



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 15, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Public comments may be received 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 commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

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:

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 - June 1, 2022

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. AM PM – Type 21 Alcohol Sales

Conditional Use Permit No. 350 to allow liquor sales (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store in an existing commercial building located at 48055 Grapefruit Blvd. GSC & Son Corporation (Applicant) - Withdrawal

4. Coachella Lakes RV Resort – Type 41 Alcohol Sales

Conditional Use Permit No. 353 to allow liquor sales to allow for a Type 41 Alcohol Beverage Control license for “On-Sale Beer & Wine – Eating Place” for an existing facility registration office and a new clubhouse located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek in the C-T, PD (Commercial Tourist Planned Development Overlay) . Coach RV LLC (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



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AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

15 de Junio, 2022
6:00 PM

DE ACUERDO CON EL PROYECTO DE LEY 361 DE LA ASAMBLEA, JUNTO CON LA DECLARACIÓN DEL ESTADO DE EMERGENCIA DEL GOBERNADOR EMITIDA EL 4 DE MARZO DE 2020, ESTA REUNIÓN SE PODRÁ REALIZAR POR TELECONFERENCIA.

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

<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

Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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 – 1 de Junio, 2022

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:

2. Solicitud de extensión de tiempo de 1 año para (Pueblo Cannabis)

El Permiso de Uso Condicional 336 propone convertir un edificio comercial existente de 3,400 pies cuadrados en una cafetería de 1,500 pies cuadrados con una galería de arte ubicada en 85-591 Grapefruit Boulevard.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

2. AM PM – Ventas de Alcohol Tipo 21

Permiso de uso condicional N.º 350 para permitir la venta de licores como parte de una tienda de conveniencia “AMPM” propuesta de 5170 pies cuadrados (licencia ABC tipo 21, venta para llevar general) en un edificio comercial existente ubicado en 48055 Grapefruit Blvd. en la zona C-G (Comercial General). GSC & Son Corporation (Solicitante).

3. Coachella Lakes RV Resort - Ventas de alcohol Tipo 41

Permiso de Uso Condicional Núm. 353 para permitir la venta de licores como parte de la nueva clubhouse y una oficina de registro existente (Licencia ABC Tipo 41 - Cerveza y vino a la venta - Lugar para comer)

ubicada en 44790 y 44800 Dillon Road y 86401 Sonoma Creek en el C-T, zona PUD (Construcción de Unidades Turísticas Comerciales Planificadas). Coach RV LLC (Solicitante)

INFORMATIVO:

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



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 1, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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CALL TO ORDER: 6:02 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Figueroa

ROLL CALL:

Commissioners Present: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Chair Virgen, Vice Chair Navarrete.

*Alternate Commissioner Gutierrez considered not present during the roll call since he was not present during the roll call. Alternate Commissioner Gutierrez was considered present at 6:07 P.M.

Staff Present: *Gabriel Perez, Development Services Director
*Nikki Gomez

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.”

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECOND BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – May 18, 2022

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen.

NOES: None.
ABSTAIN: None.
ABSENT: None.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Zoning Ordinance Amendment No. 22-03

Cannabis Business Streamline Code Amendments to amend Coachella Municipal Code Title 5 and 17 regarding cannabis business zoning and operation in the City. City-Initiated (Continued from May 18, 2022). City-Initiated.

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

Public Hearing Opened at 6:52 pm by Chair Virgen

Alternate Commissioner Gutierrez made some recommendations on no zone regulations and a cannabis taxation scale based on performance.

Public Hearing Closed at 6:58 pm by Chair Virgen

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO ADOPT RESOLUTION NO. PC2022-14 AND DIRECT STAFF TO REPORT ON DEVELOPMENT CONSIDERATIONS FOR INTERIM OUTDOOR CANNABIS CULTIVATION REGULATIONS.

Approved by the following roll call vote:

AYES: Commissioner Leal, Commissioner Gonzalez, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: None.

INFORMATIONAL:

Gabriel Perez, Development Services Director, reported that on June 15, 2022 Architect Henry Lenny, will be conducting an Architectural Design Workshop.

ADJOURNMENT: 7:34 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

*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
6/15/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

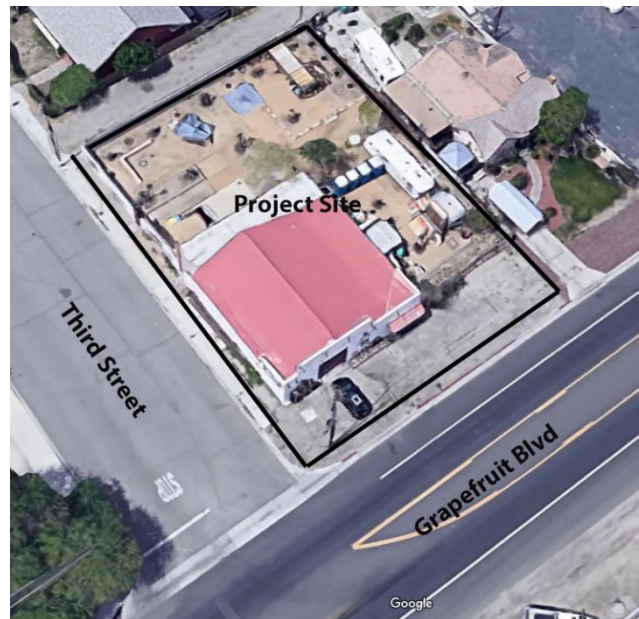
SUBJECT: Request for a first 12-month time extension for Conditional Use Permit No. 336, to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a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

STAFF RECOMMENDATION:

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

BACKGROUND:

The City Council adopted Resolution 2021-19 on May 26, 2021, approving CUP No. 336 to convert the existing building located at 85-591 Grapefruit Blvd into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis microbusiness. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space and outdoor seating. The secondary uses will include temporary art exhibitions, outdoor art installations, mural projects and special events. A proposed General Store will be the art component of Pueblo Coffee and will utilize over 1,500 square feet of indoor space and 2,000 square feet of outdoor patio area. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade enhancements and patio area improvements. The CUP and Architectural Review entitlements above are to expire on May 26, 2022. Upon approval of the Planning Commission for the extension, the new expiration date will be May 26, 2023.



DISCUSSION/ANALYSIS:

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

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

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

RECOMMENDATION:

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

Attachments:

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

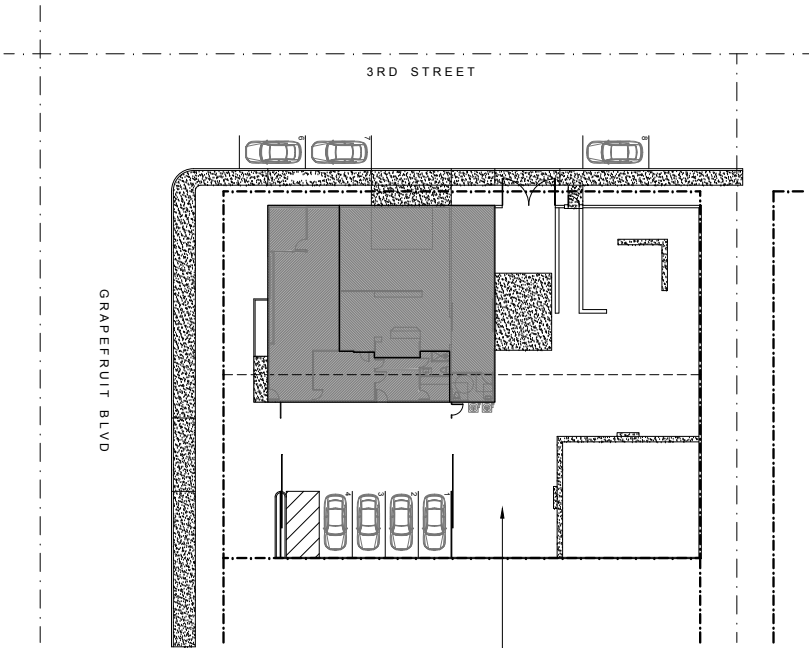
May 20, 2022

I am writing this letter to the city of Coachella to ask for a 12-month time extension for approval of Conditional Use Permit No. 336. I am in the process of plan check addressing city comments and hope to have all plans finalized in the next 30 days. I appreciate your patience on this project and look forward to opening ASAP.

Sincerely,

Armando Lerma

Pueblo Cannabis



EXISTING ZONING
 C.O. GENERAL COMMERCIAL
 CHANGE OF ZONE TO
 C.S.-R.C. GENERAL COMMERCIAL - RETAIL CANNABIS OVERLAY

CHANGE OF ZONE
 SCALE: 1/8"=1'-0"
 ALL EXISTING CONDITIONS SHALL BE
 REFERRED TO THE GENERAL
 CONSTRUCTION

MDESIGN GROUP, INC.
 1000 JACOBOFF BLVD, SUITE 100
 COACHELLA, CA 92236
 PHONE: (760) 939-3400
 FAX: (760) 939-3400
 C: 760-939-3400

PROJECT TYPE: CONDITIONAL USE PERMIT

OWNER:
 ARMANDO LERMA
 ADDRESS:
 83591 GRAPEFRUIT BLVD
 COACHELLA, CA 92236

DESIGNER:

ALL DRAWING ARE THE PROPERTY OF MDESIGN GROUP
 SERVICE. THESE DRAWINGS SHALL NOT BE
 REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE
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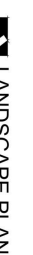
NO.	REVISIONS	DESCRIPTION	DATE

PROJECT # 220071
 DATE 06/17/2020
 STATUS FIRST SUBMITTAL
 SHEET NAME CHANGE OF ZONE
A1.11



PLANT LEGEND

PLANT SYMBOL	QUANTITY	SIZE
	2	DATE PALM PROXIMA QUARTERNA 48\"/>
	8	DATE PALM PROXIMA QUARTERNA 36\"/>
	8	RED VEICHA HESPERULO PAVIATONA
	8	PARREL LANTANA LANTANA HISSANSIBENSIS
	DO	3/8\"/>



ALL EXISTING CONDITIONS SHALL BE CONTRIBUTOR'S GENERAL CONTRACTOR.

MDESIGN GROUP, INC.
 MDESIGN AND ASSOCIATES @ OUTLOOK.COM
 7801 JON DRIVE #8 PALMDALE, CA 92359
 T 760-218-9088 C 760-218-9088

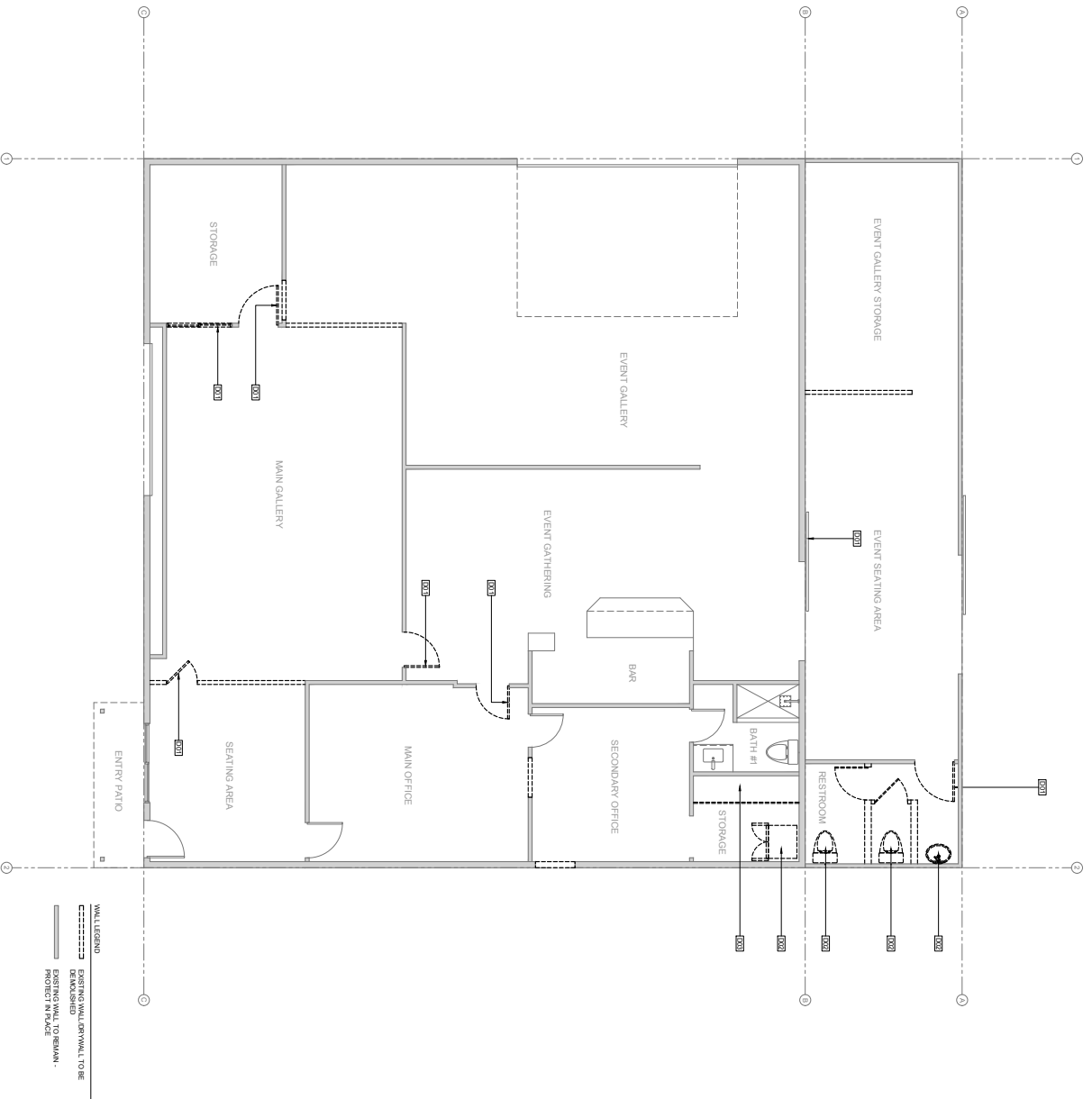
PROJECT TYPE CONDITIONAL USE PERMIT
OWNER ARMANDO LERMA
ADDRESS 85561 GRAPEFRUIT BLVD COACHELLA, CA 92236
DESIGNER

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NO.	DESCRIPTION	DATE

PROJECT # 220971
DATE 08/11/2020
STATUS FIRST SUBMITTAL
SHEET NAME LANDSCAPE PLAN

L1.10



EXISTING / DEMOLITION FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET 1



MDESIGN GROUP, INC.
 1000 JONES BLVD, SUITE 100
 COACHELLA, CA 92236
 TEL: 760.939.9000
 FAX: 760.939.9001
 WWW.MDESIGNGROUP.COM

KEYNOTES

- 1. EXISTING DOOR, WINDOW FRAME, AND HARDWARE TO BE REMOVED
- 2. EXISTING PARTIAL CEILING OR EQUIPMENT TO BE REMOVED
- 3. EXISTING CONTRACTOR, CLIENTS, AND HARDWARE TO BE REMOVED

DEMOLITION NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND CONDITIONS SHALL BE DOCUMENTED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. THE CONTRACTOR SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND IDENTIFY ALL EXISTING UTILITIES AND EQUIPMENT AS SHOWN TO FIELD, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY PROTECTION AND CONSTRUCTION.
4. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITIONS.
5. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITIES COMPANIES. THE CONTRACTOR SHALL CALL OFF ALL UTILITIES IN THE FIELD.
6. THE CONTRACTOR SHALL REMOVE, DISPOSE, AND SALVAGE ALL MECHANICAL, ELECTRICAL, AND PIPING AND EQUIPMENT. THE CONTRACTOR SHALL PROVIDE A LIST OF ALL REMOVED ITEMS TO THE ARCHITECT.
7. THE CONTRACTOR SHALL ALLOW ACCESS TO ALL UTILITIES AND SERVICES TO REMAIN.
8. ALL DEMOLITION SHALL BE IMMEDIATELY REMOVED ALL DEBRIS AND SALVAGE FROM THE SITE.

PROJECT TYPE: CONDITIONAL USE PERMIT

OWNER:
 ARMANDO LERMA
ADDRESS:
 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236

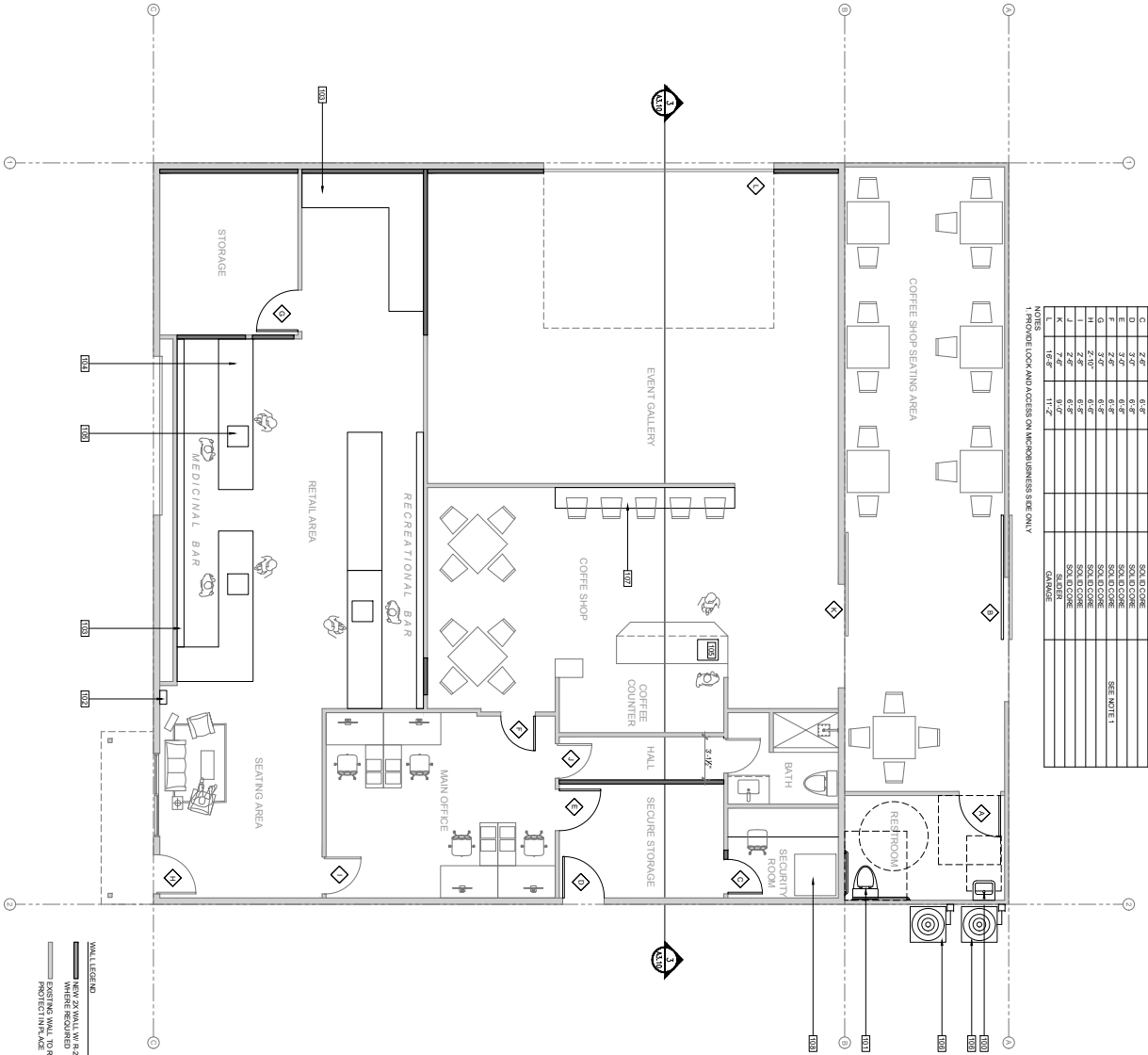
DESIGNER:


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NO.	DESCRIPTION	DATE

PROJECT #: 220071
DATE: 08/17/2020
DATE: 08/17/2020
DATE: 08/17/2020
SHEET NAME: EXISTING / DEMOLITION FLOOR PLAN

A2.10



GRID	WIDTH	HEIGHT	USAGE	FRAME	TYPE	REMARKS
A	3'-0"	6'-6"			SOL. CORE	
B	7'-6"	9'-0"			INDUSTRIAL GLASS SLIDER	
C	3'-0"	6'-6"			SOL. CORE	
D	3'-0"	6'-6"			SOL. CORE	
E	3'-0"	6'-6"			SOL. CORE	
F	3'-0"	6'-6"			SOL. CORE	
G	3'-0"	6'-6"			SOL. CORE	
H	2'-0"	6'-6"			SOL. CORE	SEE NOTE 1
I	2'-0"	6'-6"			SOL. CORE	
J	3'-0"	6'-6"			SOL. CORE	
K	7'-6"	9'-0"			SOL. CORE	
L	16'-8"	11'-2"			GLASSWALL	

1. PROVIDE LOCK AND ACCESS ON NON-BUSINESS 3 SRS ONLY

WALL LEGEND
 ——— NEW 2" WALL W/ R-21 INSULATION
 ——— EXISTING WALL TO REMAIN
 ——— PROTECT FINISH

NEW FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

A2.11

MDSIGN GROUP, INC.
 1000 JENNIFER RD.
 PALMDALE, CA 93550
 TEL: 805.251.9300
 FAX: 805.251.9300

KEYNOTES

- 100 NEW ADA TOILET
- 101 NEW ADA TOILET
- 102 NEW WALL MOUNTED FIRE EXTINGUISHER
- 103 NEW WALL MOUNTED CASE
- 104 NEW FLOOR DISPLAY CASE
- 105 NEW RESS TER
- 106 NEW AC CONDENSER
- 107 NEW AC CONDENSER
- 108 NEW SAFE

SQUARE FOOTAGE

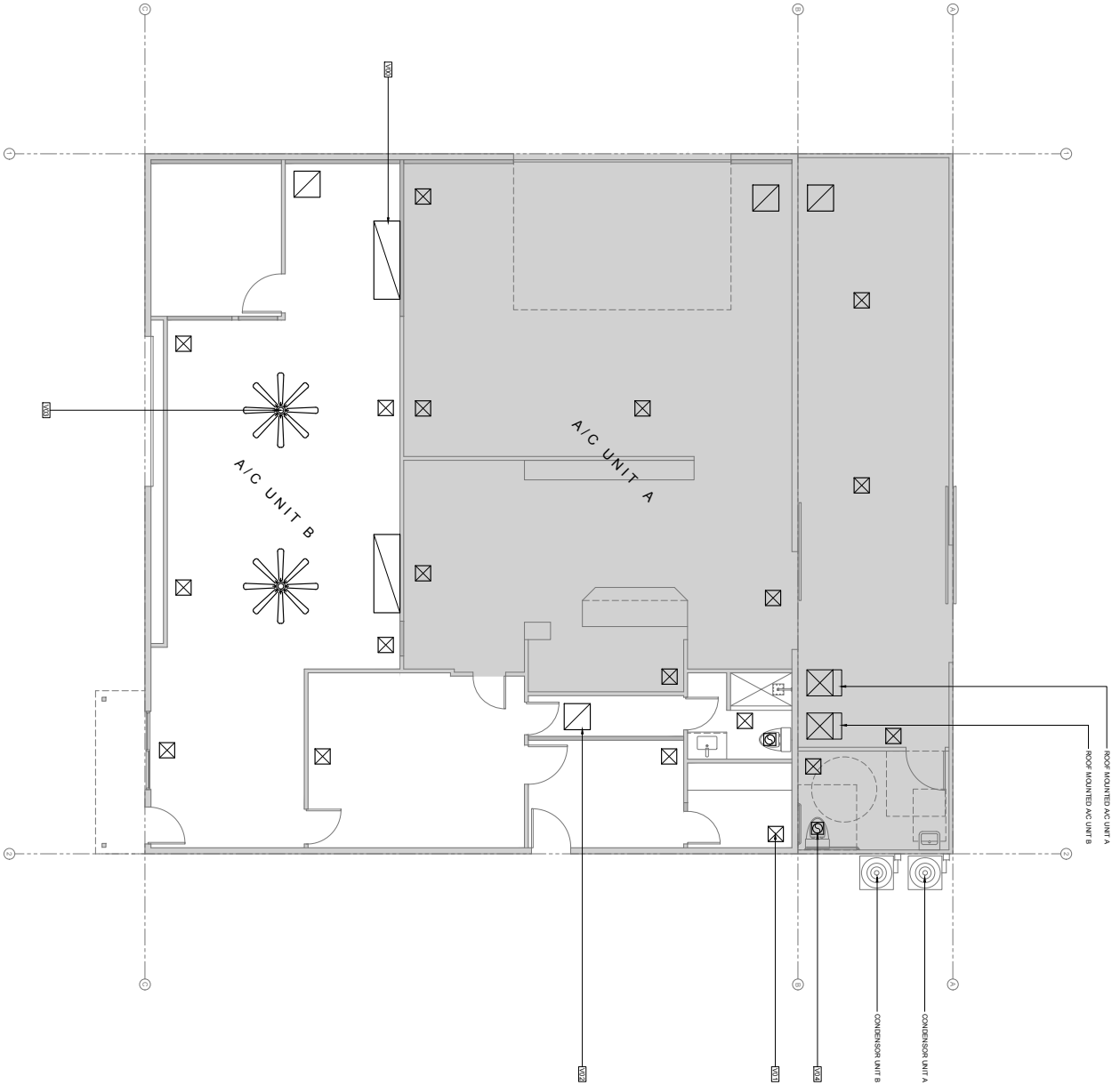
ROOM NAME	AREA (SF)
SEATING AREA	964.00 SF
EVENT GALLERY	780.00 SF
COFFEE SHOP	513.00 SF
RECREATIONAL BAR	112.00 SF
RETAIL AREA	141.00 SF
MAIN OFFICE	720.00 SF
SECURITY ROOM	40.00 SF
HALL	300.00 SF

PROJECT TYPE: CONDITIONAL USE PERMIT
 OWNER: ARMANDO LERMA
 ADDRESS: 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236
 DESIGNER: [Signature]

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NO.	DESCRIPTION	DATE
1	NEW FLOOR PLAN	08/11/2020

PROJECT # 220071
 DATE 08/11/2020
 SHEETNAME NEW FLOOR PLAN



VENTILATION PLAN

SCALE	1
TITLE	1



MDESIGN GROUP, INC.
 1000 JACOBSON BLVD, SUITE 100, COACHELLA, CA 92236
 PHONE: (760) 939-9000 FAX: (760) 939-9001
 WWW.MDESIGNGROUP.COM

KEYNOTES

- 1001 NEW GARDEN IN TREE
- 1002 NEW SUPPLY REGISTER
- 1003 NEW RETURN REGISTER
- 1004 NEW CEILING FAN
- 1005 NEW EXHAUST FAN

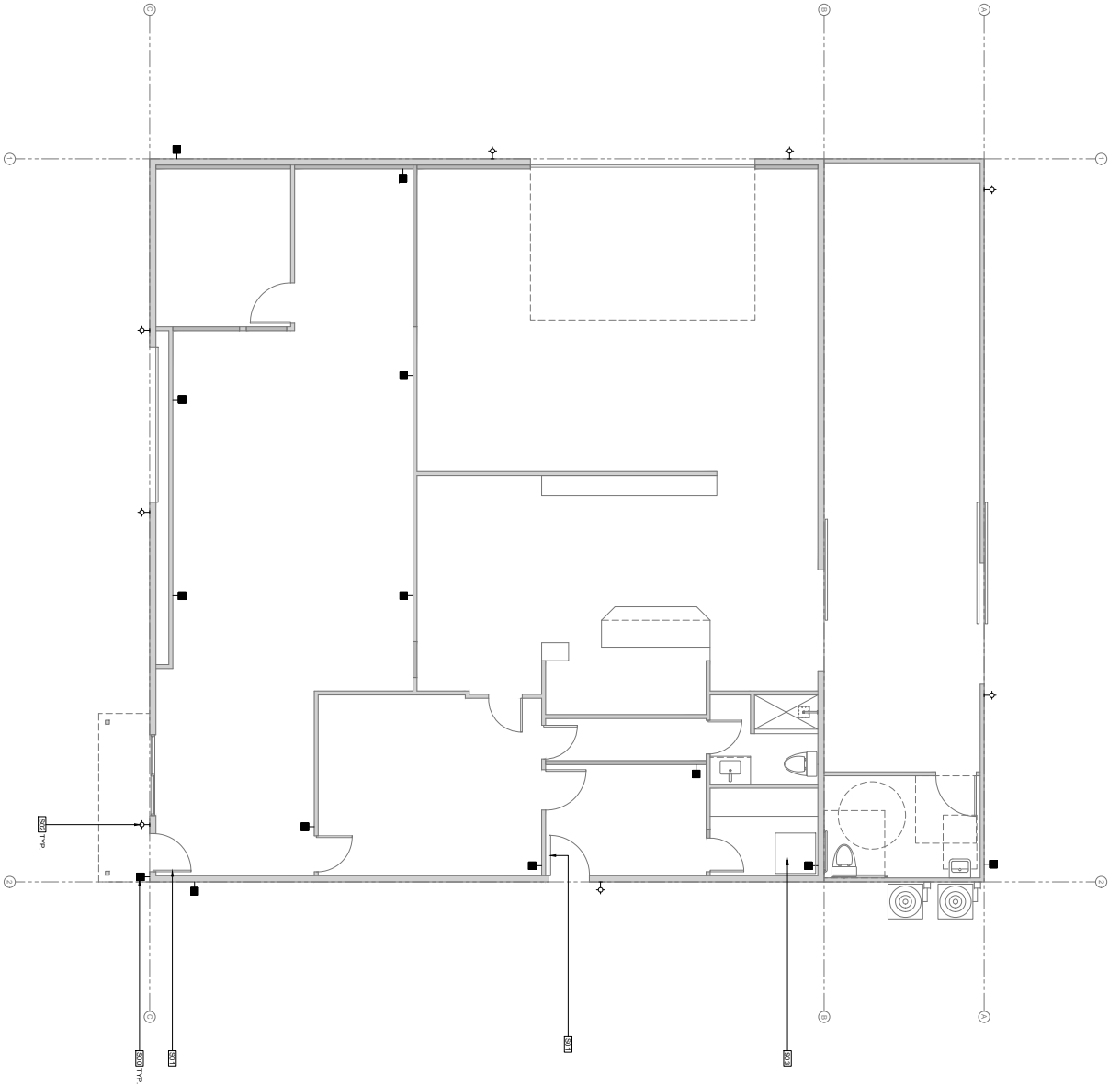
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 COACHELLA, CA 92236
 DESIGNER: *[Signature]*

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NO.	DESCRIPTION	DATE

PROJECT # 220071
 DATE 08/17/2020
 STATUS FIRST SUBMITTAL
 SHEET NAME VENTILATION PLAN

A2.12



SECURITY PLAN

SCALE: AS SHOWN

1



MDEX
MDESIGN GROUP, INC.
 1000 JACOBSON BLVD. SUITE 1000
 PALMDALE, CA 92357
 TEL: 805.251.9300
 FAX: 805.251.9300
 WWW.MDESIGNGROUP.COM

KEYNOTES

- 100 New wall mounting security camera.
- 101 New door with commercial grade lock.
- 102 New wall mounted exterior light fixture.
- 103 New safe.

PROJECT TYPE: CONDITIONAL USE PERMIT

OWNER:
 ARMANDO LERMA
 ADDRESS:
 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236

DESIGNER:


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NO.	REVISIONS	DESCRIPTION	DATE

PROJECT #	220071
DATE	06/17/20
DRAWN BY	
CHECKED BY	
STATUS	FIRST SUBMITTAL
SHEET NAME	SECURITY PLAN

Item 2.

PUERBLO

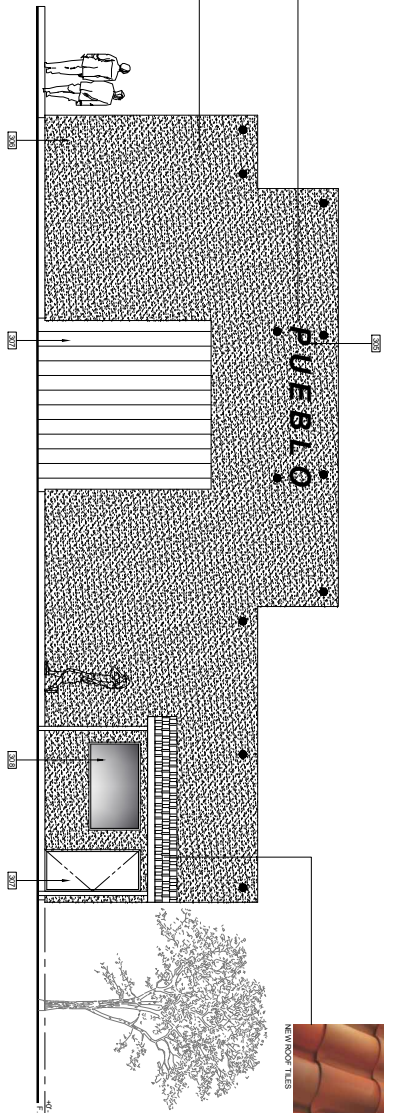
NEW EXTERIOR BUILDING SCIENCE



STUCCO PANEL



NEW ROOF TELES



FRONT ELEVATION SCALE 1/8" = 1'-0"

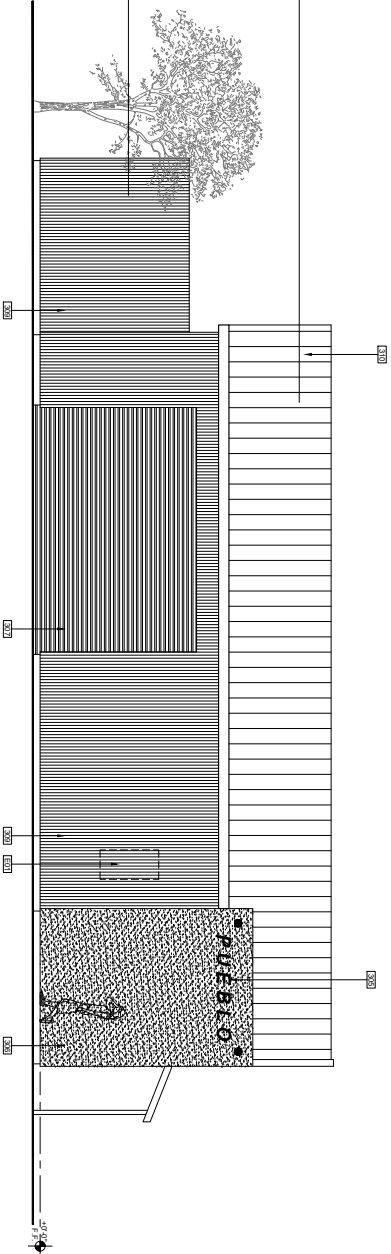
SCALE 1/8" = 1'-0"

- KEYNOTES**
- 100 NEW 1/2" COAT STUCCO WITH AN EASTONER COATING SAND TEXTURE FINISH
 - 101 NEW 5/8" ANI CONCRETE REINFORCED WE-EP SCREED
 - 102 NEW DOOR - SEE DOOR SCHEDULE
 - 103 NEW WINDOW - SEE WINDOW SCHEDULE
 - 104 NEW NEW INSULATION
 - 105 NEW ROOF
 - 106 EXISTING STUCCO
 - 107 EXISTING DOOR
 - 108 EXISTING WINDOW
 - 109 EXISTING COMPARTMENTED METAL
 - 110 EXISTING METAL ROOF
 - 111 NEW 400 AMP MAIN PANEL



STANDING SEAM METAL ROOF

COMPARTMENTED METAL SIDING



LEFT ELEVATION SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

PROJECT TYPE: CONDITIONAL USE PERMIT
 OWNER: ARMANDO LERMA
 ADDRESS: 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236
 DESIGNER: *MDGX*

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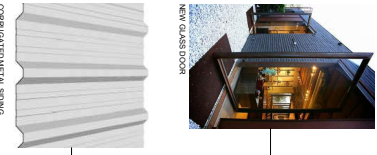
NO.	DESCRIPTION	DATE

PROJECT # 220071
 DATE 08/17/20
 DRAWING FIRST SUBMITTAL
 SHEET NAME ELEVATIONS

REAR ELEVATION SCALE 1/8" = 1'-0"

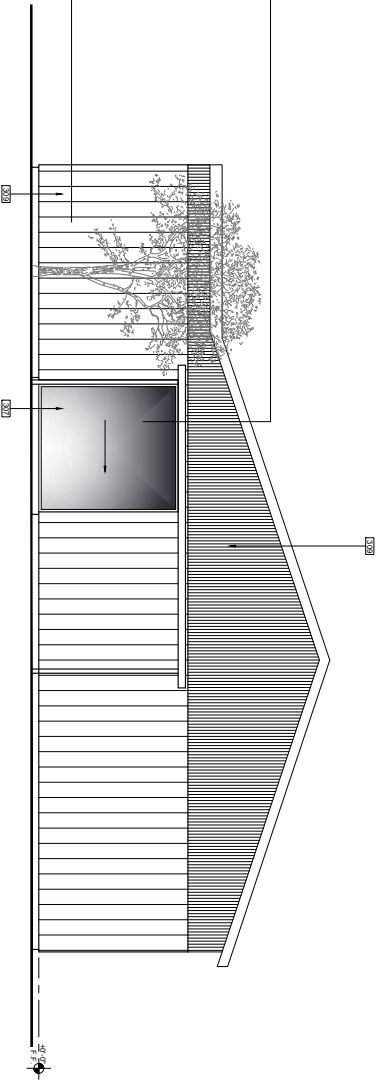
SCALE 1/8" = 1'-0"

A3.10

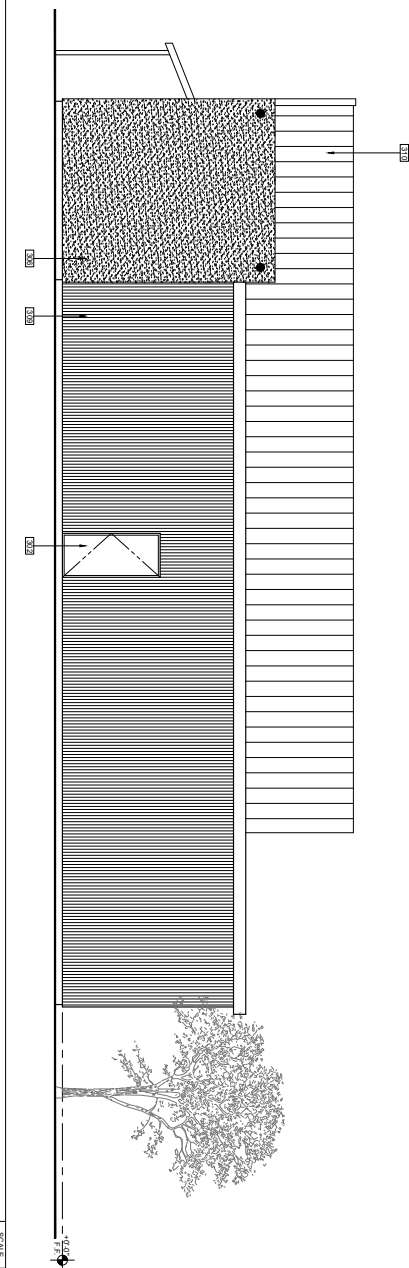


NEW GLASS DOOR

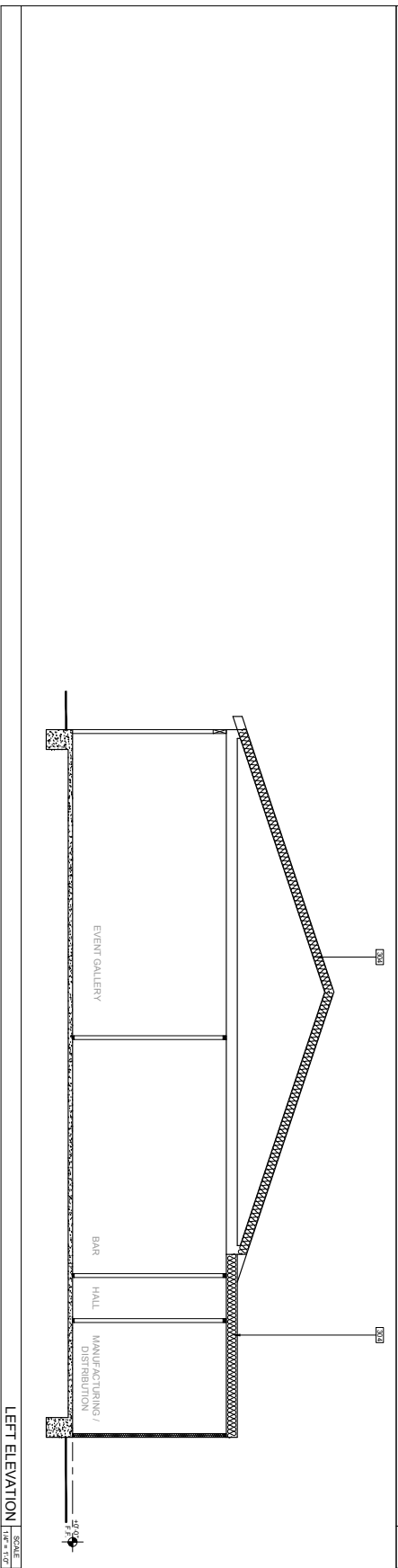
COMPARTMENTED METAL SIDING



Item 2.



RIGHT ELEVATION SCALE 1/8" = 1'-0"



LEFT ELEVATION SCALE 1/8" = 1'-0"

MDESIGN GROUP, INC.
 1001 JORDAN BLVD., SUITE 100
 PALMDALE, CA 92367
 TEL: 805.251.9000
 FAX: 805.251.9001
 WWW.MDESIGNGROUP.COM

- KEYNOTES**
- 100 NEW 1/2" X 1/2" X 1/2" STUCCO WITH 1/4" AT EAST/WEST
 - 101 COATING SAND TEXTURE FINISH
 - 102 NEW 3/4" X 1/4" X 1/4" CONCRETE REINFORCING W/EP SCREED
 - 103 NEW DOOR - SEE DOOR SCHEDULE
 - 104 NEW WINDOW - SEE WINDOW SCHEDULE
 - 105 NEW 1/2" X 1/2" X 1/2" STUCCO
 - 106 NEW SCHEDULE
 - 107 EXISTING STUCCO
 - 108 EXISTING DOOR
 - 109 EXISTING WINDOW
 - 110 EXISTING CORRUGATED METAL
 - 111 EXISTING METAL ROOF
 - 112 NEW 40' X 10' X 10' PANEL

PROJECT TYPE: CONDITIONAL USE PERMIT
 OWNER: ARMANDO LERMA
 ADDRESS: 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236

DESIGNER: *[Signature]*

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NO.	DESCRIPTION	DATE

PROJECT # 220071
 DATE 08/11/2020
 STATUS FIRST SUBMITTAL
 SHEETNAME ELEVATIONS SECTION
A3.11

SINGLE LINE: **PUEBLO**

DOUBLE LINE: **PUEBLO**

TYPE: **A B C D E F G H I J K L M**

TYPICAL TENANT SIGNAGE ILLUMINATED LETTERS

TYPE "A" ILLUMINATED LETTERS
 LETTERING TYPE STYLE SHALL BE "CHANNEL LETTERS"
 1. SINGLE LINE SIGNS. LETTER SIZE SHALL BE 24" HIGH
 2. DOUBLE LINE SIGNS. LETTER SIZE SHALL BE 12" HIGH
 3. MOUNTING SHALL ONLY COVER 80% OF WINDOW AREA

COLOR SELECTIONS:
 GOLD ANODIZED
 MEDIUM BRONZE
 RED "B"
 TYPE "B" CAST METAL LETTERS (4" THICK) ARE INDIVIDUALLY HANDCAST IN ELECTRIC FURNACES
 GEMINI CAST PRIME ALUM. AND LEAD FREE BRONZE IN VIRGIN SA AND MOLDS USING
 PAGES AND REFINISH WITH NO 15 OR BLENISHES.

GENERAL CUT METAL LETTERS
 WWW.SIGNLETTERS.COM

ROOM AND ARE SIGNAGE MOUNTING DETAIL FASTENING METHODS

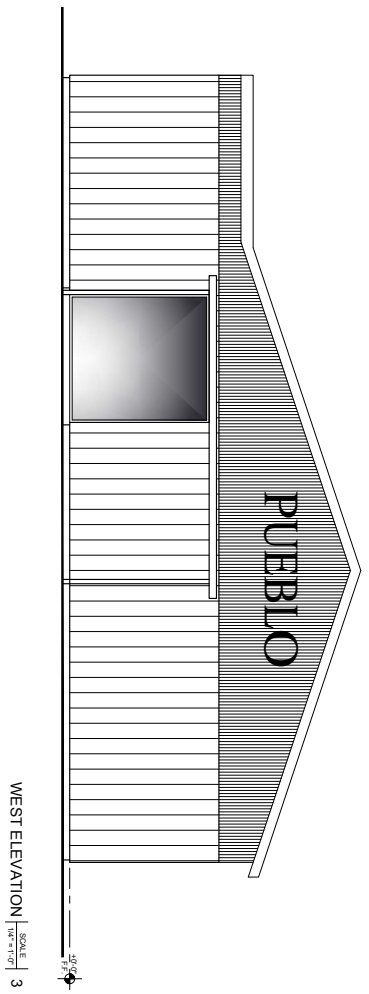
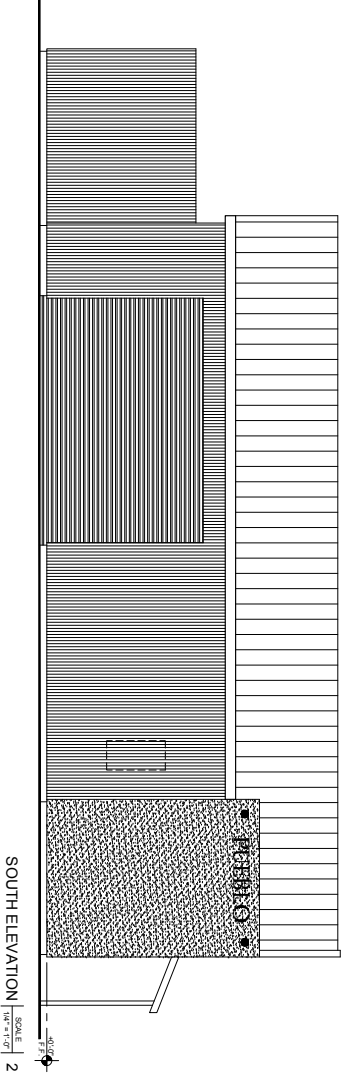
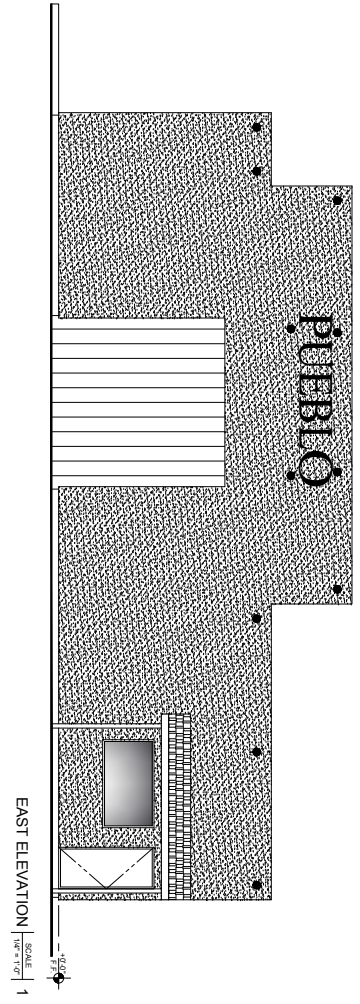
EMM-1*
 TYPE CONVENTIONALLY used in most applications with non-tilting content

EMM-2*
 TYPE CONVENTIONALLY used in applications where content is tilted and fastened to a wall. The amount of tilt is limited to 15 degrees.

EMM-3*
 ANTI-TILT TYPE CONVENTIONALLY used in applications where content is tilted and fastened to a wall. The amount of tilt is limited to 15 degrees.

EMM-4*
 TYPE CONVENTIONALLY used in applications where content is tilted and fastened to a wall. The amount of tilt is limited to 15 degrees.

PRECISION CUT METAL LETTERS



MDESIGN GROUP, INC.
 MDESIGN GROUP, INC.
 1000 JENNIFER BLVD. SUITE 100
 PALMDALE, CA 91368
 (818) 341-1000

PROJECT TYPE: CONDITIONAL USE PERMIT
 OWNER: ARMANDO LERMA
 ADDRESS: 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236

DESIGNER: *Armando Lerma*

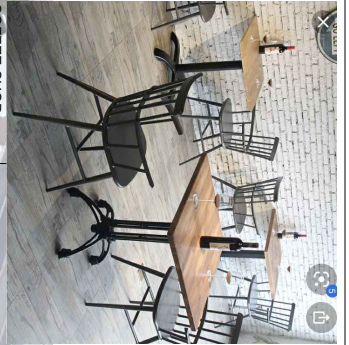
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NO.	REVISIONS	DESCRIPTION	DATE
1			

PROJECT # 220071
 DATE 06/17/20
 STATUS FIRST SUBMITTAL
 SHEETNAME SIGN PROGRAM



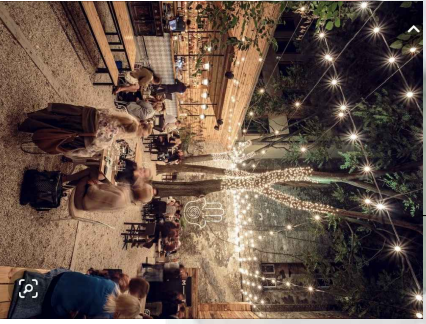
FOOD TRUCK AREA



COFFEE SHOP SEATING AREA



COFFEE SHOP



OUTDOOR SEATING AREA



EVENT GALLERY

MDSX
 MDESIGN GROUP, INC.
 JESSIE VAUGHAN ASSOCIATES @ OUTLOOK.COM
 3800 JENNIFER RD. #1000 94900
 PALM BEACH GARDENS, FL 33418
 PHONE: 561-990-9900 FAX: 561-990-9900

PROJECT TYPE: CONDITIONAL USE PERMIT
 OWNER: ARMANDO LERMA
 ADDRESS: GRAPERFRUIT BLVD
 83591 COACHELLA, CA 92236

DESIGNER: *Armando Lerma*
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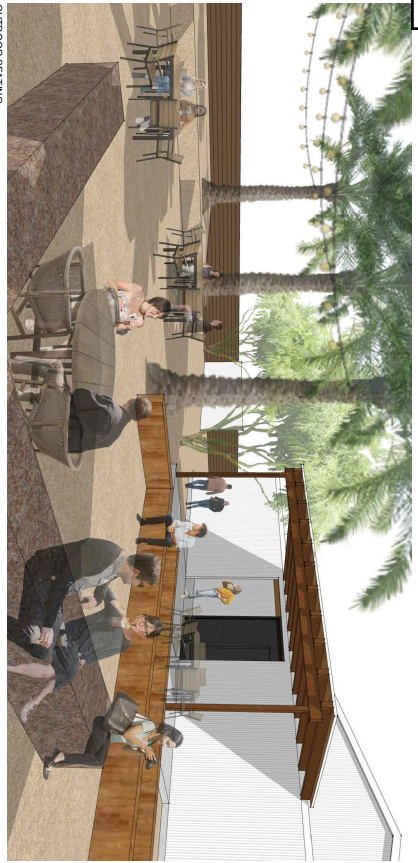
NO.	DESCRIPTION	DATE
220071	PROJECT #	06/17/2020
07/1/US	DATE	FIRST SUBMITTAL
	SHEET NAME	PERSPECTIVES

PERSPECTIVES

SCALE: 1/8"=1'-0"

1

P1.10



OUTDOOR SEATING



COFFEE SHOP



EVENT GALLERY

MDEX
 MDESIGN GROUP, INC.
 JESSIE EVANS AND ASSOCIATES @ OUTLOOK.COM
 2000 JACOBOSON BLVD. SUITE 1000
 PALMDALE, CA 92367
 PHONE: 818.350.9300
 FAX: 818.350.9300
 C: 200-219-2000

PERSPECTIVES

SCALE	1
NO.	1

P1.11

PROJECT TYPE: CONDITIONAL USE PERMIT

OWNER: ARMANDO LERMA
 ADDRESS: 83591 GRAPERFRUIT BLVD
 COACHELLA, CA 92236

DESIGNER: *Handwritten signature*

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NO.	DESCRIPTION	DATE
PROJECT #	220071	
DATE	06/17/2020	
DRAWN BY	FIRST SUBMITTAL	
SHEET NAME	PERSPECTIVES	

RESOLUTION NO. 2021-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. 336 TO CONVERT AN EXISTING COMMERCIAL BUILDING INTO A 1,500 SQUARE FOOT RETAIL CANNABIS BUSINESS WITH A 2,000 SQUARE FOOT ART STUDY AND COFFEE SHOP WITH OUTDOOR LOUNGING SPACE AND OUTDOOR ART INSTALLATIONS AND RELATED EVENTS ON A 13,000 SQUARE FOOT DEVELOPED PARCEL LOCATED AT 85-591 GRAPEFRUIT BOULEVARD. PUEBLO CANNABIS, LLC (ARMANDO LERMA), APPLICANT.

WHEREAS Armando Lerma (on behalf of Pueblo Cannabis) filed an application for Conditional Use Permit 336 that proposes to convert an existing commercial building into a 1,500 square foot retail cannabis business with coffee shop and art gallery and outdoor lounging and art exhibition space. The art gallery will utilize 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 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 No. 336 on April 7, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; 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 the Planning Commission recommended to the City Council approval of Conditional Use Permit No. 336 and the attendant Change of Zone (CZ 20-08); and

WHEREAS, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Change of Zone (CZ 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 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 City Council of the City of Coachella,

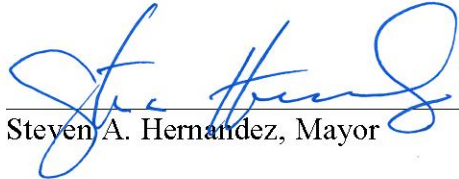
California does hereby approve Conditional Use Permit No. 336 subject to the findings listed below and the attached Conditions of Approval for the Pueblo Cannabis Project (CUP 336) (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 336

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 the proposed developments. The proposed uses on the site will be in keeping with the policies of the Downtown Center land use classification and the Project because it will promote pedestrian-friendly retail uses and a coffee shop, which is internally consistent with other General Plan policies for this type of development along Grapefruit Boulevard.
2. 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. The project site is located on approximately .3 acres at 85-591 Grapefruit Boulevard. The Project complies with the applicable MS-RC (Manufacturing Service-Retail Cannabis Overlay Zone) 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.
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 commercial 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 proposes a 1,500 square foot indoor retail cannabis business and 2,000 square foot indoor and outdoor coffee shop that will be used for temporary art exhibitions, outdoor art installations, murals and special events. Surrounding properties to the project site include commercial land uses and residential properties. As such, 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 meets the criteria for a Section 1530-Class 1 CEQA exemption.

PASSED APPROVED and ADOPTED this 26th day of May 2021.



Steven A. Hernandez, Mayor

ATTEST:



Angela M. Zepeda
City Clerk

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. 2021-29 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26th day of May 2021, by the following vote of the City Council:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk

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

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 business (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

disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.
- i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

Engineering – Grading and Drainage:

- 10. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
- 11. If the applicant is planning to build a wall(s), separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Engineering – Street Improvements:

- 12. The applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. The main driveway along Grapefruit Boulevard serving the proposed parking lot shall be reconstructed to conform to City of Coachella standards for commercial driveways. The existing drive approach along Grapefruit Boulevard nearest the street intersection of 3rd Street shall be removed and replaced with curb, gutter and landscaping improvements to match the City's urban greening capital project improvements.

13. The applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering-Sewer and Water Improvements

14. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
15. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements

Engineering – General:

16. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
17. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
18. If applicable, Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Engineering – Completion:

19. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the City Engineer prior to acceptance of improvements for maintenance by the City.

20. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basin, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer

Environmental Compliance:

21. The applicant shall comply with the following items prior to issuance of building permits:
 - a) Facility will be required to submit detailed plumbing plans for water and sewer
 - b) Facility will be required to verify required backflow device
 - c) Facility will be required to submit sizing criteria for a grease interceptor
 - d) Facility will be required to submit a wastewater survey for all food service establishments
 - e) All floor drains must have 3/8-inch strainers to prevent debris from entering sewer
22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
24. The applicant shall pay all required water connection fees.
25. The Coachella Unified School District is authorized by the State Legislature to levy developer fee on commercial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the District.
26. The applicant shall obtain separate sign permits for all proposed on-site signs, including all wall signs.
27. Prior to the issuance of building permits, detailed landscaping and irrigation plans shall be submitted for review and approval by the City Development Services Director.



STAFF REPORT
6/15/2022

TO: Planning Commission

FROM: Nikki Gomez, Associate Planner

SUBJECT: AM PM – Type 21 Alcohol Sales
Conditional Use Permit No. 350 to allow liquor sales (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store in an existing commercial building located at 48055 Grapefruit Blvd. GSC & Son Corporation (Applicant)
- Withdrawal

EXECUTIVE SUMMARY:

GSC & Son Corporation, the applicant, requested a Conditional Use Permit 350 (CUP 350) to allow a liquor sales license (Type 21 On Sale General Alcohol License) with the 5,170 sq. ft. “AMPM” convenient store located at 48055 Grapefruit Blvd the off sale of liquor (beer, wine and distilled spirits) at the AMPM convenient store in a C- G (General Commercial) zone. APN: 603-220-056

The applicant requests to withdraw the application CUP 350, therefore no further action is required from the Planning Commission.

Attachments:

1. Applicant Request for Withdrawal – May 4, 2022

authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: Nachhattar Chandi <nsc@chandigroupusa.com>
Sent: Wednesday, May 4, 2022 11:13 AM
To: Gabriel Martin <gmartin@coachella.org>; Steven Hernandez <shernandez@coachella.org>
Cc: Susana Chandi <susana@chandigroupusa.com>; Toni Merrihew <TMerrihew@chandigroupusa.com>; Erick Delgado <edelgado@chandigroupusa.com>; Amrit Singh <as@chandigroupusa.com>; Amandeep Chandi <aman@chandigroupusa.com>
Subject: 48055 Grapefruit Blvd. Coachella, CA - ABC Liquor License

Dear City Manager,

I am following up after our phone conversation yesterday afternoon at 3:25 pm, and I am still deeply upset at the entire situation.

I have talked with my nephew Amrit, and at this point we are going to withdraw our application to change the type of liquor license at the gas station.

This was intended to be a simple request and at no time did we expect to have new conditions put on us from the City. After attempting to discuss the proposed conditions, which are unreasonable, the conversation ends with a threat from you about sending a Code Enforcement officer to the gas station.

The heart of my family business began in the City of Coachella over 30 years ago and it seems to be getting more complicated to get anything done in Coachella since the 2016 election cycle.

It is also very hard to do business under the current City Mayor dictatorship. Very, very sad to me.

God bless you and best regards,

Nachhattar Singh Chandi
President / CEO
Chandi Group, USA
[42270 Spectrum St. Ste A](https://www.chandigroupusa.com)
[Indio CA 92203-9513](https://www.chandigroupusa.com)
T: [\(760\) 396-9260](tel:7603969260): Ext. 100
FX: [\(760\) 396-5245](tel:7603965245)
C: [\(760\) 578-3312](tel:7605783312) Email:NSC@Chandigroupusa.com

BCC: Paul Stoddard, Legal Counsel



STAFF REPORT
6/15/2022

TO: Planning Commission Chair and Commissioners

FROM: Nikki Gomez, Associate Planner

SUBJECT: Coachella Lakes RV Resort – Type 41 Alcohol Sales

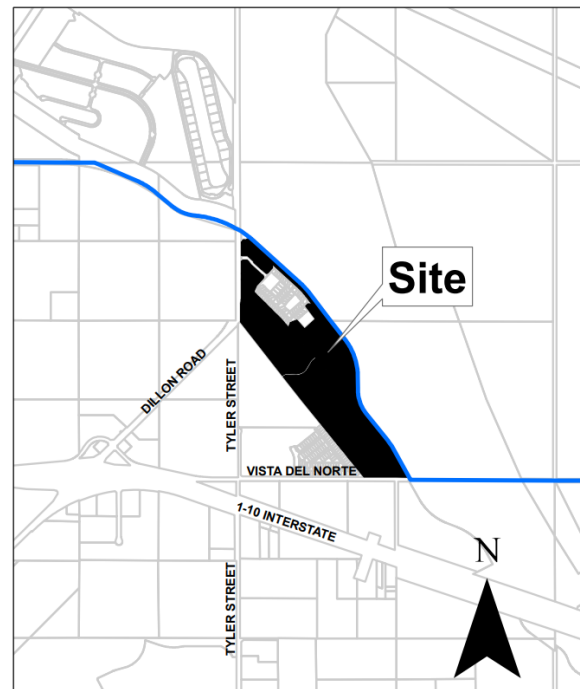
SPECIFICS: Conditional Use Permit No. 353 to allow liquor sales to allow for a Type 41 Alcohol Beverage Control license for “On-Sale Beer & Wine – Eating Place” for an existing facility registration office and a new clubhouse located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek in the C-T, PD (Commercial Tourist Planned Development Overlay) . Coach RV LLC (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-19 approving Conditional Use permit No. 353 to allow a liquor sales license (Type 41 On-Sale Beer & Wine – Eating Place) for “registration office” and “clubhouse” located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek within the Coachella Lakes RV Resort pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

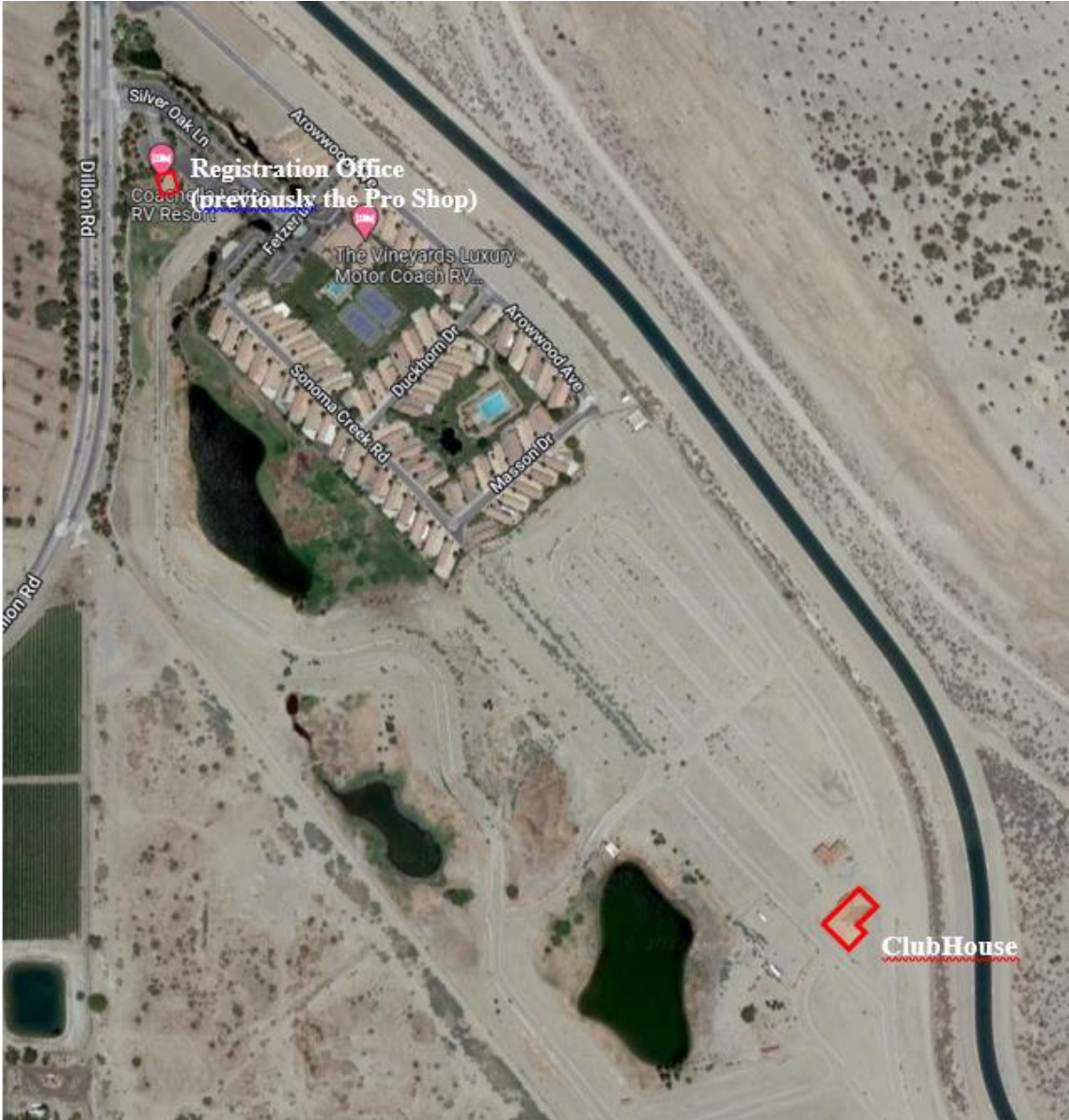
On March 6, 2019, the Planning Commission approved the Red Moon RV Park project on 78.3 acres of vacant land located within the existing Vineyards Luxury Motorcoach Resort at 44-790 Dillon Road. This project is a deviation from the existing Vineyards Luxury Motorcoach Resort that consisted of subdivided lots for both RV parking and “Casitas”. The Red Moon RV Park project was approved with Environmental Assessment (EA 18-03), Conditional Use Permit (CUP 308), and Architecture Review (AR 18-18) for a Recreational Vehicle (RV) Campground consisting of 469 RV parking rental spaces with no structures, clubhouse, laundry/restroom buildings with private streets and common area amenities.



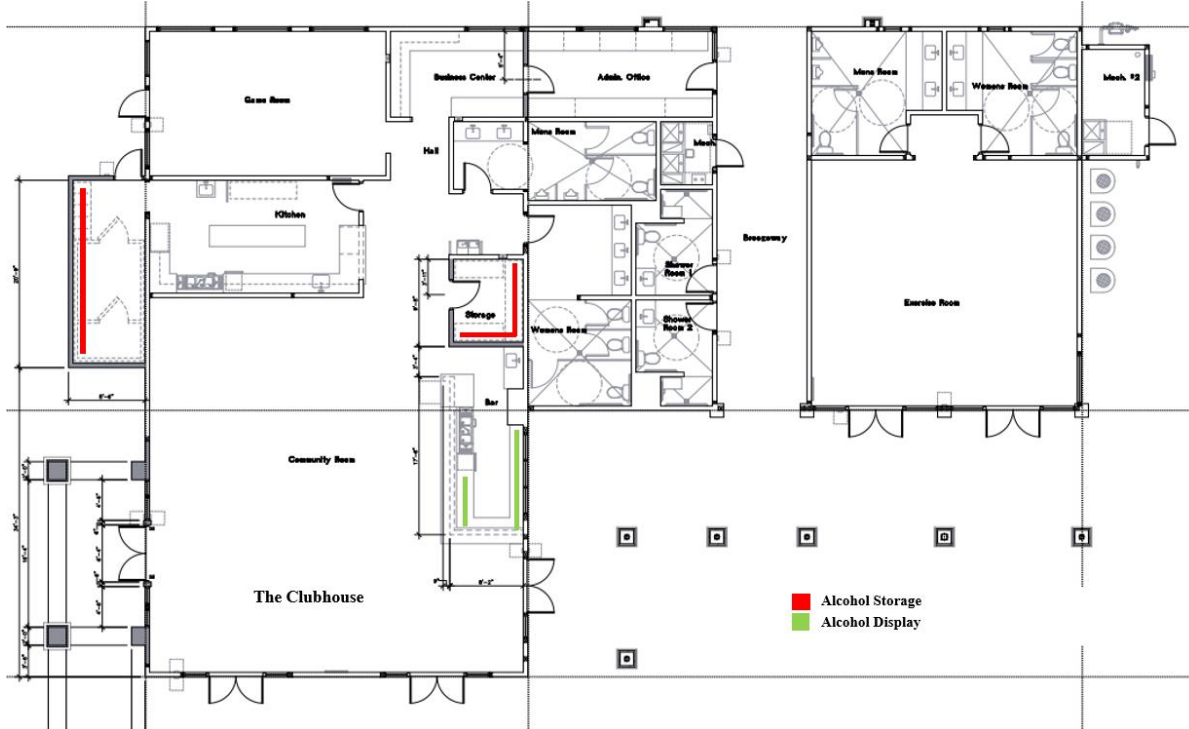
The development name “Red Moon RV Park” was recently renamed to “Coachella Lakes RV Resort” and is under construction. The Type 41 (On-Sale Beer & Wine – Eating Place) alcohol license will be utilized for the existing facility the Registration Office which was previously referred to as the “Pro Shop” and the Clubhouse. The aerial map below shows the Registration office at the northwest area of the development and the Clubhouse is centrally located with the development.

DISCUSSION/ANALYSIS:

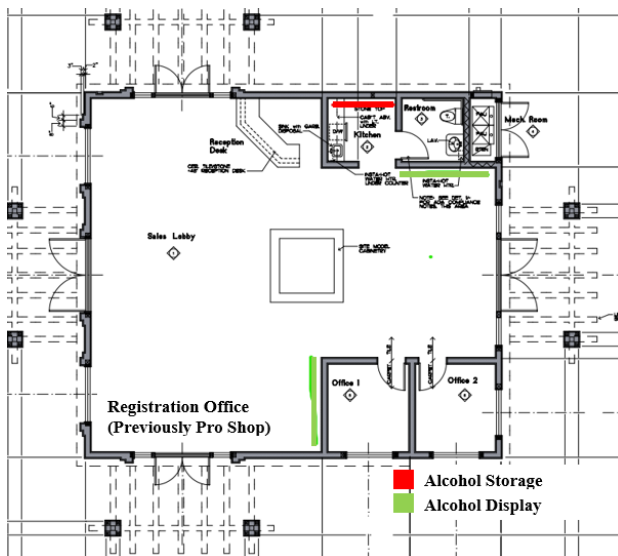
The applicant, Coach RV LLC, has submitted a request for a Conditional Use Permit (CUP) to allow Type 41 On-Sale Beer & Wine – Eating Place. The approval of a Type 41 Alcohol license *authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The establishment must operate and maintain the licensed premises as a bona fide*



eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. According to the Alcohol and Beverage Control (ABC), if an establishment has a bona fide restaurant, the applicant has the privilege to sell alcohol for offsite consumption. The clubhouse shown below, will have a bona fide restaurant, therefore the applicant will have the authorization to sell alcohol for offsite



consumption. ABC considers a bona fide eating-place as *Licensed premises that are maintained in good faith and used for the regular service of meals to patrons. The premises must have suitable kitchen facilities and supply an assortment of foods commonly ordered at various hours of the day.* The Clubhouse floorplan shows the kitchen, dining/community room, bar, game room, office, restrooms with a breezeway separating the exercise room. The areas highlighted in red will be location of the alcohol storage and the area highlighted in green is the alcohol bar display.



The Registration Office, previously the Pro Shop, is undergoing minor renovation to incorporate two offices and interior and exterior enhancements. The registration office shows the reception area, offices, and bathroom. It also identifies the alcohol storage and display. Renters and visitors may purchase alcohol for the display areas.

The zoning designation for the subject property is CT-PD (Commercial Tourist Planned Development Overlay) and allows 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. The Conditional Use Permit findings are required to be made by the Planning Commission.

Section 17.74.015(C)(2) of the Municipal Code establishes that on-sale establishments must comply with the following requirements:

- a. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use; and**

The establishment does fall within a residential community Villas at the Vineyards abutting at the southwest side of the project.

- b. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, on-sale use; and**

The establishment is not within 700 feet of the any existing liquor on-sale use.

- i. The planning commission may find that the public benefit outweighs the distance restrictions of subsections (a) and/or (b) above, upon additional findings that:**

Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the on or off-sale beer, wine (Type 41 Alcohol License) for the clubhouse which offers services such as a restaurant in the nearby neighborhood.

- (A) The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and**

The establishment provides benefit to the immediate neighborhood, as the clubhouse one of the facilities will have a restaurant on the most northern part of the city north of the I-10 Freeway.

- (B) Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;**

The Registration Office and Clubhouse shows the location of the display and storage of the beer and wine. The Registration Office beer and wine storage is 3.4 percent which does not exceed the five percent or the 1,000 sf for the display and storage of alcoholic beverages. The Clubhouse beer and wine storage is 4.3 percent,

which does not exceed the five percent or the 1,000 sf for the display and storage of alcoholic beverages.

- c. That the requested establishment at the proposed location will not adversely affect the economic welfare of the nearby community; and**

The establishment will not adversely affect the economic welfare of the nearby community since the alcohol sales will be associated with a new facility (Clubhouse) which will provide amenities such as restaurant, pool area and exercise room conducive to renters and visitor resort experience in the Coachella Lakes RV Resort. The establishment is within an RV Resort where visitors and renters can access the facility with ease promoting walkability within the development. The Resort is located almost 2 miles from the nearest licensed on-premises establishment, so the ability to purchase alcoholic beverages at the Resort without having to leave to drive to another licensed establishment will provide a tremendous convenience for the visitors and renters. Furthermore, the ability to sell alcoholic beverages adds to the viability of the Resort's business model, as the public expects that a luxury RV park of this nature will offer alcoholic beverages. However, staff added conditions to the project to address the landscaping along the perimeter of the project and median along Dillon Rad. One of the condition is for the applicant to form a Lighting and Landscaping Maintenance District to maintain the median island and street lighting. The perimeter landscaping and perimeter walls shall be included in the property owner's association for maintenance, repair and replacement. In the meantime, the applicant will provide landscape maintenance along the perimeter of the project along Dillon Road and Vista Del Norte.

- d. That the exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.**

The exterior appearance of the structure of the proposed establishments will be consisted with the exterior of the appearance of the commercial structures already constructed. The Registration Office is undergoing minor renovation, which will enhance interior layout and exterior facade. The Clubhouse is under construction. The Clubhouse will have a Spanish Mediterranean design with stucco finish, s-tile roofing, tower elements, decorative quatrefoils, and decorative window treatments to match the existing building at the Vineyards Luxury Motorcoach Resort.

- D. Additionally, if the California Department of Alcoholic Beverage Control (ABC) notifies the City that the proposed establishment is either (1) subject to the State law moratorium/limit on the number of liquor licenses that may be issued within the city under California Business and Professions Code Section 23817.7 or, (2) is in an area of "undue concentration" of liquor licenses, as defined in California Business and Professions Code Section 23958.4; the planning commission must additionally**

find that the public convenience or necessity nonetheless justifies the issuance of the liquor license to the establishment.

The subject site is located within Census Tract 452.22, where ABC concentration standards allow a maximum of 2 on-sale licenses, where 4 exists as shown on Table 1. When it is determined by ABC that there is an undue concentration of on-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license to the establishment.

Table 1 – On-Sale Alcohol Licenses

Off-Sale Alcohol License within Census Tract 452.22			
Business Name		Address	License Type
1	Fantasy Springs Casino	84245 Indio Springs, Indio, CA 92203	68 (Portable Bar License)
2	Fantasy Springs Casino	84245 Indio Springs, Indio, CA 92203	47 (On Sale General – Eating Place)
3	Fantasy Springs Casino	84245 Indio Springs, Indio, CA 92203	58 (Caterer’s Permit)
4	La Paloma Restaurant	43990 Golf Center Ste B1, Indio CA 92203	41 (On-Sale Beer and Wine – Eating Place)

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns or complaints for the Type 41 Liquor License for the Registration Office and Clubhouse within the Coachella Lakes RV Resort and he did not identify any concerns with the applicant for the Coachella Lakes RV Resort Alcohol License and does not recommend any conditions of approval.

Hours of Operation:

The operating hours for the Registration Office and the Clubhouse is from 8:00 a.m. to 10:00 p.m. daily.

Environmental Setting:

The subject site is within an existing development, the Registration Office is located at 44790 & 44800 Dillon Road and the Clubhouse located at 86401 Sonoma Creek. The project site is substantially surrounded by open space and some development, with adjoining zoning and land uses as follows:

North: All-American Canal/Unincorporated County – Landfill (N-A County Zone)

South: Vacant Land (MS Manufacturing Service/ CG General Commercial Zone)

East: All-American Canal/Eastside Dike (N-A County Zone)

West: Vacant Land (CT – Commercial Tourist/RMH – Residential Mobile Home)

Site Plan / Parking and Circulation:

The project site main entrance is located on Dillon Road with secondary access from Vista Del Norte. The project site main entrance is located on Dillon Road with secondary access from Vista Del Norte. Both of the Registration Office and Clubhouse will be open to the public, therefore the Restaurant and Office Parking Standard under the Municipal Code will apply. Under 17.51.010 Restaurants requires *one space for each forty-five (45) square feet of customer area, plus one space for each two hundred (200) square feet of noncustomer area*. The restaurant floorplan shows 1,511 square feet of customer area with 1,216 square feet of non-customer area resulting in 40 required parking spaces. The Registration Office will require *one parking space per (250) square feet*. The registration office floorplan shows 1,745 square feet resulting in 14 parking spaces. The combined required parking spaces within the property is 53 parking spaces. The Coachella Lakes RV Resort has a combined parking area including golf cart parking throughout the development is 92 parking spaces. Since a large part of the customers that will utilize these facilities are within the Resort, other on-site parking is used to satisfy the parking requirement considering that RV renters may utilize alternative means such as walking and use of golf carts to access the facilities.

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

1. Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 353 with the findings and conditions listed in Resolution No. PC 2022-19, and in the attached resolution.
2. Deny the proposed project.
3. Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution No. PC 2022-19
2. Exhibit A to Resolution No. PC 2022-19
3. Project Plans
4. Vicinity Map
5. Existing Conditions

RESOLUTION NO. PC 2022-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 353 TO ALLOW ON OR OFF SALE OF BEER SPIRITS FOR THE REGISTRATION OFFICE AND CLUBHOUSE (ABC LICENSE TYPE 41-ON-SALE BEER & WINE – EATING PLACE) WITHIN THE COACHELLA LAKES RV RESORT LOCATED AT 44790 & 44800 DILLON ROAD AND 86401 SONOMA CREEK. (APN 697-330-001, 005, 006, 007, 008, 009, 010, 011); COACH RV LLC, APPLICANT.

WHEREAS, Coach RV LLC filed an application for Conditional Use Permit No. 353 (CUP 353) to allow on or off sales of beer and wine (ABC License Type 41 – On-Sale Beer & Wine – Eating Place) in an the Registration Office and Clubhouse within the Coachella Lakes RV Resort located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek.; Assessor’s Parcel No. 697-330-001, 005, 006, 007, 008, 009, 010, 011 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 353 on June 15, 2022 at the 1515 Sixth Street Coachella, California regarding the proposed Project; 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 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 establishments is within the Coachella Lakes RV Resort and proposed to utilize an ABC Type 41 On-Sale Beer & Wine – Eating Place; 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, 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 establishment in an approved RV Resort development.

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 resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

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.

Section 3. Conditional Use Permit

With respect to the Conditional Use Permit (CUP) 353, the Planning Commission finds as follows for the proposed liquor license sales:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035. The site has a General Neighborhood and Open Space land use designation with Sub-Area No.12 (North Dillon) policies which encourage a final designation buildout with mixture of uses that includes 25% of the sub-area for Resort uses that allows gated communities. In addition, the Sub-Area No. 12 identifies a policy direction to “*capitalize on the access to the freeway and seek and encourage freeway oriented uses ...regional entertainment and recreation uses that benefit from easy regional access*”. The proposed Type 41- On-Sale Beer & Wine – Eating Place liquor license support the Coachella Lakes RV Resort development by enhancing the visitor and renter’s experience, while utilizing on site amenities such as the Clubhouse.
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-T, PD (Commercial Tourist Planned Development Overlay) which permits facilities such as clubhouse and registration office subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use in the C-T, PD (Commercial Tourist Planned Development Overlay) 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 Coachella Lakes RV Resort is currently being constructed incorporating all infrastructure improvements to support the amenities in the development. The Clubhouse and Registration Office in which the alcohol license will apply to was part of a previously approved entitlements by Planning Commission as Environmental Assessment (EA 18-03), Conditional Use Permit (CUP 308), and Architecture Review (AR 18-18).

- 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 no concerns about the operations of this establishment including service of on-sale beer. The Sherriff’s Department not recommend conditions related to public safety concerns. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
- 5. The proposed use provides vehicular approaches to the property designed for reasonable interference with traffic on surrounding public streets or roads. Existing vehicular approaches from Dillon Road and Vista Del Norte will be utilized for the project. Existing on-site vehicular parking 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.

Section 4. Planning Commission Approval

Based on the forgoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approve Conditional Use Permit (CUP No. 353) for the ABC License Type 41 – On-Sale Beer & Wine – Eating Place for the Registration Office and Clubhouse with the Coachella Lakes RV Resort and subject to the Conditions and Approval as set forth in “Exhibit A”:

PASSED APPROVED and ADOPTED this 15th day of June 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephanie Virgen
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. PC2022-19 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15th day of June 2022 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 353:

1. Conditional Use Permit No. 353 is an approval for the On-Sale Beer & Wine – Eating Place Type 41 Liquor License existing and new commercial facility with in the Vineyards RV Resort. 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 shall agree to the formation of a Lighting and Landscaping Maintenance District (LLMD) to maintain the median island landscaping, irrigation and street lighting along Dillon Road consistent with Mitigation Measure 14 for Tentative Tract Map 30117. The owner shall prepare the improvement plans, Engineer’s Report, Estimated Cost, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment. The Applicant shall complete the formation LLMD of prior to issuance of Certificate of Occupancy of the Registration Office.
4. The perimeter landscaping and perimeter walls shall be included in the property owner’s association (CC&Rs) for maintenance, repair and replacement and maintained in a first class condition. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney’s office prior amendment and recordation. The Applicant shall create and record the CC&Rs prior to issuance of Certificate of Occupancy of the Registration Office.
5. The CUP No. 353 will be considered effective upon replacement of on-site missing, dead or decaying landscaping along center median and perimeter the project site along Dillon Road the satisfaction of the Code Enforcement Manager and Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed. The Development Services Director will confirm with the CA Alcohol Beverage Control that this condition has been satisfied at that the CUP No. 353 is considered affective.
6. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.
7. 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.

8. 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.
9. The operating hours for the Registration Office and the Clubhouse is from 8:00 a.m. to 10:00 p.m. daily.
10. 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.

WALL SYMBOL LEGEND

- 2 x 6 stud wall construction (2 x 6 at 16" o.c.) with 5/8" gyp. board ea side. Exterior walls to have exterior plaster finish. All framed walls to have R-21 Fiber Glass Batt Insulation. Insulation may be omitted at interior walls with permission of owner.
- 1 hr. fire wall with 5/8" type "x" at garage side of wall from floor to underside of roof sheathing. Penetration shall be protected w/ an approved material to resist the free passage of flame and products of combustion.
- Same as 1 hr. fire wall with 1 layer "Acoustiblok" acoustical insulation.
- 2x6 Stud Wall with Stone Veneer
- Existing Stud Walls to Remain. See Finish Schedule on Sht A6.1 for Final Finishes.

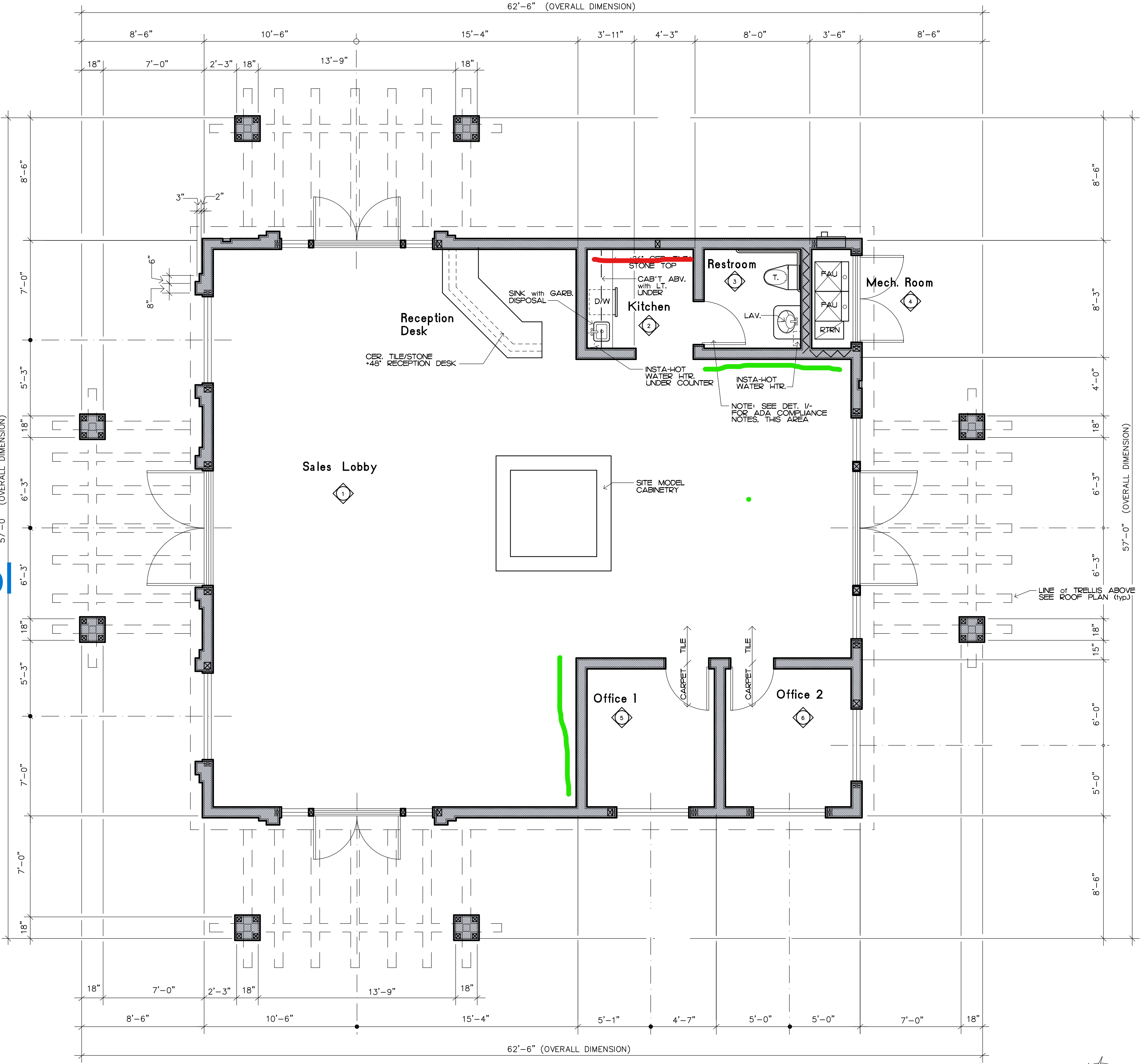
BUILDING INSULATION PROGRAM

WALLS:
All Stud and Knee Walls shall be insulated with: R-23 Encapsulated Batt Insulation.

CEILING:
All ceilings shall be insulated with R-38 Fiberglass Batt Insulation. The insulation shall be installed in Direct Contact with the Underside of the Roof Sheathing to avoid Condensation. Per. CBC, 1203.3 (Unvented Attic and Unvented Enclosed Rafter Assemblies)

ROOF FRAMING:
All vertical attic surfaces and gable end shall have a radiant barrier installed.
All foam plastic insulation shall have a flame spread index of not more than 75 and a smoke developed index of not more than 450.

The pro shop drawing shows green lines where coolers will display alcohol for sale. the red lines are where alcohol will be stored.



SYMBOLS LEGEND

- Wood Posts - See Structural Drawings for Sizes and Locations (Typical)
- Steel Tube Columns - See Structural Drawings for Sizes and Locations (Typical)
- Steel Wide Flanges - See Structural Drawings for Sizes and Locations (Typical)

NOTE: ALL APPLIANCES MUST BE ENERGY STAR LABELED FINISH MATERIAL SHALL COMPLY WITH CGBC 4504.2 YOUR CONTRACT LIMITS for ARCHITECTURAL COATING (PAINTS) SHALL COMPLY WITH CGBC TABLE 4504.3

NOTE: HOT-MOPPED SHOWER PAN SHALL BE INSPECTED UPON COMPLETION OF HOT-MOPPING and SHALL BE FILLED WITH WATER FOR INSPECTION

NOTE: WALL and CEILING FINISHES SHALL have a FLAME SPREAD INDEX not GREATER than 200 and SMOKE-DEVELOPED INDEX not GREATER than 450.

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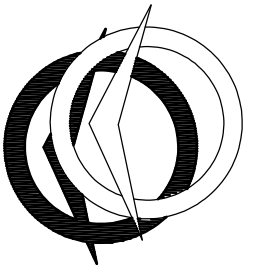
A Maintenance Facility for:
Contemporary Resorts
and
Residences
44-800 Dillon Road
Coachella, California
Coachella Lakes
RV Resort
A.P.N. 697-320-070
Lot 1
Tract Map No. 30117-1
Per MB 331/071

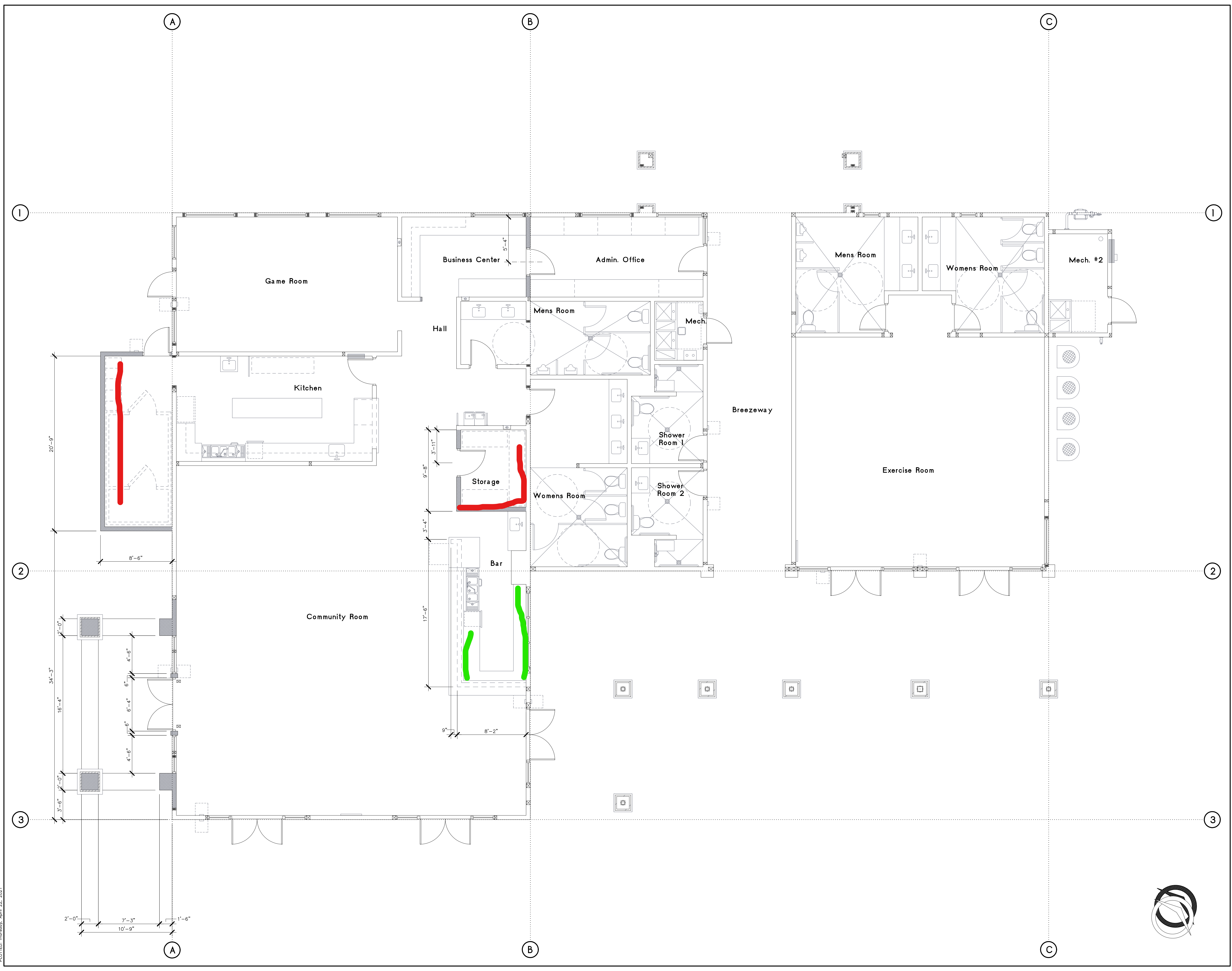
Coachella Lakes RV Resort
Check In Building

NOTATION FLOOR PLAN

DRAWN	RA
1st Submittal
Thursday, July 29, 2021	
SCALE	1/4"=1'-0"
JOB NO.	2102
SHEET NO.	

A2.1





PLOTTED, Thursday, April 22, 2021

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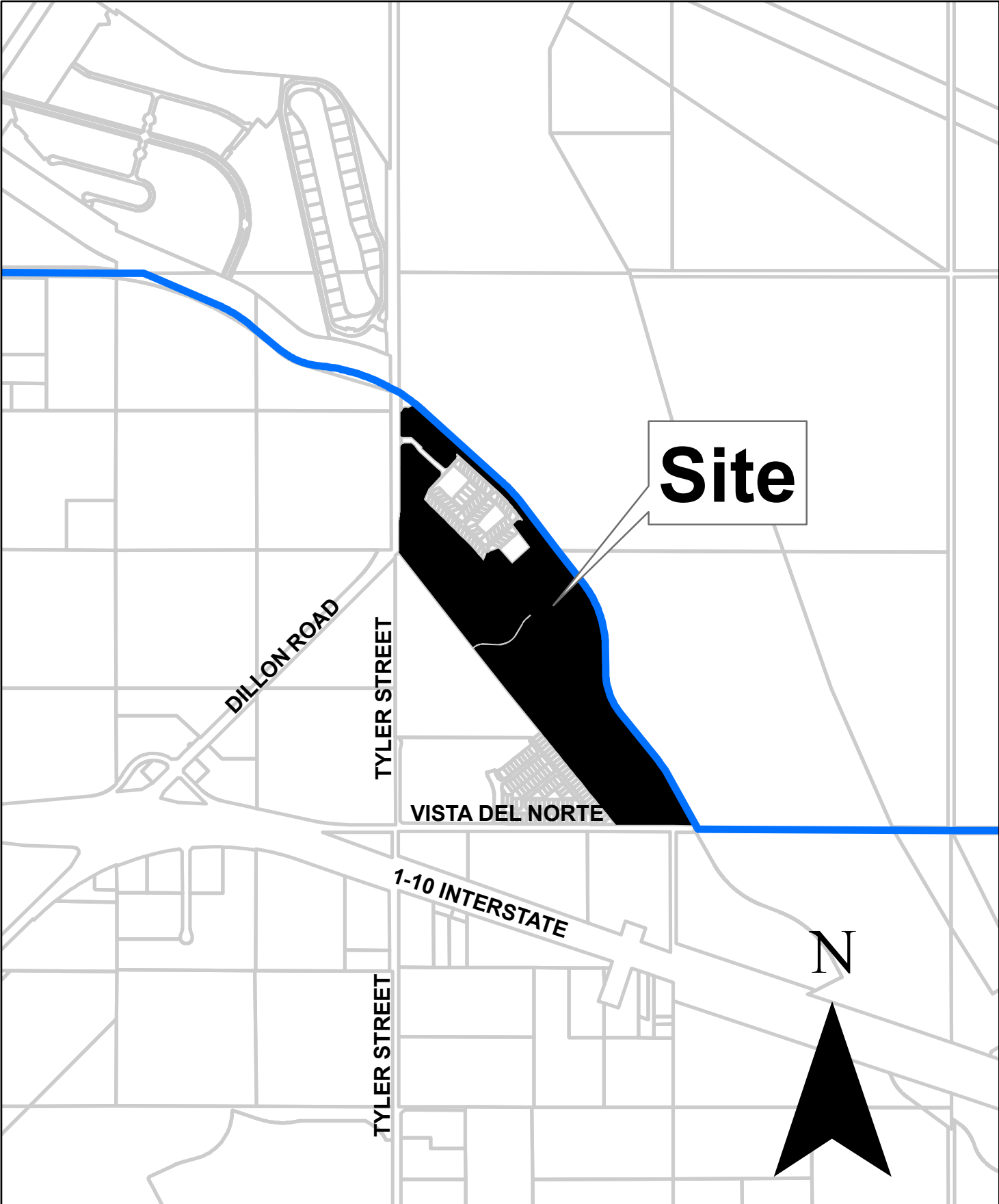
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A Motor Coach Resort for:
Contemporary Resorts & Residences
 44-800 Dillon Road
 Coachella, California
 Coachella Lakes
 RV Resort
 A.P.N. 697-320-070
 Lot 1
 Tract Map No. 30117-1
 Per MB 331/071

The Vineyards

Club House

DRAWN	RA
1st Submittal
Thursday, April 22, 2021	
SCALE	1/4" = 1'-0"
JOB NO.	1914
SHEET NO.	
A2.2	



Site

DILLON ROAD

TYLER STREET

VISTA DEL NORTE

1-10 INTERSTATE

TYLER STREET

N



Existing Conditions Photos
Coachella Lakes RV Resort
44970 & 44800 Dillon Road & 86401 Sonoma Creek

Along Dillon Road



Registration Office



Clubhouse

