



STAFF REPORT
6/15/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Request for a first 12-month time extension for Conditional Use Permit No. 336, to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard. Pueblo Cannabis, LLC

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant a first 12-month time extension for Conditional Use Permit No. 336 with a new expiration date of May 26, 2023.

BACKGROUND:

The City Council adopted Resolution 2021-19 on May 26, 2021, approving CUP No. 336 to convert the existing building located at 85-591 Grapefruit Blvd into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis microbusiness. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space and outdoor seating. The secondary uses will include temporary art exhibitions, outdoor art installations, mural projects and special events. A 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. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade enhancements and patio area improvements. The CUP and Architectural Review entitlements above are to expire on May 26, 2022. Upon approval of the Planning Commission for the extension, the new expiration date will be May 26, 2023.



DISCUSSION/ANALYSIS:

The applicant is currently in the plan check stage for the proposed project. The applicant is currently working through parking requirements for the site as the original proposed configuration on-site, at the side of the building, is insufficient to meet engineering and building and safety requirements. Staff is working with the applicant and his consultant on an option where on-street diagonal parking on 3rd Street would be constructed at the expense of the applicant, while also increasing the supply of Downtown parking available to the public.

The Planning Commission is required to make the prior findings, including a finding of consistency with the City's General Plan for the approval of a time extension. The CUP 336 is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of Downtown Center according to the General Plan 2035 Land Use Element, which allows for the proposed commercial uses. The project is consistent with the development standards permitted by the Downtown Center.

The Commission and Council approved the conditions of approval for the project. There are no new policy items to address with respect to this project. The Commission and Council found that the project is exempt under CEQA Guideline Section 15332, there is no need for additional CEQA environmental review at this time.

RECOMMENDATION:

Staff recommends that the Planning Commission grant a first 12-month time extension for Pueblo Cannabis (CUP 336) with new expiration date of May 26, 2023.

Attachments:

1. Applicant's Letter
2. Project Exhibits
3. Resolution No. 2021-29 for Conditions of Approval for CUP No. 336