

**RESOLUTION NO. 2021-29**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. 336 TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A 1,500 SQUARE FOOT RETAIL CANNABIS BUSINESS WITH A 2,000 SQUARE FOOT ART STUDY AND COFFEE SHOP WITH OUTDOOR LOUNGING SPACE AND OUTDOOR ART INSTALLATIONS AND RELATED EVENTS ON A 13,000 SQUARE FOOT DEVELOPED PARCEL LOCATED AT 85-591 GRAPEFRUIT BOULEVARD. PUEBLO CANNABIS, LLC (ARMANDO LERMA), APPLICANT.**

**WHEREAS** Armando Lerma (on behalf of Pueblo Cannabis) filed an application for Conditional Use Permit 336 that proposes to convert an existing commercial building into a 1,500 square foot retail cannabis business with coffee shop and art gallery and outdoor lounging and art exhibition space. The art gallery will utilize 1,500 square feet of indoor space and 2,000 square feet of outdoor patio area. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements on property located at 85-591 Grapefruit Boulevard (Assessor's Parcel No. 778-041-003); and

**WHEREAS** the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit No. 336 on April 7, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and

**WHEREAS** at the Planning Commission hearing the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project, and the Planning Commission recommended to the City Council approval of Conditional Use Permit No. 336 and the attendant Change of Zone (CZ 20-08); and

**WHEREAS**, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Change of Zone (CZ 20-08) 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. 336 subject to the findings listed below and the attached Conditions of Approval for the Pueblo Cannabis Project (CUP 336) (contained in “Exhibit A” and made a part herein).

**Findings for Conditional Use Permit No. 336**

1. The Conditional Use Permit is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed developments. The proposed uses on the site will be in keeping with the policies of the Downtown Center land use classification and the Project because it will promote pedestrian-friendly retail uses and a coffee shop, which is internally consistent with other General Plan policies for this type of development along Grapefruit Boulevard.
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 336 proposes to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize over 2,000 square feet of indoor and outdoor space and will be used for temporary art exhibitions, outdoor art installations, murals and special events. The proposed General Store will be the art component of Pueblo Coffee and will utilize over 1,500 square feet of indoor space and 2,000 square feet of outdoor patio area. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements. The project site is located on approximately .3 acres at 85-591 Grapefruit Boulevard. The Project complies with the applicable MS-RC (Manufacturing Service-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 Downtown Center 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 proposes a 1,500 square foot indoor retail cannabis business and 2,000 square foot indoor and outdoor coffee shop that will be used for temporary art exhibitions, outdoor art installations, murals and special events. Surrounding properties to the project site include commercial land uses and residential properties. 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 336 meets the criteria for a Section 1530-Class 1 CEQA exemption.

**PASSED APPROVED and ADOPTED** this 12<sup>th</sup> day of May 2021.

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Stephen A. Hernandez, Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-29 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 12<sup>th</sup> day of May 2021 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk