



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Ordinance No. 1171 amending various provisions of the Coachella Municipal Code regarding Interim Outdoor Commercial Cannabis Cultivation in the City's Agricultural Sector. City-Initiated. (2nd Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1171 to amend various provisions of the Coachella Municipal Code regarding interim outdoor commercial cannabis cultivation in the City's agricultural sectors.

BACKGROUND:

On July 14, 2021 the City Council introduced for first reading, by title only, the attached Ordinance No. 1171 which will amend the City's Municipal Code in order to regulate "interim outdoor cannabis cultivation" uses in the City's agricultural sector located in the geographic area bounded by Vista del Sur on the north, Tyler Street and 86-S Expressway on the west, Avenue 52 on the south, and the All-American Canal on the east. At the meeting, the Council identified that the proposed distance restrictions would significantly reduce the opportunity for the proposed interim cultivation use in the targeted geographic area and removed the proposed distance restrictions of five hundred (500) feet from another interim outdoor commercial cannabis cultivation use and six hundred (600) feet from any residentially-zoned lot. A conditional use permit with a term of years will be required in order to establish one of these new cannabis businesses.

DISCUSSION/ANALYSIS:

Ordinance No. 1171 will allow "interim outdoor commercial cannabis cultivation" uses in the agricultural and remote areas of the City with a conditional use permit and subject to certain property development standards. Additionally, there will be a durational time element for this activity, which effectively terminates the CUP, restricting the use to the sooner of 48 months or the construction of the first phase of development on the site. A covenant may be recorded on the property to put successors in interest on notice of this limitation on the entitlement.

The Planning Commission and City Council both reviewed and approved the draft ordinance and have voted to approve the necessary amendments to the Coachella Municipal Code. The ordinance

will amend various provisions of the Zoning Code, and the Cannabis Regulatory Permitting procedures contained in the City's Business Licenses and Regulations Code.

FISCAL IMPACT:

None.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1171.
- 2) Take no action.
- 3) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachments: Ordinance No. 1171 – 2nd Reading