



City of Coachella Permit Center  
53-990 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**November 06, 2019**  
6:00 PM

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

**APPROVAL OF THE MINUTES:**

MINUTES FOR THE CITY OF COACHELLA PLANNING COMMISSION OF OCTOBER 16TH, 2019.

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**WRITTEN COMMUNICATIONS:**

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

“THE PUBLIC MAY ADDRESS THE COMMISSION ON ANY ITEM OF INTEREST TO THE PUBLIC THAT IS NOT ON THE AGENDA, BUT IS WITHIN THE SUBJECT MATTER JURISDICTION THEREOF. PLEASE LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.”

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

2. Consideration to name a private street (Frida Way) for the access road located on the west side of Van Buren Street, ¼ mile north of Avenue 52, providing access into Coral Mountain Academy School.
3. 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).

4. Request for 12- Month Time Extension for Conditional Use Permit No. 282 and 283 to allow a 2,800 square foot drive-thru restaurant and two 3-story hotels consisting of 89 rooms and 64 rooms respectively with swimming pools and fenced enclosures, and a 5,200 square foot sit-down restaurant, on 5.45 acres of vacant land located on the north side of Vista Del Norte, east of Dillon Road.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

5. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.
6. Coachella Green Haus - Retail Cannabis Business
  - 1) Conditional Use Permit (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 the retail cannabis business. The overall project includes 45 parking spaces including 2 handicapped stalls. CUP 303 is also proposing an interim use facility to allow a temporary retail cannabis facility that will operate while the project is under construction.
  - 2) Change of Zone 18-05 proposes to add the RC (Retail Cannabis) overlay zone to the existing M-S (Manufacturing Service) zone for the proposed retail cannabis business.
7. Kismet Coachella - Retail Cannabis Microbusiness
  - 1) Conditional Use Permit (CUP 305) to allow convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.
  - 2) Change of Zone 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street.

**INFORMATIONAL:**

**ADJOURNMENT:**

*Any writing or documents pertaining to an **open session** item provided to a majority of the Committee less than 72 hours prior to the meeting, shall be made available for public inspection at the first counter of City of Coachella Permit Center 53-990 Enterprise Way, Coachella, California during normal business hours.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES