



Coachella Civic Center, Hearing Room  
53-462 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

**April 07, 2021**  
6:00 PM

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PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO [LLOPEZ@COACHELLA.ORG](mailto:LLOPEZ@COACHELLA.ORG), [JCARRILLO@COACHELLA.ORG](mailto:JCARRILLO@COACHELLA.ORG), [YBECERRIL@COACHELLA.ORG](mailto:YBECERRIL@COACHELLA.ORG).

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

THE PUBLIC SHALL HAVE ACCESS TO WATCH THE MEETING LIVE USING FOLLOWING ZOOM WEBINAR LINK:

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://US02WEB.ZOOM.US/J/88900660100?pwd=C1UwVjB0SVpkK3NtWWNQNEFAC214Zz09](https://us02web.zoom.us/j/88900660100?pwd=C1UwVjB0SVpkK3NtWWNQNEFAC214Zz09)

PASSCODE: 674336

OR IPHONE ONE-TAP :

US: +16699006833,,88900660100#,,, \*674336# OR +12532158782,,88900660100#,,, \*674336#

WEBINAR ID: 889 0066 0100

PASSCODE: 674336

**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:**

**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:**

UPDATE ON COACHELLA HOUSING ELEMENT UPDATE – PUBLIC OUTREACH STRATEGY

**NON-HEARING ITEMS:**

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

1. Pueblo Cannabis Project

- a) Conditional Use Permit 336 proposes 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.
- b) Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3<sup>rd</sup> Street and Grapefruit Boulevard.

**INFORMATIONAL:**

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection in the  
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the*

City's website [www.coachella.org](http://www.coachella.org).

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**4/7/2021**

**TO:** Planning Commission

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

**SUBJECT:** Pueblo Cannabis Project

- SPECIFICS:**
- a) Conditional Use Permit 336 proposes 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.
  - b) Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3<sup>rd</sup> Street and Grapefruit Boulevard.

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt the following resolution for the Pueblo Cannabis Project:

- 1) Resolution No. PC 2021-03 recommending to the City Council approval of Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) 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. Change of Zone (CZ 20-08) proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3<sup>rd</sup> Street and Grapefruit Boulevard.

**EXECUTIVE SUMMARY:**

The Pueblo Cannabis Project is proposing 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. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade enhancements and patio area improvements.

Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on the project site.

**BACKGROUND:**

The above referenced applications are proposed on a 13,000 square foot lot that was recorded in November 1908, located at the northwest corner of 3<sup>rd</sup> Street and Grapefruit Blvd (known as 85-591 Grapefruit Boulevard). The aerial photograph below illustrates the subject site for the conditional use permit and change of zone applications. According to Riverside County Assessor records, the existing building was constructed around 1935.



The photographs below were taken in November 2018. The first photograph illustrates the exterior elevation of the existing building from Grapefruit Boulevard as it looked in November 2018. The existing garage door along Grapefruit Boulevard would be sealed as part of the project, to accommodate a sales show room for the dispensary.



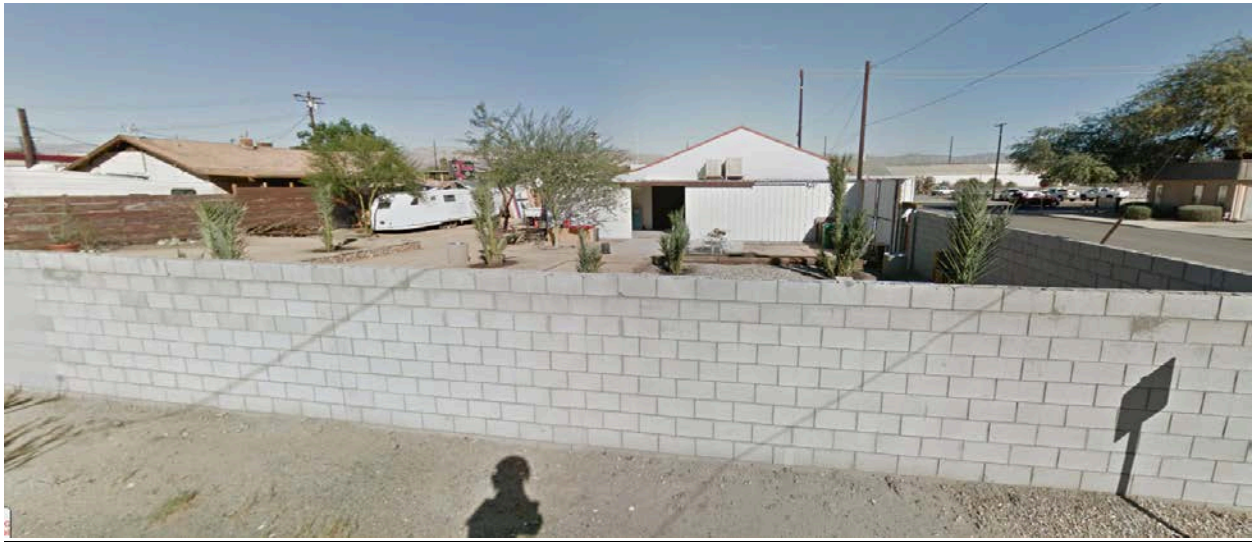
The photograph below shows the exterior elevation of the building along the Third Street frontage as it looked in November, 2018.



The photograph below illustrates the rear yard and side yard frontage along Third Street and the alley adjacent to the rear yard of the lot as it looked in November 2018. The garage door along 3<sup>rd</sup> Street would remain to create a public entrance for the art gallery.



The photograph below was taken from the alley at the rear of the subject site and shows the location of the proposed café outdoor seating area and sculpture garden.



**Building Permit/Business License History of the Project Site**

According to records from the County Assessor, the existing building was constructed in 1935. The earliest building permit on record with the City is dated March 8, 1963 for an electric permit for 100 amps. At that time, the building was used as an auto repair garage. In August 1971, a building permit was issued to Chief Sign Crafts for alterations and to refurbish the building. An

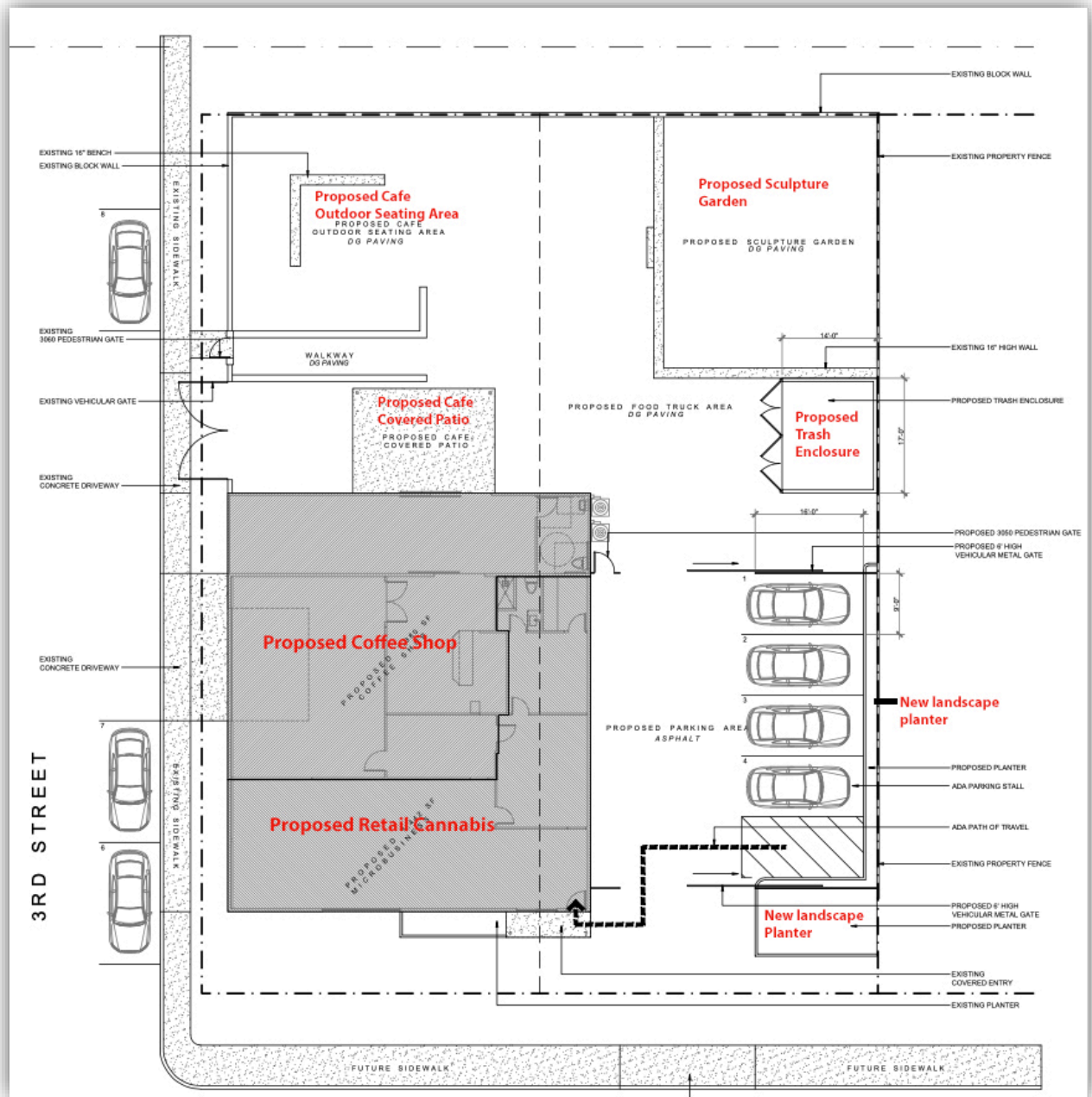
additional building permit was issued in August 1971 for an on-site wall sign. In June, 1999, a building permit was issued to install a gas line. In May 2001, a building permit was issued to reroof a 2700 square foot commercial building. No additional building permits have been issued since May, 2001. A search of business licenses issued for 85-591 Grapefruit Blvd found that the only business license issued for the property was in 2015 for an Art Studio. That business license has not been renewed nor have any other business licenses been issued since that date.

### **Overview of the Pueblo Cannabis Project (CUP 336) and Change of Zone 20-08**

The Pueblo Cannabis project is proposing to convert the existing building located at 85-591 Grapefruit Blvd into a new 1,500 square foot retail cannabis microbusiness. Additionally, a 1,900 square foot coffee shop with art gallery are proposed in a separate tenant suite within the same building. Outdoor uses include seating/lounging areas and outdoor art installations, murals and special events. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements.

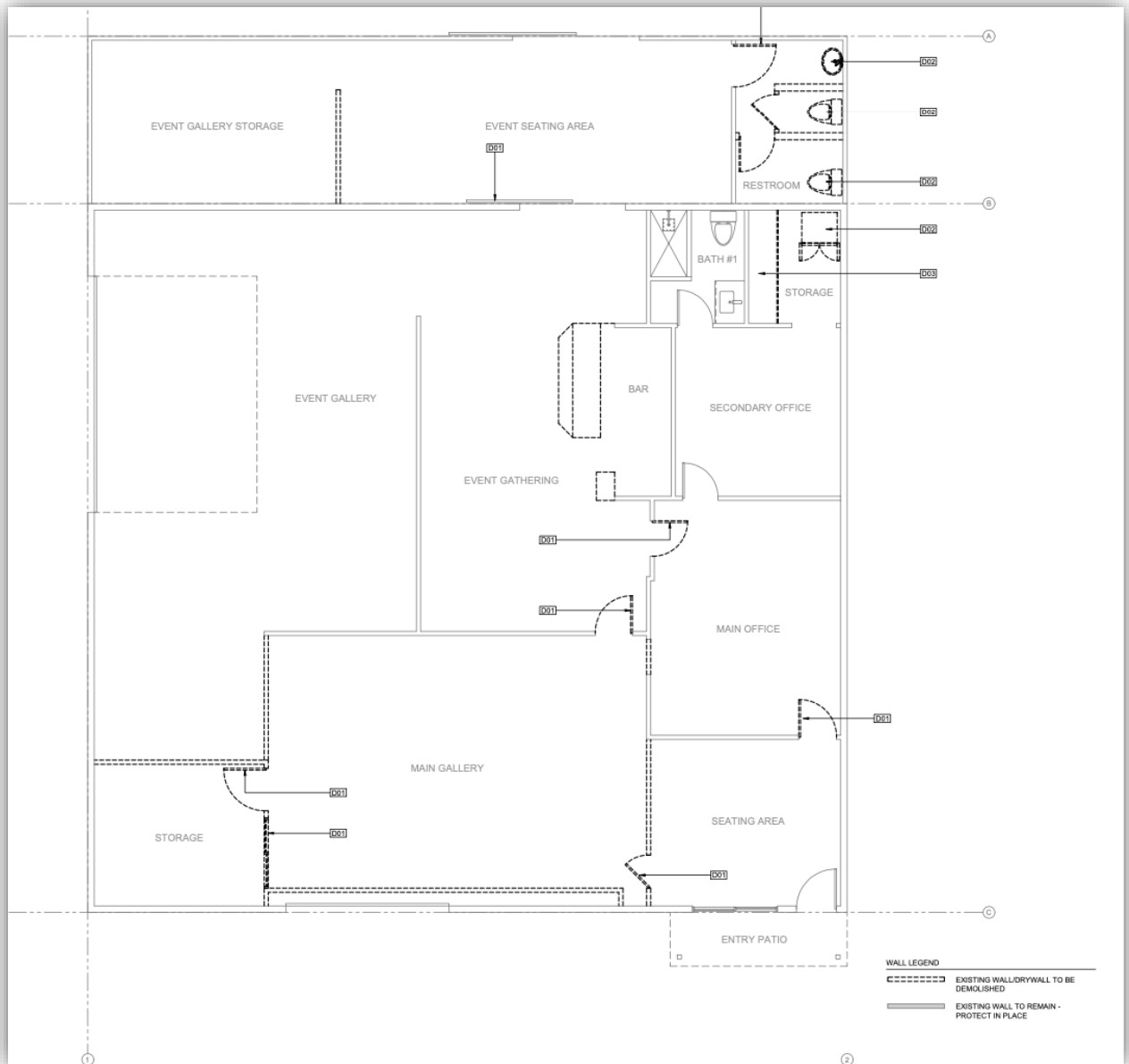
Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on the project site.

The proposed site plan for the Pueblo Cannabis Project is illustrated below:

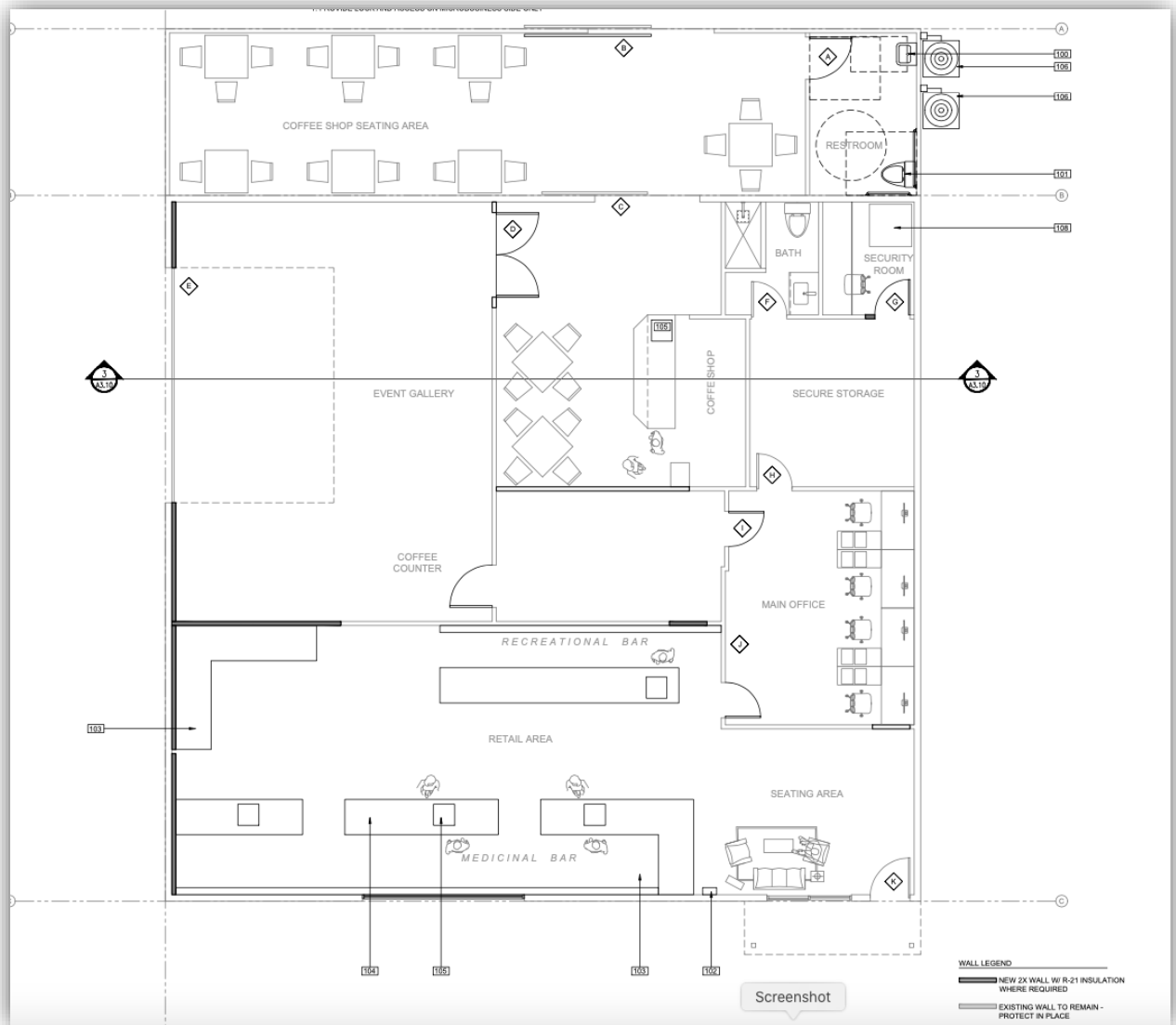


As can be seen from the above exhibit, the site plan proposes the retail cannabis business at the front of the building with direct access off the front door facing Grapefruit Boulevard. The proposed coffee shop is located at the rear of the building. Outside improvements include the construction of a covered patio, outdoor seating area for the proposed café, a sculpture garden, a new four-space parking lot and trash enclosure located along the northern property line.

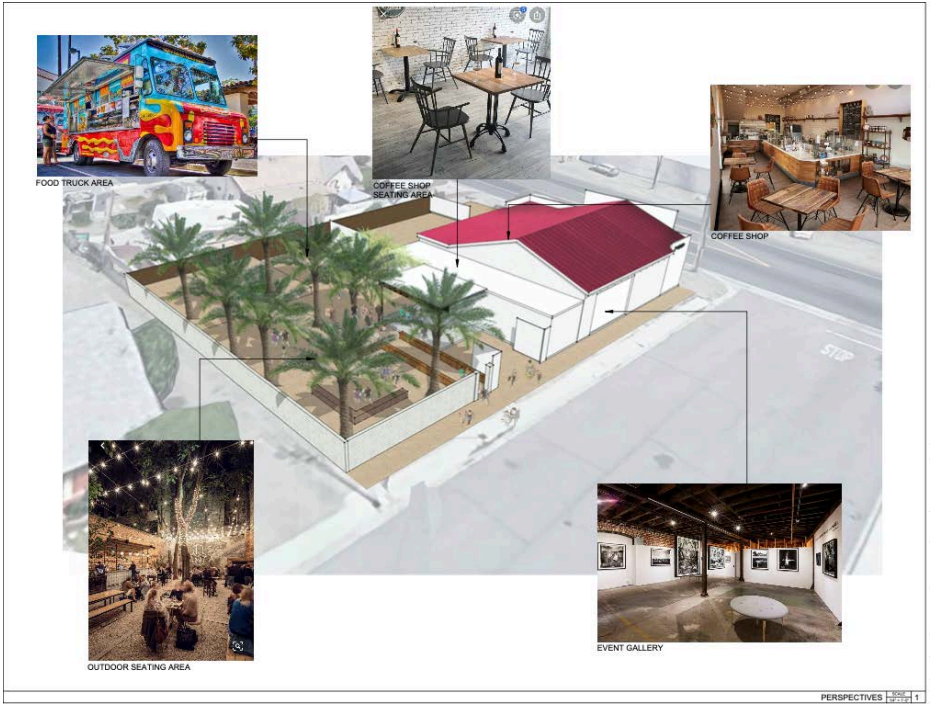
The floor plan of the existing building is illustrated below, and represents the current use of the building as an art studio and gallery.



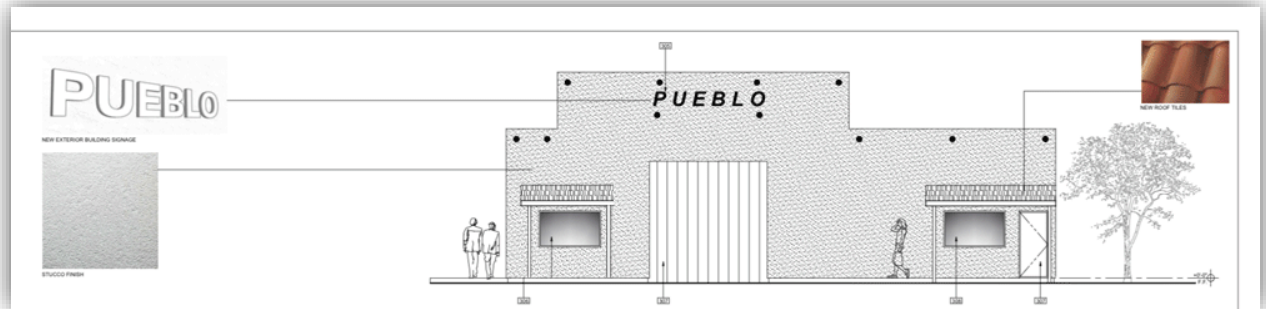
The proposed floor plan for the retail cannabis business, coffee shop, event gallery and outdoor seating area is shown on the exhibit below.



Perspectives of the interior and exterior of the building are presented in the two artist renderings below.

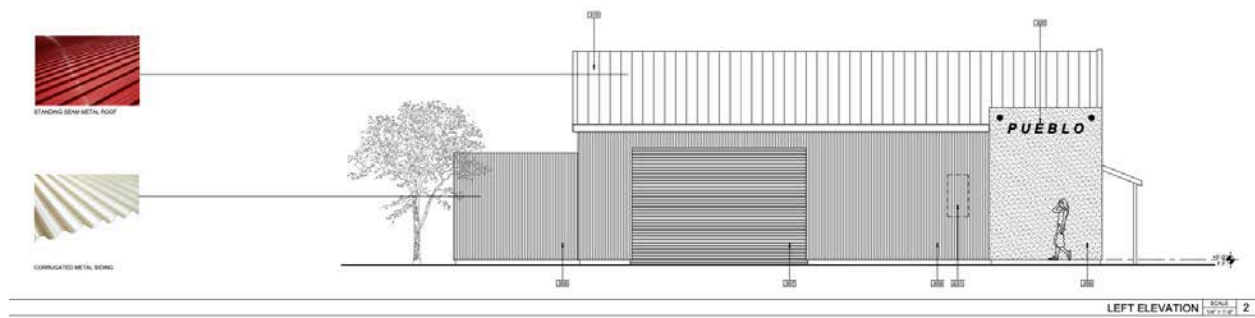


The proposed building elevations for the Pueblo Cannabis Project are illustrated below:

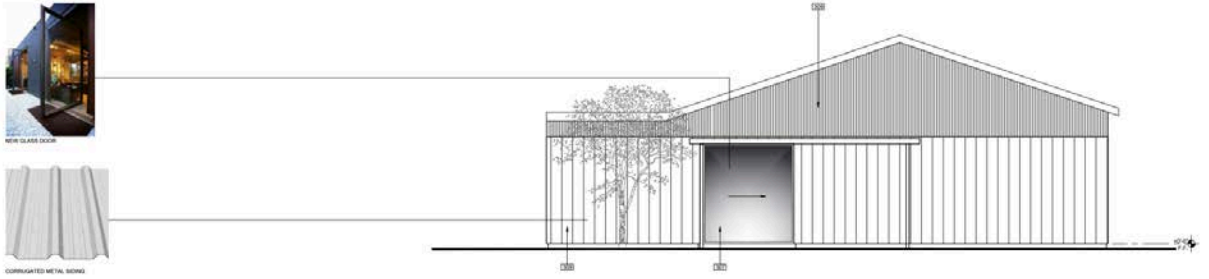


The front elevation shown above will be enhanced with a new stucco finish along with a new tile roof over the existing awning. An additional awning along with a faux window will be added to the left of the existing roll up garage door. The garage door is currently sealed and will remain only as an architectural feature to create a sales area for the dispensary behind the door. A new wall sign will be placed in the center of the building over the existing garage door as illustrated on the exhibit above.

The south-facing elevation towards 3<sup>rd</sup> Street will retain the existing metal roof and corrugated metal siding. A new wall sign will be added to the side of the building as shown on the exhibit below.



As seen on the exhibit below, the rear elevation facing the alley will retain the existing metal roof and corrugated metal siding. A new door will be installed at the rear of the building to provide access from the coffee shop to the outside seating area.



## **DISCUSSION/ANALYSIS:**

### Environmental Setting:

The site is designated Downtown Center on the 2035 Coachella General Plan as illustrated on the exhibit below:



The project site is zoned Manufacturing Service (M-S) as illustrated on the exhibit below. Surrounding properties to the north, south and east are zoned M-S (Manufacturing Service) and properties to the west are zoned (R-S) Residential Single Family.



Surrounding land uses to the north consist of a single-family residence. The now closed Champion Seed Company is located across the street from the site at the southwest corner of Third and Grapefruit. Industrial uses are located on the east side of Grapefruit Blvd. across from the Project site and residential uses are located west of the Project site.

#### **Consistency with the Coachella General Plan**

The proposed project is within the Downtown Center Neighborhood land use designation along the west side of Grapefruit Boulevard, as part of the General Plan 2035 Land Use and Community Character Element. The project is consistent with the development intensity permitted by the Downtown Center land use category in that it encourage pedestrian friendly commercial storefront buildings in a mixed-use setting. The properties to the west of the site across the public alley are in the General Neighborhood land use designation which will continue to be a multifamily residential land use, adjacent to the mixed-use designation of the subject site.

#### **Consistency with the (M-S) Manufacturing-Service**

The project is consistent with the development standards of the M-S, Manufacturing Service Zone in that it allows retail cannabis uses subject to obtaining a conditional use permit. The ancillary uses of the coffee shop and retail art gallery, are permitted uses in the industrial zones.

#### **Consistency with Chapter 17.84 (Retail Cannabis Businesses and Chapter 17.85 (Commercial Cannabis Activity)**

The proposed project is consistent with the requirements of both Chapters 17.84 and Chapter 17.85 of the Coachella Municipal Code. There are no public schools or playgrounds, or youth centers within 250 feet of the subject site.

### **Consistency with Section 17.54.010: Parking Standards**

Section 17.54.010 of the Municipal Code specifies the number of parking spaces required for a project in the Manufacturing Service (M-S) zone. The Project is proposing a 1500 square foot retail cannabis business and 2000 square foot coffee shop for a total of 3500 square feet. The M-S zone requires 1 parking space for each 400 square feet of retail space, or in this case 9 parking spaces. As illustrated on the site plan the Project is proposing 4 parking spaces. Based on the size of this lot and the size of the existing building, it would be impossible for the proposed project to provide the required number of parking spaces.

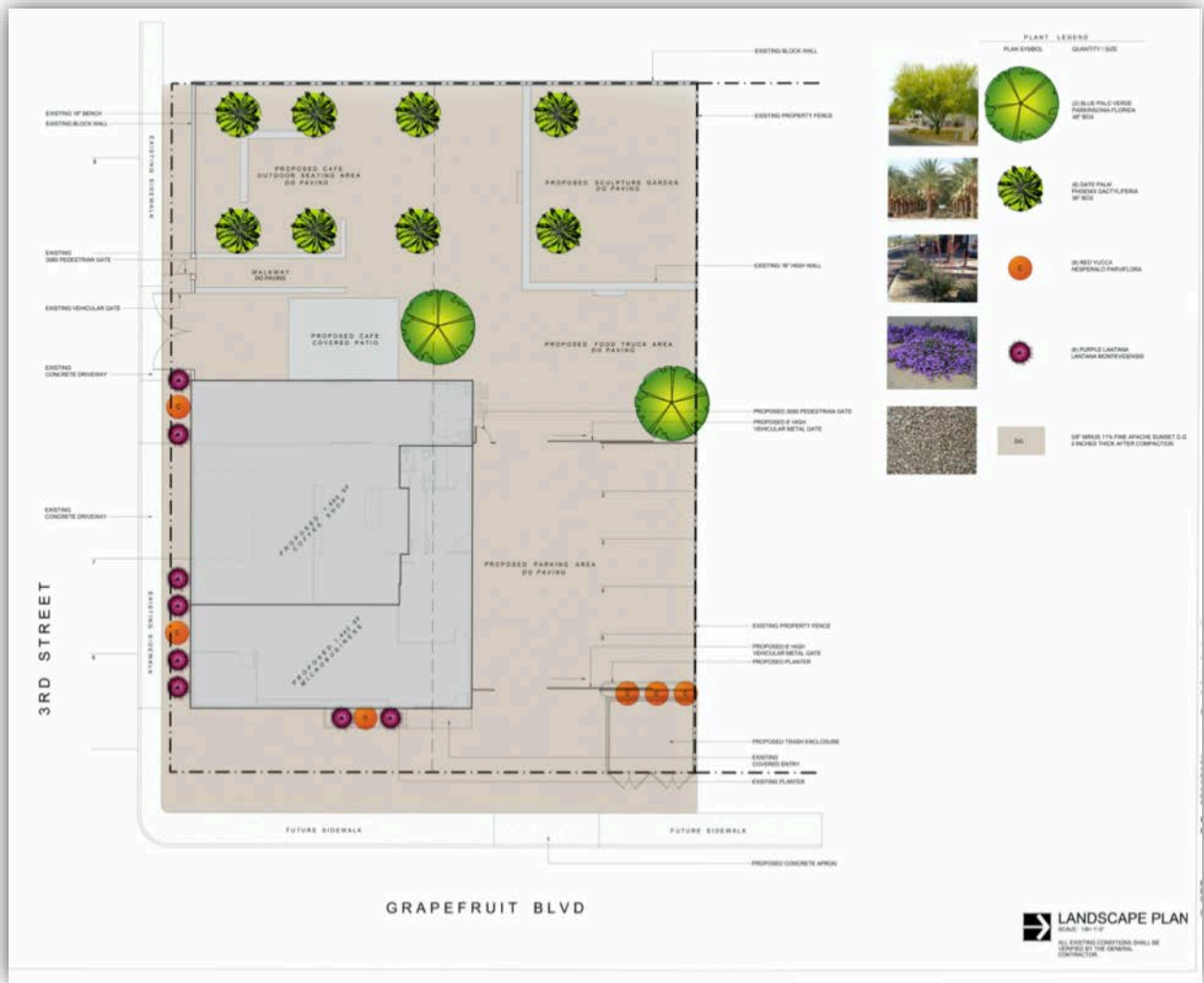
The Planning Department considers the existing building a non-conforming use and as such, the Director has the discretion of allowing the proposed uses to proceed without adherence to the above reference specific zoning standards.

Furthermore, Conditional Use Permit 336 will be in compliance with the standards of the Zoning Ordinance with respect to the MS-RC (Manufacturing Service-Retail Cannabis) including minimum lot size, minimum lot depth, and minimum lot width.

Additionally, the existing building will be brought up to all current building codes prior to the issuance of a certificate of occupancy.

### **Project Landscaping**

The project proposes new landscape planters adjacent to the parking lot along the northern property line, along Third Street and along Grapefruit Blvd as shown on the exhibit below. Staff has conditioned that the Applicant prepare and submit a detailed landscaping plan for review and approval prior to the issuance of building permits.



## Grapefruit Blvd Urban Greening and Connectivity Project

The proposed project is adjacent to the Grapefruit Blvd Urban Greening and Connectivity Project that is now under construction from Leoco Lane to 9<sup>th</sup> Street. The Urban Greening Project will provide new street trees, shrubs/plants, new and connecting sidewalks, drinking fountains, bike lanes, a landscaped center median, street paving art and other amenities along Grapefruit Boulevard. The plans call for a landscaped parkway along the curblin frontage of the Pueblo Cannabis building and a new sidewalk. For purposes of coordinating the public street improvements for Pueblo Cannabis, staff has included a condition of approval requiring the owners to remove an existing drive approach nearest the street intersection. That drive approach originally served the garage door on Grapefruit Boulevard and should be replaced with new curb, gutter and landscaping improvements.

The photograph below shows the Urban Greening construction work that is in process as of April 1, 2021.



The landscaping plan shown below for the Urban Greening project in front of the subject site with a highlighted area where the existing drive approach will be removed.



### **ENVIRONMENTAL REVIEW:**

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1) Existing Facilities, of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 336 and Change of Zone 20-08 meet the criteria for a Section 15301, Class 1 CEQA exemption.

### **CORRESPONDENCE**

Please see attachments for correspondence received on this project.

### **ALTERNATIVES:**

- 1) Approve Conditional Use Permit No. 336 and Change of Zone No. 20-08 with the findings and conditions as recommended by Staff.
- 2) Deny Conditional Use Permit No. 336 and Change of Zone No. 20-08.
- 3) Continue these items and provide staff and the applicant with direction.

### **RECOMMENDED ALTERNATIVE(S):**

It is staff's recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City's General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff's recommendation that the proposed project be approved by taking the following actions:

1. Motion to adopt Resolution No. PC 2021-03 recommending approval of the Pueblo Cannabis Project to the City Council for Conditional Use Permit No. 336 and Change of Zone No. 20-08 with the findings and attached conditions of approval.

Attachments: Resolution No. PC 2021-03 for CUP No. 336 and Change of Zone No. 20-08  
Exhibit A: Conditions of Approval for CUP 336  
Historical Building Permits  
Correspondence from IID, Riverside County Fire and Environmental Compliance

**RESOLUTION NO. PC2021-03**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 336) AND CHANGE OF ZONE (CZ 20-08) TO CONVERT AN EXISTING 3,400 SQUARE FOOT COMMERCIAL BUILDING INTO A 1,500 SQUARE FOOT RETAIL CANNABIS BUSINESS AND 1,900 SQUARE FOOT COFFEE SHOP WITH ART GALLERY. THE PROJECT ENTAILS FAÇADE RENOVATIONS, AND NEW PARKING LOT AND LANDSCAPING, WITH OUTDOOR PATIO IMPROVEMENTS ON PROPERTY LOCATED AT 85-591 GRAPEFRUIT BOULEVARD. CHANGE OF ZONE (CZ 20-08) PROPOSES TO ADD THE RC (RETAIL CANNABIS OVERLAY) ZONE TO THE EXISTING M-S (MANUFACTURING SERVICE) ZONE ON A 13,000 SQUARE FOOT DEVELOPED PARCEL LOCATED AT THE NORTHWEST CORNER OF 3<sup>RD</sup> STREET AND GRAPEFRUIT BOULEVARD; PUEBLO CANNABIS, ARMANDO LERMA, APPLICANT.**

**WHEREAS** Armando Lerma (on behalf of Pueblo Cannabis) filed an application for Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) to allow a new retail cannabis business with coffee shop, on property located at 85-591 Grapefruit Boulevard (Assessor's Parcel No. 778-041-003); and,

**WHEREAS** the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) on April 7, 2021 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 Permit 336 and Change of Zone 20-08 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 the proposed conditional 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 hereby recommends to the City Council approval of Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) with the findings listed below and subject to the Conditions of Approval for the Pueblo Cannabis Project (CUP 336) contained in “Exhibit A” and made a part herein.

**Findings for Conditional Use Permit No. 336 and Change of Zone 20-08**

1. The Conditional Use Permit 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 commercial uses mixed with high-density residential uses. 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. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan for CUP 336 proposes to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize over 2,000 square feet of indoor and outdoor space and will be used for temporary art exhibitions, outdoor art installations, murals and special events. The 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. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements.
2. Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (R-C) to the existing M-S (Manufacturing Service) Zone on the project site. The project site is located on approximately 13,000 square foot lot at 85-591 Grapefruit Blvd. The Projects comply with the applicable M-S (Manufacturing Service) zoning standards as proposed and with Chapter 17.84 and 17.85 of the Coachella Municipal Code regarding Retail Cannabis Businesses and Commercial Cannabis Activity. Change of Zone 20-08 proposes to add the Retail Cannabis Overlay Zone (R-C) on the property.
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 land uses. The proposed uses are compatible with existing adjacent and proposed land uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space plus outdoor seating, and will be used for temporary art exhibitions, outdoor art installations, mural projects, and special events. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area

improvements. The Change of Zone proposes to add the Retail Cannabis Overlay Zone (RC) to the property. The Project will be in keeping with the scale, massing, and aesthetic appeal of existing land uses and future development.

5. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 336 and Change of Zone 20-08 meet the criteria for a Section 1530-Class 1 CEQA exemption.

**PASSED APPROVED and ADOPTED** this 7<sup>th</sup> day of April 2021.

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Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Yesenia Becerril  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-03, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7<sup>th</sup> day of April 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Yesenia Becerril  
Planning Commission Secretary

**“EXHIBIT A”**  
**CONDITIONS OF APPROVAL FOR CUP 336**  
**PUEBLO CANNABIS RETAIL CANNABIS MICROBUSINESS**

**General Conditions**

1. Conditional Use Permit No. 336 is contingent upon City Council approval and adoption of the attendant Change of Zone 20-08 application. Conditional Use Permit No. 336 hereby approves a 1,500 square foot indoor retail cannabis microbusiness (Pueblo Cannabis) along with a secondary on-site business, Pueblo Coffee. Pueblo Coffee will utilize both indoor and outdoor space that will be used for temporary art exhibitions, outdoor art installations, murals and special events. Pueblo Cannabis and Pueblo Coffee are located at 85-591 Grapefruit Blvd.
2. The Applicant shall secure building permits for all tenant improvements for the businesses through the City’s Building Division and the Riverside County Fire Marshal’s office prior to the commencement of business activities. Hours of operation for the retail cannabis microbusiness (CUP 336) shall be from 9:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
3. Conditional Use Permit No. 336 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and diligent pursuit of construction will vest the Conditional Use Permit.
4. Construction plans for tenant improvements shall be in conformance with construction drawings and landscaping plans designed in accordance with the Pueblo Cannabis Retail Cannabis Business and the proposed Pueblo Coffee and the conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Pueblo Cannabis Development applications.
  - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
  - c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
  - d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City’s Building Codes.

5. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.
6. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
7. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
8. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
9. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
  - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to

visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

- b) In the event any onsite structures are demolished, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:
  - 1. Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.
  - 2. Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.
  - 3. Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).
- e) During project construction and implementation, the handling, storage, transport, and



































