



**STAFF REPORT**  
**10/26/2022**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Request for a Third 12-Month Time Extension for Architectural Review No. 19-02 to construct a new multi-tenant retail/office center consisting of two commercial buildings for a total of 22,300 sq. ft. on two vacant parcels of land totaling 1.9 acres in the C-G (General Commercial) zone located at the southeast corner of Valley Road and Cesar Chavez Street. (APN 778-280-001 & -002). Juan Carlos Guardado, Applicant.

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant the third and last 12-month time extension for Architectural Review No. 19-02 for a new expiration date of August 7, 2023.

**BACKGROUND:**

On October 12, 2021, the applicant, Juan Carlos Guardado, submitted a first time extension request for the project, which was granted a two-year term expiring August 7, 2022. The project is a multi-tenant retail/office center on two vacant parcels of land totaling 1.9 acres in the located at the southeast corner of Valley Road and Cesar Chavez Street.

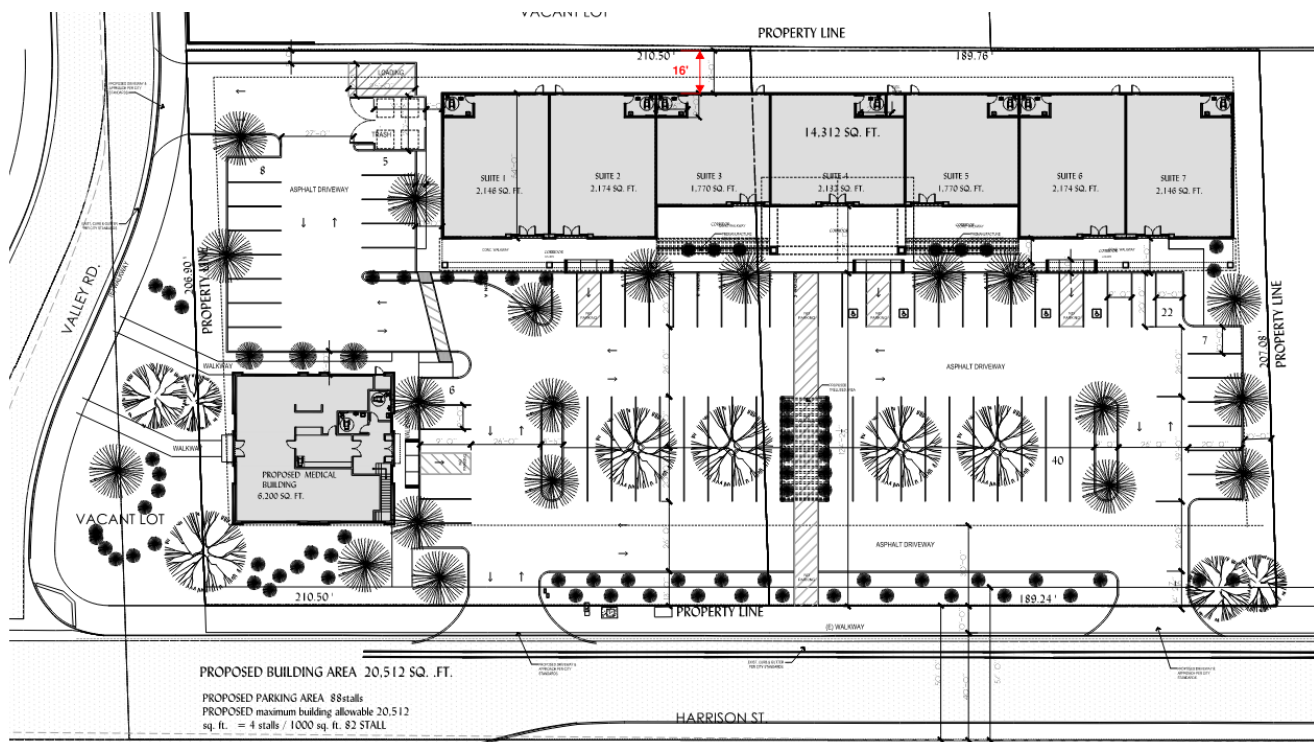
On August 7, 2019, the Planning Commission approved Architectural Review No. 19-02 to allow the construction of a multi-tenant retail/office center consisting of two commercial buildings totaling 22,300 square feet. One of the proposed buildings is a 6,200 square foot, two-story building located closer to the intersection of Cesar Chavez and Valley Road. The second building is 16,100 square feet, one-story building located at the rear of the site with seven (7) potential tenants. Three points of vehicular access are provided to the proposed development, one from Valley Road and two from Cesar Chavez Street.

The proposed architecture for the proposed two buildings is of a contemporary design with a light “Golden Gate” exterior stucco color, and a top plate wall measuring a height of 26’ for the two-story building. The one-story building proposes a top plate at 17 feet and a parapet wall height at 27 feet. The one story building provides a corridor at the entire length of the building with a 9 foot depth at the ends of the building and 17 feet 6 inches depth at the center of the building. Additionally, the corridor provides an extended arched design with stuccoed foam with accenting colors.



**DISCUSSION/ANALYSIS:**

As part of the previous time extension request, the applicant included a revision on the site plan for a modification to the side setback and parking stall count. The revised site plan included a 16’ side setback from the easterly property line (rear portion of the property) modified from a 10’ setback on the original plan to accommodate an existing easement. The easement is to remain clear of any structures, which resulted in a decrease of the building square footage for the one-story building located at the rear of the site from 16,100 square feet to 14,312 square feet. The one-story building will still accommodate seven (7) potential tenants. In addition, the parking stall count decreased from 91 to 88 parking stalls from the original site plan.



The Planning Commission is required to review Architectural Review time extension requests according to the following criteria in the Coachella Municipal Code.

- *There will be no significant change in the surrounding neighborhood.* There are no further changes to the proposed project that would result in a change in the surrounding neighborhood.
- *The project conforms to existing and new building and zone requirements.* The project site has a zoning designation of C-G (General Commercial) which permits office and retail uses.
- *A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration.* The Applicant filed for the extension with the Development Services Department on August 4, 2022. By requesting a 12-month time extension, it will ensure the project is valid and can continue with the plan check process.
- *The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.* The Applicant included the reason for the extension request due to the building plans in plan check.

**RECOMMENDATION:**

Staff recommends that the Planning Commission grant the third and last available 12-month time extension for Architectural Review No. 19-02, making the new expiration date August 7, 2023.

Attachments:

1. Applicant's Letter
2. Approved Site Plan
3. Decision Letter - Conditions of Approval AR No. 19-02