



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

September 02, 2020
6:00 PM

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, JCARRILLO@COACHELLA.ORG AND 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.

****NOTE: THIS REMOTE ACCESS LINK WAS UPDATED AND CORRECTED, AND THEN AGENDA WAS RE-PUBLISHED ON 08/31/2020 WITH THE BELOW UPDATED, CORRECT INFORMATION. THIS WAS THE ONLY CHANGE MADE TO THE ORIGINALLY PUBLISHED AGENDA.*

THE PUBLIC SHALL HAVE ACCESS TO WATCH THE MEETING LIVE USING THIS LINK ONLINE:

[HTTPS://YOUTU.BE/D6NYVOE0FKC](https://youtu.be/d6nyvoe0fkc)

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 for July 15th, 2020

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:

2. Landscaping Policies Discussion

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Conditional Use Permit No. 323 to allow a 650 square-foot Non-Storefront Retail Cannabis Microbusiness to include delivery-only retail cannabis sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products within an existing commercial building in the C-G (General Commercial) zone located at 51-544 Cesar Chavez Street, Suite J1. (A.P.N. 778-130-002); CHAD Enterprises, LLC (dba: Foundation Delivery), Applicant.

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.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 15, 2020
6:00 PM

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.

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[HTTPS://YOUTU.BE/LBVGINXXMQC](https://youtu.be/LBVGINXXMQC)

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:00 p.m. by Chair Soliz.

PLEDGE OF ALLEGIANCE:

NONE.

ROLL CALL:

Present: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Huazano, Vice Chair Virgen, Chair Soliz.

Absent: Commissioner Gonzalez.

APPROVAL OF AGENDA:

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APPROVAL OF THE MINUTES:

1. Minutes for the Planning Commission Meeting of the City of Coachella for June 17th, 2020.
2. Motion to Approve Item 1. Minutes for the Planning Commission Meeting of the City of Coachella for June 17th, 2020.
Made by: Commissioner Huazano.
Seconded by: Vice Chair Virgen.
AYES: Alternate Commissioner Leal, Commissioner Huazano, Vice Chair, Virgen, Chair Soliz.
NOES: None.
ABSTAIN: Commissioner Navarrete.
ABSENT: Commissioner Gonzalez.

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.”

NONE.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

2. Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 for the Sunline Transit Hub/ Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

Commissioner Gonzalez entered the dias (teleconference meeting) at 6:08 pm.

Motion to Approve Item 2. Name of above public loop street to be named “Mario Lazcano Ct.”

Made By: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-07; applications that propose the development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of a vacant portion of land on an existing partially developed shopping center (Phase II) located at the NEC of Cesar Chavez Street and First Street. *Coachella Retail Realty Associates, LP, Applicant.*

Corrections to published staff report reported by staff, “20-07” should read “20-03” and size of project is 4,088 sq.ft.

Public Comments Opened at 6:39 pm. By Chair Soliz.

Jesse Gonzalez- applicant/developer.

Motion to approve Item 3. Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-07; applications that propose the development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of a vacant portion of land on an existing partially developed shopping center (Phase II) located at the NEC of Cesar Chavez Street and First Street. *Coachella Retail Realty Associates, LP, Applicant.*

With modifications to be published in Notice of Approval by staff and shall include deleting item 35. Change item 42 regarding on site street lights, item 45. Temporary certificate of occupancy, and item 81. King palms to match existing not date palms.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

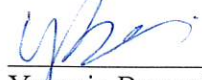
INFORMATIONAL:

ADU regulations and Housing Element comment made by Juan Carrillo Associate Planner.

ADJOURNMENT:

Meeting adjourned at 6:50 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril
Planning Secretary

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Planning 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
9/2/2020

TO: Planning Commission Chair and Commissioners
FROM: Luis Lopez, Development Services Director
SUBJECT: Landscaping Policies Discussion

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider the information in this staff report and further information to be provided during the hearing, and provide staff with preliminary guidance regarding landscaping and irrigation design policies.

BACKGROUND:

Recently, staff was alerted by the Mayor's office that new construction projects are installing "water efficient" landscaping that is sparse, and lacking greenery/groundcovers. It was suggested that the Planning Commission consider revisions to City policies regarding water-efficient landscaping in order to require more greenery.

DISCUSSION/ANALYSIS:

The City's Zoning Code regulates minimum landscaping design improvements for new construction in the following manner:

- 1) All setbacks (yards) that are not improved with parking lots or driveways should be landscaped.
- 2) All parking lots must have a minimum 15% of the parking area landscaped, and finger islands and end planters required along a row of parking.
- 3) Minimum perimeter planter areas of 10 feet required whenever commercial abuts residential zone, with specific shade tree requirements.
- 4) Minimum "street tree" requirements for parking lots and new commercial/industrial development.
- 5) Minimum perimeter planter areas of 24-inches or 36-inches required whenever driveways abut a property line.
- 6) New single family homes require 40% minimum planting area, and up to 50% in sod area within the required front yard. Minimum number of shrubs/trees and espalier required (See Attachment).
- 7) Maintenance of landscape areas and permanent underground irrigation required.

Some of the challenges with implementation of the above regulations have to do with poor design submittals during the plan check process, or (more typically) poor installation and maintenance of landscape improvements. However, the major problem is that new plantings take several years to mature and provide shade, and greenery, notwithstanding that plants grow very quickly during the summer months.

The Mayor recently expressed concern regarding the new Our Lady of Soledad Church property, and the new homes within Prado Pointe and Escondida Pointe (homes by D.R. Horton). The concern is that plants are sized very small, do not provide enough coverage, and lack in greenery due to the extensive use of decomposed granite “D.G. Fines” for erosion control. There is a perceived notion that the lack of greenery gives a stark appearance, and a monotone look to the City’s new developments. It was stated that new homeowners are quickly replacing the standard “drought tolerant” planting and putting in more greenery.

Regional Water Efficient Planting Policies:

In addition to the plant palette issues, the Coachella Valley Association of Governments (CVAG) and the Coachella Valley Water District (CVWD - the largest water agency and wholesale water agency for the region) have advocated for a “lush and efficient” planting palette for the region. Most cities served by CVWD have adopted these water-efficient plant palettes into their design policies. This means that we choose plants based on their low water consumption, and avoid certain (“tropical”) plant species that use more water or that require “spray head” irrigation. Other cities like Indio and the Desert Water Agency cities have their own guidelines, but they are similar to CVWD’s policies.

In addition to the above, the State of California has mandated “no sod with spray head irrigation” for new construction, except golf course country clubs or large HOA-maintained common areas. The City of City of Indian Wells has adopted ordinances mandating an extensive use of greenery with sod and more “tropical planting palettes” along all their major street corridors, despite the CVWD policies.

In order for the City of Coachella to use more “coastal” or “tropical” plant palettes (i.e., Canary Island Palm, Queen palm, Ficus nitida trees, Eucalyptus tree, Grevilia Oak tree, California fan palm, etc.) and encourage the extended use of sod and green groundcovers (i.e., English Ivy, Trailing Daisy, Boxwood Beauty, Bacharis) and green hedges (i.e., Pyracantha firethorn, Ficus benjamina), a change in city policies regarding plant irrigation may be required.

Recommendations:

Staff would like to get some input from the Planning Commission regarding the concerns expressed above, and we will invite the City’s Environmental Programs Coordinator to further add to this discussion regarding the State of California drought mandates that affected our direction in encouraging more water-efficient policies. Those include the avoidance of water runoff, and

requiring use of micro-spray, or special pop-up rotating spray irrigation heads for small sod (turf) areas. Staff could then recommend that the City Council hire a landscape architect or otherwise prepare new plant palette and irrigation guidelines for private development in the city's various zoning districts.

Attachment: Single Family Residential Landscaping Requirements



City of Coachella
Ordinance No. 1075 (Effective 7/10/15)

Section 17.16.030C of Zoning Code
 Coachella Municipal Code

4. Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.
- a. A minimum of one 24-inch box shade tree and one 15-gallon shade tree.
 - b. A minimum of 20 shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.
 - c. Ground cover in the form of decomposed granite for yard or planter areas less than 10 feet in width, and ¾-inch pea gravel or larger gravel for planter or yard areas larger than 10 feet in width.
 - d. The use of sod shall be limited to no more than 50% of the total required front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.
 - e. The front yard area between the front building line of the home and the street line shall not be paved more than 60 percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.
 - f. A minimum 30-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).
 - g. A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.
 - h. All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land owner/occupier as needed to avoid overgrowth, and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.



STAFF REPORT
9/2/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Conditional Use Permit No. 323 to allow a 650 square-foot Non-Storefront Retail Cannabis Microbusiness to include delivery-only retail cannabis sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products within an existing commercial building in the C-G (General Commercial) zone located at 51-544 Cesar Chavez Street, Suite J1. (A.P.N. 778-130-002); CHAD Enterprises, LLC (dba: Foundation Delivery), Applicant.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge a Class 3 CEQA Exemption for the project and approve Conditional Use Permit No. 323 with the findings and conditions contained in this Staff Report.

BACKGROUND:

The applicant submitted an application for a Conditional Use Permit on June 25, 2020. The subject property consists of a commercial tenant space that was previously used as an office. The existing building is a two-story building and is located on the east side of Cesar Chavez Street between Bagdad Avenue and Damascus Avenue. (Assessor Parcel Number: 778-130-002). The proposed unit is located on the second floor of the building and it is Suite J1.

DISCUSSION/ANALYSIS:

The applicant, CHAD Enterprises (dba: Foundation Delivery) has submitted an application for Conditional Use Permit to establish a 650 square-foot non-storefront retail cannabis microbusiness to include delivery-only retail cannabis sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products within an existing commercial building in the C-G (General Commercial) zone.

On May 13, 2020, the City Council of the City of Coachella adopted Ordinance No. 1161 and Ordinance No. 1162 setting zoning regulations for non-storefront retailers, and non-storefront retail microbusinesses in the various commercial and industrial zoning districts of the city (Ordinance No. 1161); and amendments to the City's cannabis regulatory permitting regulations for commercial cannabis uses including non-storefront cannabis retailers, and non-storefront retail cannabis microbusinesses (Ordinance No. 1162). Non-storefront cannabis retailers are defined by both ordinances as a commercial cannabis retailer that provides cannabis products **exclusively**

through delivery. Like the name implies, these businesses do not have a retail storefront that is open to the public. Rather, the business will obtain cannabis and cannabis products, secure the merchandise on site, and then deliver it to the customer's address. There will be no customer traffic at the proposed business location.

Environmental Setting:

The subject site consists of a 640 square foot office space on the first floor of an existing two-story commercial building. The building currently has retail and office uses on the first floor and there are unfinished commercial shell tenant spaces on the second floor which have never been occupied (the owner failed to complete the building's secondary-exit staircase when this building was first occupied. Therefore, the staircase located near the entry to the subject space is not accessible.

The subject two-story building is located on the east side of Cesar Chavez Street between Bagdad Avenue and Damascus Avenue. The subject site is substantially flat, and is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Existing market, Rancho Grande Market / (C-G, General Commercial)

South: Existing furniture store, Muebleria Guadalajara / (C-G, General Commercial)

East: Existing single family residential at approximately 170 feet from the subject site, (R-S, Single Family residential)

West: Vacant commercial land and existing restaurant, Taqueria Arandas (C-G, General Commercial)

The aerial map and site photographs below show the existing conditions on the site.

Aerial Map Exhibit:



Photographs of Rear Parking Lot:





Photograph of Cesar Chavez Street Frontage:



Photograph of Damascus Avenue frontage:

Site Layout/ Parking;

The existing commercial building fronts on Cesar Chavez Street and has off-street parking in the rear, accessible from the side streets (Bagdad Avenue and Damascus Avenue). The southern portion of the site with the furniture store has an unimproved parking lot. The building where the Non-storefront Retail Cannabis Microbusiness is proposed has an improved parking lot and trash enclosure area.

The site plan and floor plan submitted for this application show that the proposed use will be in a suite located on the ground floor within a suite consisting of 640 square feet, Suite J1. The proposed non-storefront retail cannabis microbusiness to include delivery-only retail sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products would operate between the hours of 10:00 am and 10:00 pm Monday through Sunday. The subject site is an older development with approximately 15 parking spaces with additional on-street parking. There is additional parking spaces on both sides of the building thru an existing alley that serves as an access point for the buildings to the north and to the south. The exhibit below shows the location of the building in relation to the nearest single family home, which is more than 100 feet in distance. Therefore, the location of the business conforms with the City's zoning regulations as explained below.

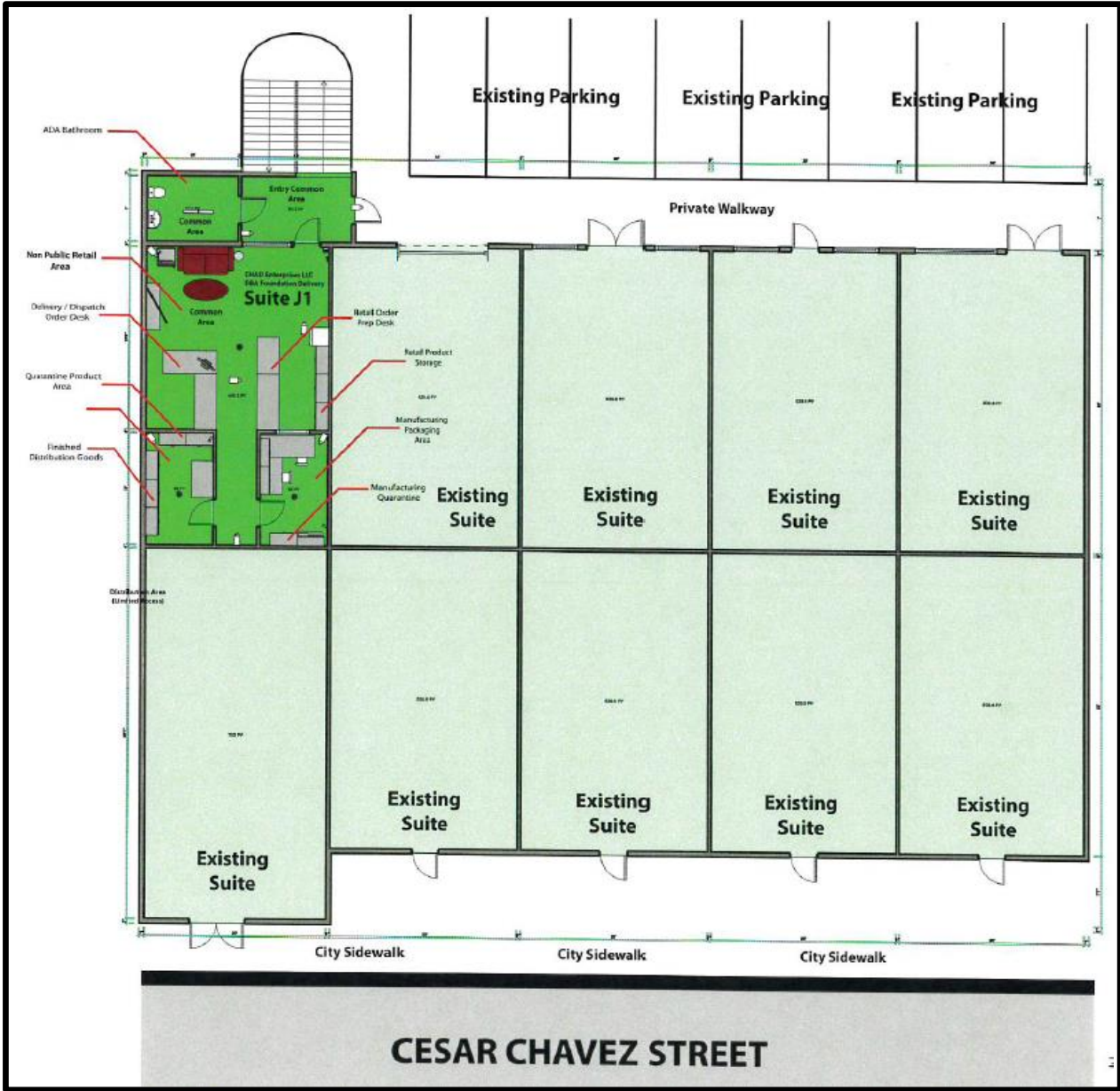


Property Development Standards

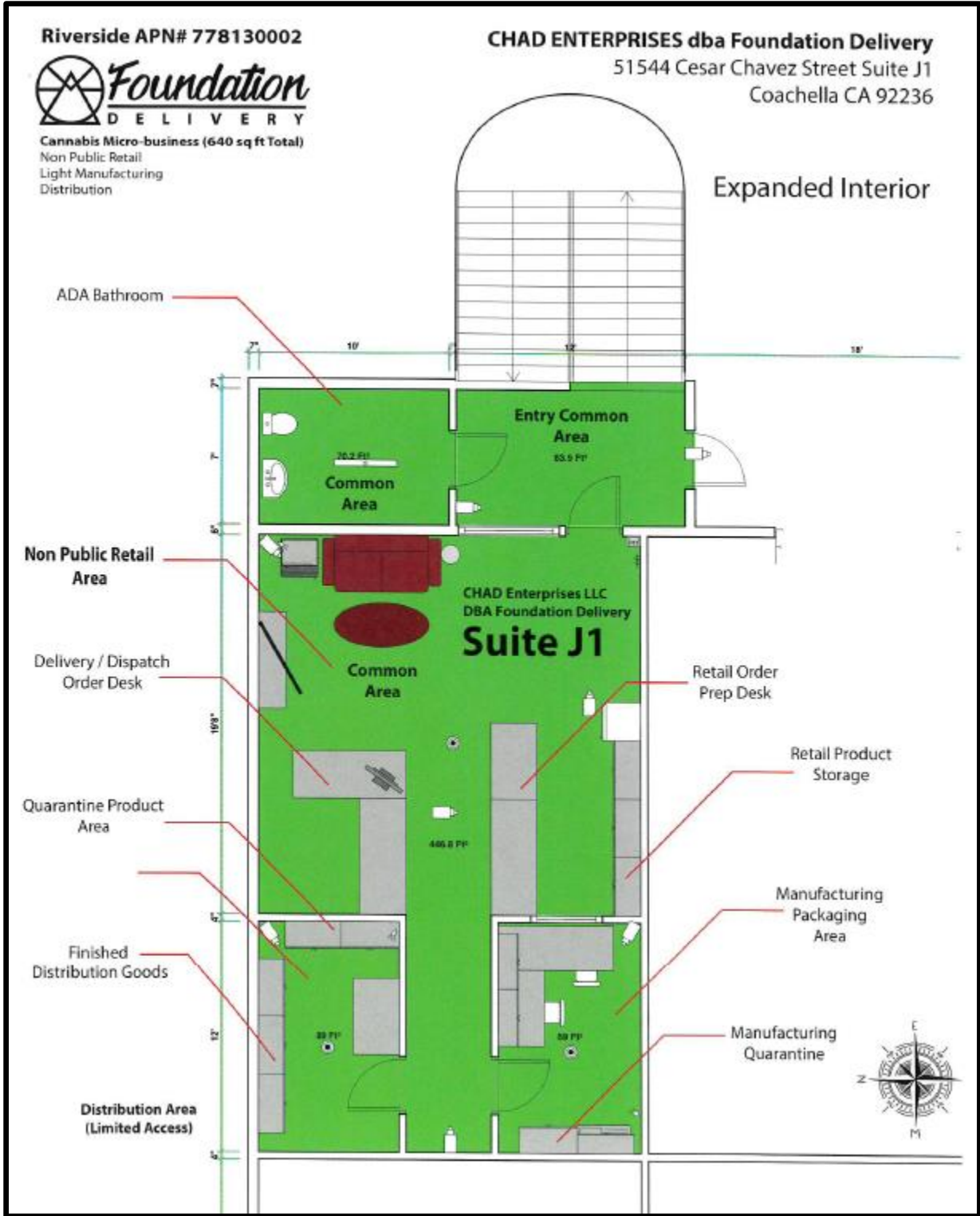
Non-storefront retailers are subject to three property development standards:

- A minimum of one hundred (100) feet separation from any residential structure;
- be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and
- may not be located in the City’s Pueblo Viejo District.

The only development standard applicable to the proposed use is the 100 feet separation from any residential structures, the other two standards are not applicable to the proposed uses. The aerial picture above reflects the approximate distance from the subject building to the nearest residential structure to the east which is at approximately 175 feet, exceeding the minimum distance of 100 feet from any residential structure.



Overall Building - Ground Floor Plan.



Suite J1 floor plan.

Off-Street Parking:

Chapter 17.54 of the Coachella Municipal Code includes a minimum requirement of off-street parking for commercial and retail uses that requires “*One parking space for each 250 square feet of floor area*”. The existing commercial and office use building is an older development with approximately 15 parking spaces and additional on-street parking. The proposed business would operate similar to a dispatch office where office personnel would schedule deliveries. The space in the rear will include small-scale assembly and a space for the distribution office (this is needed mostly for addressing purposes). The subject site has no tenants allowed on the ground floor, and as such the existing 5,200 square foot ground floor of the building requires 20 parking spaces. The subject site has 25 available parking spaces on the site which is more than adequate for the business. The owner proposes to have two delivery vehicles parked on the site in addition to employee parking.

ENVIRONMENTAL REVIEW:

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 a “Conversion of Small Structures” project (CEQA Guidelines, Section 15303). The subject site is an existing 650 square foot retail/office space that will be converted into a non-storefront retail cannabis microbusiness with no changes to the exterior. The existing building is surrounded by urban uses, including office uses, restaurant, grocery store, and residential uses to the east. The proposed use does not involve substantial quantities of hazardous materials.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 323 with the findings and conditions listed below.

ALTERNATIVES:

1. Acknowledge that the project is exempt from environmental review as a Class 3 Exemption, and Approve Conditional Use Permit No. 323 with the findings and conditions contained in the staff report.
2. Acknowledge that the project is exempt from environmental review as a Class 3 Exemption, and Approve Conditional Use Permit No. 323 with the findings and modified conditions of approval.
3. Continue Conditional Use Permit No. 323 and provide staff direction.
4. Make findings and Deny Conditional Use Permit No. 323.

FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 323:

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 non-storefront retail cannabis microbusiness to include delivery-only retail sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products use is within the Neighborhood Center land use designation according to the General Plan 2035, which allows primarily neighborhood-serving commercial uses and high density residential uses. The proposed uses will serve the Commercial Cannabis Cultivation businesses in the nearby industrial districts of the City and can also provide delivery services for the cannabis industry. There are adjoining single-family residences to the east of the site which would not be affected due to noise or odors because the business operates during daytime only, and there are minimal odors associated with this use. Additionally, the proposed use will be compatible with the shopping center in that it is similar to other commercial uses and provides ample opportunities to walk to the adjoining coffee shops and restaurants and this promotes the active living policies of the City's Health and Wellness Element.
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 project is within a zoning designation of 'C-G' (General Commercial) which permits non-storefront retail cannabis microbusiness to include delivery-only retail sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products are allowed with the approval of a conditional use permit. The proposed use is located on a large commercial site that is compatible with the adjoining residential 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, of the proposed non-storefront retail cannabis microbusiness to include delivery-only retail sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products use upon the existing neighborhood, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed building was designed to be in keeping with the urban design goals of the General Plan which seeks to provide neighborhood commercial uses in close proximity to residential and create a more pedestrian friendly environment. The project does not propose any new construction, except for tenant improvements, which may trigger minor ADA upgrades to the parking stalls and sidewalk ramps. Additionally, the laboratory will result in minor traffic trips to a commercial building where patrons can use the adjoining coffee shops, restaurants and market resulting in shared parking opportunities.
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 laboratory will operate during daytime hours only, and would not create any noise, traffic or odors to adjoining uses. Additionally, the project will have adequate parking to serve the needs of its patrons. The minor use of hazardous materials will be regulated by the Fire Marshal and Building Official as part of the required tenant improvements for the proposed use

5. The proposed use will provide vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The proposed non-storefront retail cannabis microbusiness to include delivery-only retail sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products will serve a need to local businesses and will be within close proximity to its patrons in the City and neighboring areas of the Coachella Valley, and future retail cannabis businesses in the City's commercial and industrial zoning districts.

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 a "Conversion of Small Structures" project (CEQA Guidelines, Section 15303). The subject site is an existing 650 square foot office space that will be converted into a non-storefront retail cannabis microbusiness with no changes to the exterior. The existing building is surrounded by urban uses, including office uses, restaurant, grocery store, and residential uses to the east. The proposed use does not involve substantial quantities of hazardous materials.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 323:

1. Conditional Use Permit No. 323 is approved for a 650 square-foot non-storefront retail cannabis microbusiness to include delivery-only retail sales, and non-volatile manufacturing (light mechanical extraction) of cannabis products within an existing building as shown on the submitted plans and shall be effective for a one-year period unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit for the tenant improvements, diligent pursuit of construction, and establishment of the use shall vest the conditional use permit. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.

2. The hours of operation for the 650 square-foot non-storefront retail cannabis microbusiness may be from 10:00 am to 10:00 pm Monday through Sunday.

3. Prior to the issuance of a business license, the applicant shall apply for, and obtain, a Cannabis Regulatory Permit (CRP) from the City of Coachella. The CRP shall include, and the applicant shall agree to, the payment of a six percent (6%) cannabis excise tax based on

gross receipts for cannabis gross receipts generated from the business, pursuant to Section 4.31.010 of the Coachella Municipal Code.

4. The applicant shall comply with all plan check corrections from the Building Official and Fire Marshal and secure permits from both agencies for the tenant improvements for non-storefront retail and small-scale manufacturing cannabis uses.
5. The applicant shall provide a conforming ADA Parking stall and “path of travel” from parking stall to the main entry of the business per ADA requirement.
6. The applicant shall coordinate with the City’s public works inspector to inspect for possible needed repairs to any damaged curb, gutter or sidewalk present along Cesar Chavez Street fronting the subject tenant space and building.
7. The applicant shall consult with the Coachella Water Authority to verify compliance with City standards regarding Backflow devices; Reduced Pressure Principle Device (RP) within 12 inches of water service, Above-Ground “Double Check Detector Assembly” DCDA for fire system, and proper metering to the tenant space.
8. Prior to final approval of the tenant improvement permits, the applicant shall submit written proof of having obtained permits and final inspection approval from the Valley Sanitary District for the proposed non-volatile manufacturing (light mechanical extraction) of cannabis products.
9. The operator shall submit detailed plumbing and mechanical plans.
10. The operator shall submit a source control survey.
11. The operator shall submit a Spill Response and Prevention Plan.
12. The operator shall submit disposal methods for spent residual of plant material and solvents.
13. The operator shall submit Safety Data Sheets for all chemicals used in extraction/manufacturing process.