

**RESOLUTION NO. 2021-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMITS 330 AND 331. CONDITIONAL USE PERMIT NO. 330 PROPOSES A RETAIL CANNABIS BUSINESS AND CONSUMPTION LOUNGE AND CONDITIONAL USE PERMIT NO. 331 PROPOSES A COMMERCIAL KITCHEN, TAKE OUT WINDOW AND INDOOR AND OUTSIDE SEATING AREA; THE TWO CONDITONAL USE APPLICATIONS WILL MODIFY THE INTERIOR AND EXTERIOR OF THE EXISTING BUILDING AND WILL MAKE IMPROVEMENTS TO THE EXISTING LANDSCAPED AREAS AND PARKING LOT; LOCATED AT 46-156 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 and Conditional Use Permit 331 that proposes the following: Conditional Use Permit 330 proposes to establish a 7,170 square foot retail cannabis business and consumption lounge. Work will include revisions to interior partitions, doors and millwork and removal of grid ceilings and the installation of new ceilings and glass partitions. New plumbing fixtures will be installed, and all existing mechanical and electrical systems will be brought up to current codes. Exterior work will include the painting of all elevations, new awnings, replacement of all signage, a new post mount sign as well as new all mounted wall-illuminated signage and planting and earthwork upgrades to current City ordinances. Conditional Use Permit 331 proposes to modify the interior of the existing building to create an outdoor take-out restaurant with a service window and indoor and outdoor seating, including a remodeled indoor commercial kitchen and restrooms. All mechanical and electrical systems will be brought up to current codes. Exterior improvements will include a new wall mounted self-illuminated sign; Assessor's Parcel No. 603-102-024; and,

**WHEREAS** the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit No. 330 and Conditional Use Permit 331 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 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 City Council of the City of Coachella, California does hereby approve Conditional Use Permit No. 330 and Conditional Use Permit 331 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**

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 are in keeping with the policies of the Regional Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Projects are 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 indoor and outdoor seating areas. The project site is located on approximately 1.9 acres at 46156 Dillon Road. The Projects comply with the applicable CG-RC (General Commercial-Retail Cannabis Overlay Zone) 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.
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 including indoor and outside seating that is permitted in the C-G (General Commercial) zone pursuant to the approved Conditional Use Permits. 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.

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 meet the criteria for a Section 1530-Class 1 CEQA exemption.

**PASSED APPROVED and ADOPTED** this 28th day of April 2021.

---

Stephen A. Hernandez, Mayor

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-24 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 28th day of April 2021 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk