



Civic Center
53990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 06, 2023
6:00 PM

<p>In-Person Meeting Location:</p> <p>Civic Center 53990 Enterprise Way, Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p>Webinar ID: 845 4425 7915 Passcode: 380084</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the **“raise hand”** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the **"Watch Council Meetings"** tab located on the home page, and then clicking on the "live" button.

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:

1. Planning Commission Meeting Minutes December 06, 2023

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 three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Coachella General – Alcohol Sales

Conditional Use Permit No. 357 modification to allow liquor sales as part of a proposed 820 sq. ft. beer, wine and roastery coffee lounge (ABC Type 42, On-Sale Beer and Wine) in an existing commercial building located at 1258 6th Street in the DT-PV (Downtown) zone. Teddy Lee (Applicant)

INFORMATIONAL:

ADJOURNMENT:

Complete Agenda Packets are available for public inspection at the City Clerk’s Office at 53-462 Enterprise Way, Coachella, California, and on the City’s website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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53990 Enterprise Way, Coachella,
(760) 398-3502 ♦
www.coachella.org

AGENDA

DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

06 de Diciembre, 2023
6:00 PM

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

O one tap mobile:

Us: +16699006833,, 84544257915#,,,,* 380084# US

O teléfono:

Us: +1 669 900 6833

ID del webinar: 845 4425 7915

Código de acceso: 380084

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Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA

AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 15 de Noviembre, 2023.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

1. Permiso de Uso Condicional 357 Modificación y determinación de conveniencia y necesidad pública para permitir una licencia de Control de Bebidas Alcohólicas Tipo 42 para “Venta de cerveza y vino” para un establecimiento que es un lugar de cerveza, vino y café tostado, conocido como Coachella Roaster ubicado en 1258 6th Street (APN 778-110-003). Solicitante: Teddy Lee (Perez)

INFORMATIVO:

Actualizaciones del director

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



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53990 Enterprise Way, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 15, 2023
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:02 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Alternate Commissioner Fonseca, Vice Chair Hernandez, Chair Gonzalez,.

Staff Present: *Gabriel Perez, Development Services Director.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Tech.

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:

1. Draft Planning Commission Minutes – November 1, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None

WRITTEN COMMUNICATIONS:

None.

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 three (3) minutes.”

Public Comment Opened at 6:06 pm by Chair Gonzalez.

Ana Gabriela Cota, Owner of La Noria Restaurant spoke and provided comments.

Pedro Padilla, owner of Santa Fe Restaurant, spoke and provided comments.

Christian Limon, Street Vendor, spoke and provided comments.

Omar Arguelles, Santa Fe Restaurant, spoke and provided comments.

Bryan Sanchez, with Inland Coalition for Immigrants Justice, spoke, provided Information and recommendations.

Miguel Gastelum, Owner of Maricocos Culiacan Restaurant, spoke and provided comments.

Maria Isabel Gonzalez, Street Vendor, spoke and provided comments.

Alejandro Aguilar, with Inland Coalition for Immigrants Justice.

Ana Espinoza, Owner of Carnitas la Piedad, spoke and provided comments.

Arnulfo Valencia, One Stop Taco Shop owner, spoke and provided comments.

Juan Sales, Ice cream truck vendor, spoke and provided comments.

Carmen Manriquez, Coachella resident, spoke and provided comments.

Clarisa Espinoza, Daughter of Carnitas La Piedad owner, spoke and provided comments.

Oscar Ventura, Tranvia restaurant owner, spoke and provided comments.

Israel Valdez, Perez Market owner, spoke and provided comments.

Armando Martinez, Coachella Resident and Business Owner, spoke and provided comments.

Salvador Flores, Flores Ice Cream truck vendor, spoke and provided comments.

Oscar Gutierrez, Plaza Garibaldi Restaurant owner, spoke and provided comments.

Mariana, Coachella Business Owner, spoke and provided comments.

Public Comment Closed at 7:52 pm by Chair Gonzalez.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Tentative Tract Map No. 37088 Second Time Extension Request - A request for a second 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO GRANT A SECOND 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 (REVELLA PROJECT) WITH A NEW EXPIRATION DATE OF JANUARY 13, 2025.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Vice Chair Hernandez, Commissioner Murillo, Chair Gonzalez, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Coachella Pre-Approved ADU Plan Project Adopt Resolution No. PC2023-29 to adopt the “Pre-Approved Accessory Dwelling Unit (ADU) Plan Project” for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: City-Initiated.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2023-29 PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PLAN PROJECT AND AUTHORIZING THE DEVELOPMENT SERVICES DIRECTOR TO APPROVE THE GARAGE CONVERSION ACCESSORY DWELLING UNIT TYPE AFTER COORDINATION WITH PROJECT ARCHITECT.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Commissioner Arvizu, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Conditional Use Permit No. 371 - La Noria Fonda Cenaduria To allow liquor sales as part of a proposed 2,646 sq. ft. restaurant, “La Noria Fonda Cenaduria” for an ABC License (Type 41, On-Sale of Beer and Wine), in an existing commercial building located at 49613 Cesar Chavez Street. in the C-G (General Commercial) zone.

Eva Lara, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Comment Opened at 8:17 pm by Chair Gonzalez.

Ana Gabriela Cota, Owner of La Noria Restaurant spoke and provided comments.

Public Comment Closed at 8:23 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY TO ADOPT RESOLUTION NO PC2023-27 APPROVING CONDITIONAL USE PERMIT NO. 371 TO ALLOW ABC LIQUOR SALE LICENSING

TYPE 41 ON-SALE BEER AND WINE, WITH THE FINDINGS AND CONDITIONS RECOMMENDED BY STAFF FOR THE 2,646 SQ. FT. RESTAURANT, “LA NORIA FONDA CENADURIA” IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49613 CESAR CHAVEZ STREET.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Commissioner Arvizu, Chair Gonzalez, Vice Chair Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. Sunridge-Self Storage Conditional Use Permit No. 369, Architectural Review 23-06, Environmental Assessment 23-05, proposes an expansion of their existing RV and Self-Storage facility at HWY 111, on an adjacent vacant 4.85 acre parcel at APN# 763-141-018 to construct 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and an 900 square foot leasing office. Applicant Sunridge Self-Storage LLC, James Delhamer

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Comment Opened at 8:43 pm by Chair Gonzalez.

David Turner, Coachella Valley Engineers Palm Desert Representing the applicant, spoke and provided comments.

Public Comment Closed at 8:54 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC2023-31 APPROVING CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06 AND ADOPTING A MITIGATED DECLARATION EA NO. 23-05 WITH THE FINDINGS AND CONDITIONS LISTED ON RESOLUTION PC 2023-31 AND RECOMMENDED BY STAFF WITH THE MODIFICATION TO CONDITIONS TO REQUIRE THE APPLICANT TO ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY OF COACHELLA AND REQUIRE THREE QUARTER INCH DECORATIVE GRAVEL FOR LANDSCAPE AREAS.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Commissioner Arvizu, Chair Gonzalez, Vice Chair Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

3. Director’s Development Update

- Director announced Planning Commissioner Academy will be March 6-8 in Long Beach and we have four Commissioners confirmed and our City Attorney.
- Last Planning Commission meeting for 2023 will be December 6, 2023.

ADJOURNMENT: 9:14 P.M.

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
12/6/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella General – Alcohol Sales

SPECIFICS: Conditional Use Permit No. 357 modification to allow liquor sales as part of a proposed 820 sq. ft. beer, wine and roastery coffee lounge (ABC Type 42, On-Sale Beer and Wine) in an existing commercial building located at 1258 6th Street in the DT-PV (Downtown) zone. Teddy Lee (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2023-32 approving a modification to Conditional Use Permit (CUP) No. 357 to modify the liquor sales license type from a Type 41, On-Sale Beer and Wine – Eating Place to a Type 42, On-Sale Beer and Wine – Public Premises at the proposed “The Roaster” lounge establishment located at 1258 6th Street pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The subject site is an existing commercial space located at 1258 6th Street (APN 778-110-003) with an existing 820 sq. ft. building owned by the City of Coachella. Early records show the building was in existence as early as 1953. The building has previously served as the Coachella Chamber of Commerce and is currently vacant. The City of Coachella issued a Request for Proposals in 2021 for the commercial lease of the building to increase activity and economic development on 6th Street. The lease was awarded to Teddy Lee for the operation of Coachella General, which will serve as a beer, wine and coffee lounge.

The applicant previously received approval of CUP No. 357 from the Planning Commission on December 6, 2023 for a Type 41 On-Sale Beer and Wine ABC License. The project was known as “Coachella General” and has since changed names to “The Roaster.” A Type 41 license is issued to restaurants. The applicant is not proposing preparation of food in a kitchen inside the existing building. The applicant is proposing food trucks that would operate seasonally and would be stationed at the rear of the building in the outdoor customer area and therefore a Type 42 One-Sale Beer and Wine- Public Premises license is appropriate. The project site is currently under construction and nearing completion.

DISCUSSION/ANALYSIS:

The applicant, Teddy Lee, submitted a request for a CUP to allow the on-sale of liquor (beer and wine) at a proposed Coachella General beer, wine and coffee lounge. The zoning designation of the commercial center where the lounge is proposed is within the C-G (General Commercial) and allows for liquor sales with approval of a CUP. In December of 2016, the City adopted an ordinance requiring a conditional use permit for any off-sale and on-sale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. Due to the location within the Pueblo Viejo zone, the 700-foot distance requirements from playgrounds, residential property, and other liquor stores do not apply. The CUP findings are required to be made by the Planning Commission.

Prior to Building Improvements



After Building Improvements



The floor plan for the Coachella General lounge includes a coffee roastery counter as well as a separate counter for the beer and wine preparation area. The roaster/ tap room floor area will total 590 sq. ft. It will also include ADA accessible restrooms and on-site parking.

Figure 1: Conceptual Site Plan

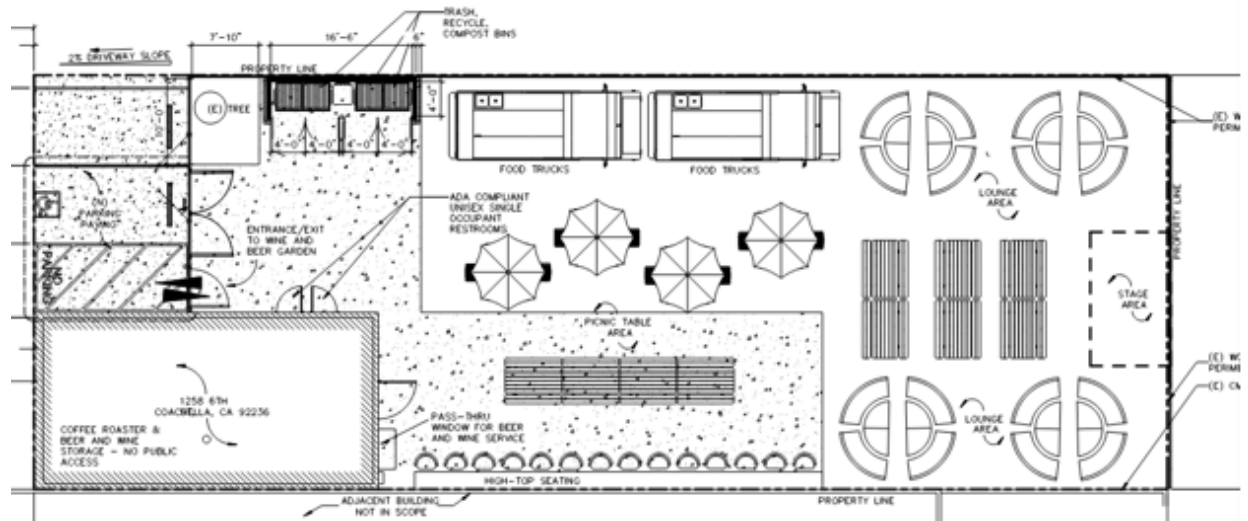
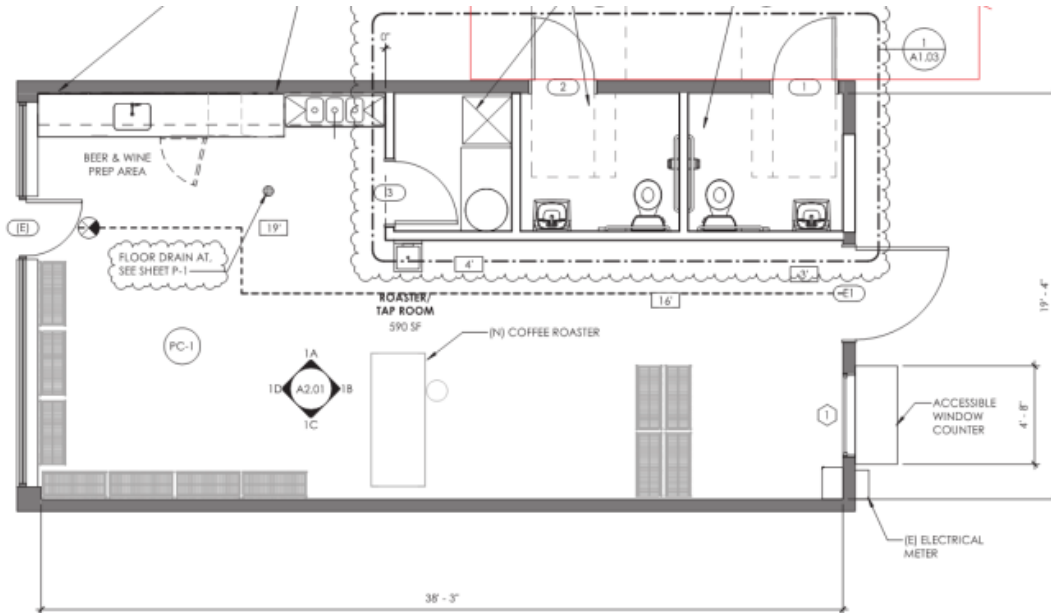


Figure 2: Approved Floor Plan



Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Vasquez did not identify any concerns with the business and does not recommend any conditions of approval.

Hours of Operation:

The applicant has indicated specific hours of operation as outlined below. The applicant does expect to reduce summer hours.

Sample Business Hours

Roaster (Coffee Roasting)

Monday-Friday: 8:00am to 5:00pm

Tap Room

Wednesday-Friday: 3:00 pm to 10:00 pm
Saturday: 11:00 am to 12:00 am
Sunday: 11:00 am to 9:00 pm

Food Trucks

Monday-Friday: 11:00 am to 3:00 pm
Saturday: 5:00 pm to 10:00 pm
Sunday: 11:00 am to 7:00 pm

Farmers Market / Vendor Markets (Seasonal)

Saturday: 7:00 am to 11:00 am
Sunday: 1:00 am to 4:00 pm

Environmental Setting:

The subject site is the location of an existing commercial building at 1258 6th Street substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

- North: Department of Social Services/ (DT-PV, Downtown)
- South: Single-family Residential neighborhood / (DT-PV, Downtown)
- East: Vacant Lot / (DT-PV, Downtown)
- West: El Tranvia Restaurant/ (DT-PV, Downtown)

Site Plan / Parking and Circulation:

The applicant has improved the site to accommodate one on-site parking space and an ADA parking space. The total amount of parking spaces needed for a commercial establishment of 820 sq. ft. establishment is 18 parking spaces per Section 17.74.010, Subsection M of the Zoning Ordinance. Due to the business operating within an existing building in the Sixth Street commercial core area, on-street parking along Sixth Street is available and no additional parking is required by the Zoning Ordinance. The site plan includes seating in the rear outdoor customer areas with picnic type tables and high-top seating. Restrooms will be accessible from outdoors.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve the modification to Conditional Use Permit No. 357 with the findings and conditions listed in Resolution No. PC 2023-32 (Attachment 1) as the project remains substantially similar to the original proposal under CUP No. 357.

Attachments:

1. Resolution No. PC 2022-32 CUP No. 357 (Modification)
2. Vicinity Map
3. Original Conceptual Site Plan – Coachella General
4. Updated Site Plan – The Roaster
5. Site photos from 2022
6. Site photos November 2023

RESOLUTION NO. PC 2023-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 357 TO ALLOW ON-SALE BEER AND WINE SERVICE FOR THE 820 SQUARE FOOT COACHELLA GENERAL LOUNGE (ABC LICENSE TYPE 42 – ONSALE BEER AND WINE – PUBLIC PREMISES), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 1258 6TH STREET, (APN 778-110-003); TEDDY LEE, APPLICANT.

WHEREAS, Teddy Lee filed an application for Conditional Use Permit No. 357 (CUP 357) to allow a 820 square foot coffee lounge with service of beer and wine (ABC License Type 41 – On Sale Beer and Wine – Public Premises) in an existing commercial building located at 1258 6th Street; Assessor’s Parcel No. 778-110-003 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 357 on December 6, 2022 at 1515 6th Street, Coachella, California regarding the proposed Project for an ABC Type 41 License and was approved by the Planning Commission at said meeting; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on a medication to CUP No. 357 on December 6, 2023 at 1515 6th Street, Coachella, California regarding the proposed Project for a change from an ABC Type 41 Beer and Wine – Eating Place to an ABC Type 42 Beer and Wine – Public Premises License; 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,

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

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 restaurant with on-sale beer and wine; 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 approve Conditional Use Permit No. 357 (Modification), subject to the findings and conditions of approval listed below.

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 357 (Modification):

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed restaurant use with alcohol sales is within the Downtown Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. The on sale offerings of beer and wine at Coachella General will provide a unique service to the Downtown Center and citywide that accomplished the goals of the General Plan.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits cocktail lounges subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use in the Sixth Street commercial core area and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the existing lounge. Due to the location of the business in the Sixth Street Commercial Core and distance within 500 feet of a public parking lot, the business is exempt from providing on-site parking pursuant to the City Parking Ordinance Chapter 17.54.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide

for the sale of alcoholic beverages. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment, including service of on-sale beer. The Sherriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.

5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. Vehicular approaches are not required for the location. The existing building is a historic building with a traditional neighborhood design appropriate for a Downtown Center that is of a scale that promotes walkability. Vehicular public parking along public streets is sufficient.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an existing business in an existing commercial building.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 357 (Modification):

1. Conditional Use Permit No. 357 is in approval for the on sale of beer and wine in conjunction with the Coachella General roastery coffee lounge. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
4. If the conditional use is abandoned or is discontinued for a continuous period of one year, it may not thereafter be reestablished unless authorized in accordance with the procedure prescribed herein for the establishment of conditional use.

5. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
6. Hours of operation for the cocktail lounge may be from 3:00 p.m. to 10:00 p.m. Wednesday through Friday, 11:00 a.m. to 12:00 a.m. on Saturday's and 11:00 a.m. to 9:00 p.m. on Sundays. Modification of hours to extend beyond 10:00 p.m. shall include a request in writing to the Development Services Director and written approval issued by the Director.
7. The applicant shall regularly maintain the frontage landscape and sidewalk that pertain to the establishment to ensure sidewalk surfaces are clean of debris and residue to the satisfaction of the Public Works Director.
8. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

PASSED APPROVED and ADOPTED this 6th of December 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ruben Gonzalez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-32 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6th of December 2023 by the following vote of the Planning Commission:

AYES:

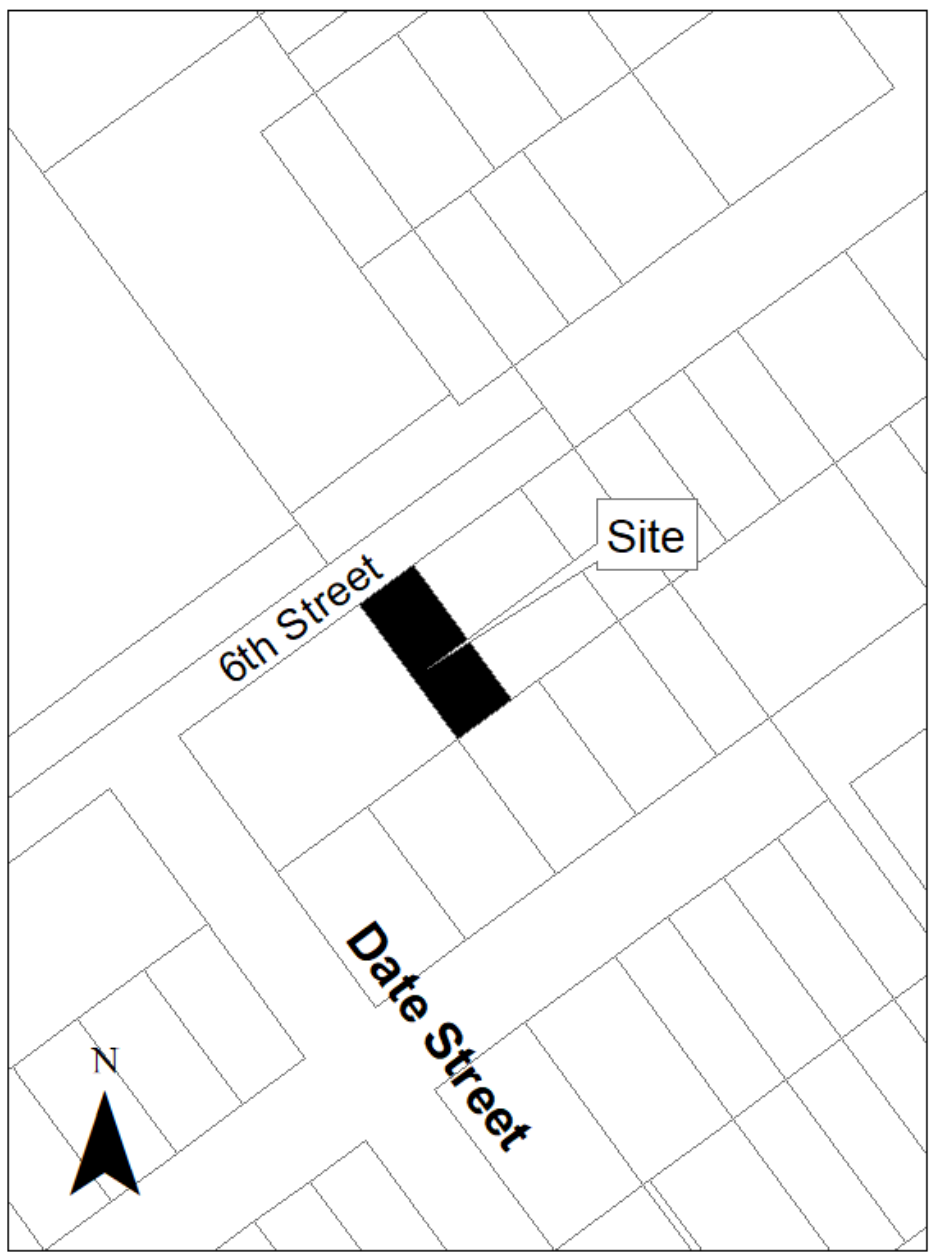
NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Vicinity Map

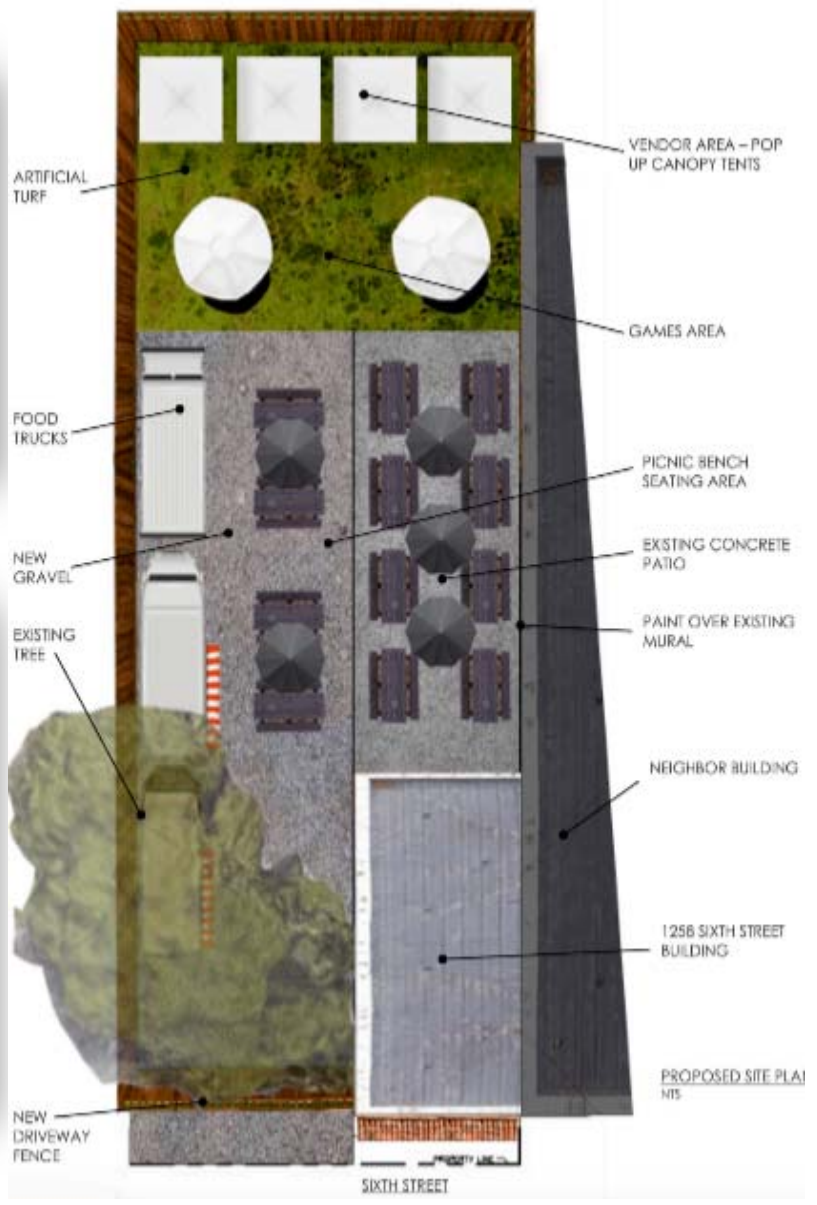


Vicinity Map

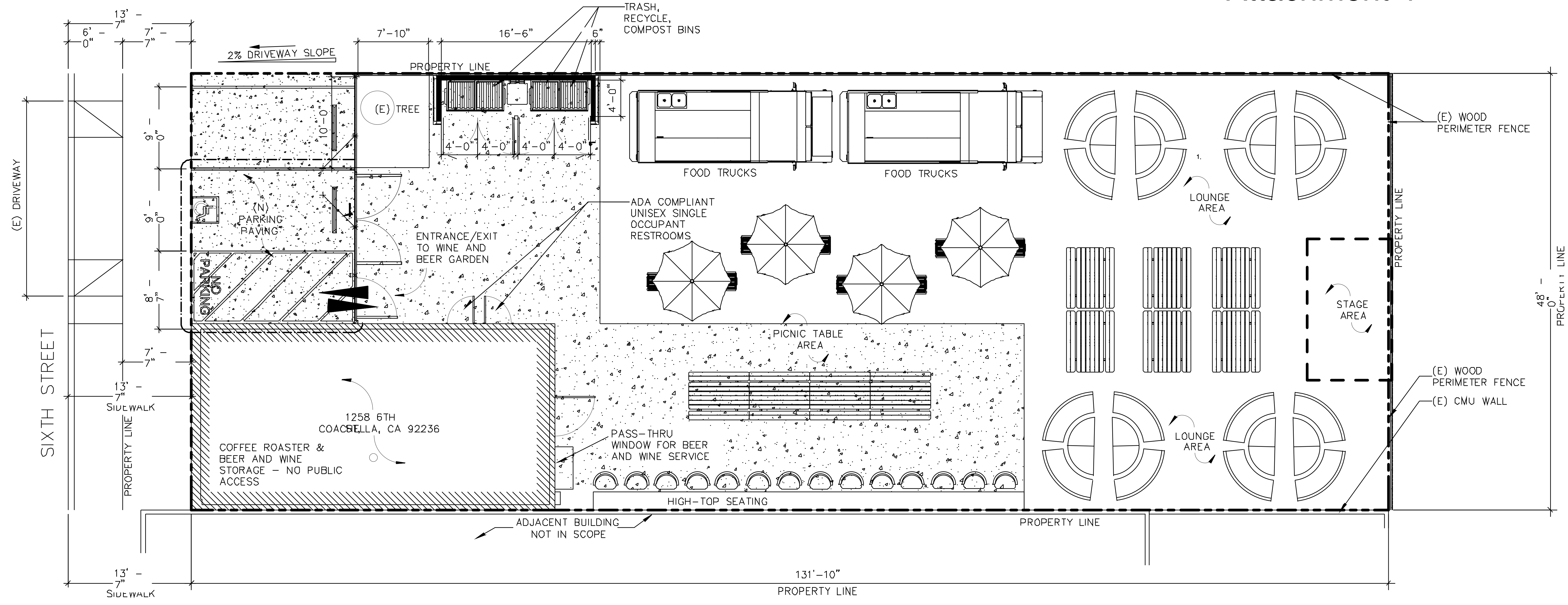
Proposed Site Plan



PROPOSED SITE PLAN



Attachment 4



42 - ON-SALE BEER & WINE - PUBLIC PREMISES ISSUED TO BARS AND TAVERNS. AUTHORIZES THE SALE OF BEER AND WINE FOR CONSUMPTION ON OR OFF THE PREMISES WHERE SOLD. NO DISTILLED SPIRITS MAY BE ON THE PREMISES. MINORS ARE NOT ALLOWED TO ENTER AND REMAIN (SEE BPC § 25663.5 FOR EXCEPTION, MUSICIANS). FOOD SERVICE IS NOT REQUIRED. THIS LICENSE TYPE IS SUBJECT TO RESPONSIBLE BEVERAGE SERVICE (RBS) REQUIREMENTS AND REQUIRES ALCOHOL SERVERS AND MANAGERS OF ALCOHOL SERVERS TO BE RBS CERTIFIED.

1 SITE PLAN
SCALE: 3/16" = 1'-0"

SHEET NO:	SHEET TITLE:
	CUP.1 SITE PLAN

REVISIONS: NO.	DESCRIPTION	DATE
1	SUBMISSION	11/27/23

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS PRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CONDITIONAL USE PERMIT APPLICATION
TYPE 42 ON-SALE BEER & WINE PUBLIC PREMISES

1258 6TH ST, COACHELLA, CA 92236

APPLICANT: COACHELLA GENERAL LLC
 1258 SIXTH STREET
 COACHELLA, CA 92236
 CONTACT: TEDDY LEE
 E-MAIL: teddy@cramgt.com
 (347) 515-5600

STAMP

Site Photos 2022



Current Site Photos November 2023

