



**STAFF REPORT**  
**11/6/2019**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Request for a 12-Month Time Extension for Conditional Use Permit No. 297, Architectural Review No. 18-01 and Variance No. 18-01 approving a new 257,051 sq. ft. cannabis cultivation facility with reduced parking in the M-W (Wrecking Yard) zone on 10.99 acres of vacant land located at 48-490 Harrison Street (APN: 603-290-005).

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant a 12-month time extension for Conditional Use Permit No. 297, Architectural Review No. 18-01 and Variance No. 18-01, making the new expiration date June 6, 2020.

**BACKGROUND:**

This item was continued from the August 7, 2019 and October 2, 2019 Planning Commission meetings due to the applicant's request. Pursuant to Chapters 17.72 and 17.74 of the Coachella Municipal Code, approvals for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning Commission can grant up to three 12-month time extensions when the applicant submits a written request stating the reasons for the project delays.

On May 2, 2018 at the Planning Commission voted to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project. On June 6, 2018 the Planning Commission considered Conditional Use Permit No. 297, Architectural Review No. 18-01 and Variance No. 18-01 which allowed the construction of a new 257,051 square foot cannabis cultivation facility with reduced parking, on 10.99 acres of land located at 48-490 Harrison Street. Staff's recommendation was for denial of the Variance for reduced parking. After discussions and deliberations, the Commission made findings and voted to approve the project, including Variance No. 18-01 which requested a reduction in required off-street parking and modifications to the recommended conditions of approval.

**DISCUSSION/ANALYSIS:**

The proposed project is located on 10.99 acres of vacant land within the M-W (Wrecking Yard) Zone and was the previous site of an outdoor RV storage lot with no site improvements or utility

connections. The site contains no structures and no evidence of a prior business.

The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for industrial development. The proposed structures on the site are in keeping with the policies of the Industrial District land use classification and the Project is internally consistent with other General Plan policies for this type of development. As previously conditioned, the Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes a commercial cannabis cultivation facility consisting of a 63,248 square foot headhouse/Administration Building and a 193,803 square foot cultivation greenhouse building with off-street parking and security fencing. As conditioned, the Project complies with applicable M-W (Wrecking Yard) and Ordinance 1083, as amended by Ordinance 1108, zoning regulations.

Staff recommends that the Planning Commission approve a 12-month time extension for Conditional Use Permit No. 297, Architectural Review No. 18-01 and Variance No. 18-0, subject to the findings and modified conditions of approval in Resolution No. PC2018-06 and Resolution No. PC2018-07, establishing a new expiration date of June 6, 2020.

Attachments:     Time Extension Request Letter  
                      Aerial Photo  
                      Site Plan