanines constructed of metal paneling and parapet roof structures totaling 15,470 square feet each that includes 95 parking spaces. An exhibit of the proposed Coachella Greenery CUP 334 and modified CUP 293 is illustrated below:



The proposed elevations for the Coachella Greenery project remain the same as those that were approved for CUP 293 and AR 17-14. A few examples of the proposed elevations are included below:



DISCUSSION/ANALYSIS:

Environmental Setting:

The site is designated Industrial District on the 2035 Coachella General Plan as illustrated on the exhibit below:



The project site is zoned Wrecking Yard (M-W) as illustrated on the exhibit below. Surrounding properties to the south are zoned M-S (Manufacturing Service) and to the east and west are zoned M-W (Wrecking Yard). Properties to the north across Avenue 48 are located on Tribal land within the City of Indio and are zoned for industrial uses.



Surrounding land uses to the north, south, east and west of the site consist of scattered vacant and industrial land uses.

Consistency with the Coachella General Plan

The proposed project is within the Industrial District land use designation of the General Plan 2035 Land Use Element. The project is consistent with the development intensity permitted by the Industrial District land use category.

Consistency with the (M-W) Wrecking Yard Zone

The project is consistent with the development standards of the M-W, Wrecking Yard Zone.

Consistency with Chapter 17.84 (Retail Cannabis Businesses and Chapter 17.85 (Commercial Cannabis Activity)

The proposed project is consistent with the requirements of both Chapters 17.84 and Chapter 17.85 of the Coachella Municipal Code.

Landscaping

The project proposes new landscape planters in the parking lot fronting Avenue 48 and new planter along the eastern and western property lines. Additional landscaped planters will be constructed in the parking areas adjacent to the proposed parking areas along the four structures that are proposed behind the new two-story office building. The exhibit below provides a conceptual view of the proposed project landscaping.



ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 32 (Infill) Exemption.

CORRESPONDENCE

Please see Attachment 4 for correspondence received on this project.

ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification) with the findings and conditions as recommended by Staff.
- 2) Deny Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification).
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

It is staff's recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City's General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff's recommendation that the proposed project be approved by taking the following actions:

1. Motion to adopt Resolution No. PC 2021-01 approving Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification) with the findings and attached conditions of approval.

Attachments: Resolution No. PC 2021-01 for CUP 334 and CUP 293 (Modification)
Exhibit A: Conditions of Approval for CUP 293 (Modification), CUP 334 and AR 17-14
Historical Building Permits
Correspondence