

RESOLUTION NO. PC 2019-33

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT NO. CUP 303 TO ALLOW A 2,100 SQ. FT. RETAIL CANNABIS BUSINESS AS PART OF A NEW 6,900 SQ. FT. MULTI-TENANT COMMERCIAL CENTER WITH FOUR (4) BUILDINGS INCLUDING TWO (2) PROPOSED RESTAURANTS, ONE (1) RETAIL/OFFICE BUILDING AND A RETAIL CANNABIS BUSINESS. THE PROJECT ALSO INCLUDES A 480 SQUARE FOOT TRAILER FOR AN “INTERIM USE” CANNABIS DISPENSARY FOR NO MORE THAN 12 MONTHS, WITH 45 PARKING SPACES INCLUDING 2 HANDICAPPED STALLS, ON 0.9 ACRES OF VACANT LAND LOCATED AT THE NORTHWEST CORNER OF GRAPEFRUIT BOULEVARD AND 9TH STREET; COACHELLA GREEN HAUS, APPLICANT.

WHEREAS, Pedro Padilla (on behalf of Coachella Green Haus) filed an application for Conditional Use Permit 303 a 2,100 sq. ft. retail cannabis business as part of a new 6,900 sq. ft. multi-tenant commercial center with four (4) buildings including two (2) proposed restaurants, one (1) retail/office building and the retail cannabis business. The project includes 45 parking spaces including 2 handicapped stalls; The Project also includes a 480 square foot trailer that will be used as an interim dispensary while the permanent project is under construction. The proposed project is located at the northwest corner of Grapefruit Boulevard and 9th Street; Assessor’s Parcel No. 778-102-008; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 303 on November 6, 2019 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 and a Change of Zone 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 Planning Commission of the City of Coachella, California does hereby recommend to the City Council approval of Conditional Use Permit No. 303, subject to the findings listed below and the attached Conditions of Approval for the Coachella Green Haus (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 303

1. The Project 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 development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plans proposes a retail cannabis business. The Project complies with applicable MS-RC (Manufacturing Service-Retail Cannabis) Overlay zoning standards as proposed.
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 and residential land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3) that exempts projects where it is plainly clear that the activity has no potential to result in any significant impacts.

PASSED APPROVED and ADOPTED this 6th day of November 2019.

Javier Soliz, Chairperson
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2019-33, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of November 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary