



## STAFF REPORT 5/7/2025

**TO:** Planning Commission

**FROM:** Adrian Moreno, Associate Planner

**SUBJECT:** Zinc Farms Landscape Plan for the approval of a revised landscape plan for 53800 Polk Street and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301-Existing Facilities. Applicant: Peter Solomon

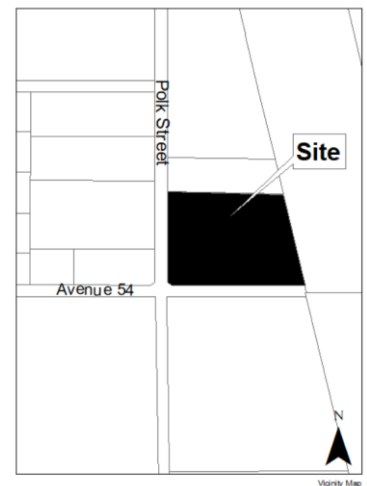
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### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the Zinc Farms revised landscape plan with the corrections recommended by staff.

### **BACKGROUND:**

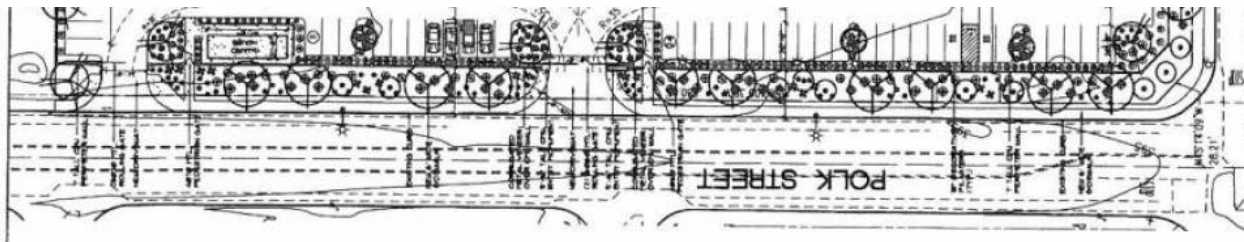
- On December 12, 2018, City Council approved Conditional Use Permit No. 370, Architectural Review 18-07, Change of Zone 18-09 and Variance 18-04 to allow a 174,500 square foot commercial cannabis cultivation, manufacturing and distribution facility and motion capture film studio that proposes 5 buildings over several phases. A landscape plan was approved for this project.
- On March 27, 2023, a case was opened by the City of Coachella Code Enforcement Division for landscaping, and other site deficiencies including unpermitted work and unpermitted business operations.
- On April 8, 2025, Staff approved a modification to the Conditional Use Permit No. 370 and Architectural Review No. 18-07 that would remove the motion picture studio and a 600 sq. ft. addition to Building 1, one of the proposed buildings.
- On April 21, 2025 the applicant submitted a landscape plan for Polk Street that proposes some changes to the originally approved landscape plan. Per Condition of Approval No.



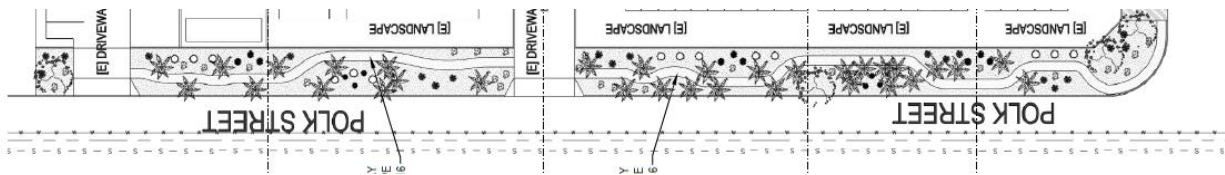
90, final landscape design plans along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.

## **DISCUSSION/ANALYSIS**

The original approved landscape plans provided approximately 132 total plant and tree types along Polk Street. This plan provided a curb adjacent side-walk with shade trees and several shrub and cacti varieties. The site has several existing palm trees and some shade trees. The applicant submitted a landscape plan for staff review that includes meandering sidewalk and a request to preserve the existing 34 Washingtonia Fillfera palm trees, 4 Olea Eurpoa shade trees. The applicant also proposes a total of 74 cacti and shrub varieties that include lantana, desert spoon, and other plant varieties. The total plant and tree count proposed is 112, staff recommends that the applicant provide 20 more plants with at least two additional plant varieties from the original approved landscape plan or similar plants to be administratively approved by planning staff. The submittal of this landscape plan shows progress in addressing existing code cases on the property.



*Figure 1 Originally Approved Landscape Plan*



*Figure 2 Proposed Landscape Plan*

## **ENVIRONMENTAL IMPACT CONSIDERATION**

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as a Class 1, Existing Facilities, exemption as the project consists of the improvement of existing landscape areas (CEQA Guidelines 15301). As such, no additional environmental review or further mitigation is required for this request.

## **ALTERNATIVES:**

- 1) Approve Zinc Farms landscape plan with the corrections recommended by staff.

- 2) Approve Zinc Farms landscape plan with modifications recommended by Planning Commission.
- 3) Not approve Zinc Farms landscape plan.
- 4) Continue this item and provide staff and the applicant with direction.

#### **CONCLUSIONS AND RECOMMENDATIONS**

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve the Zinc Farms landscape plan with the corrections recommended by staff.

#### **Attachments:**

1. Original Approved Landscape Plan
2. Proposed Landscape Plan
3. Site Photos