

RESOLUTION NO. PC2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 23-08, A REQUEST TO MODIFY LOVE'S TRAVEL STOP ARCHITECTURE WITH FAÇADE IMPROVEMENTS AND ADDITION OF AN OBSERVATION AND IT ROOM, TOWER AND VESTIBULE AT 45-761 DILLON ROAD. APPLICANT: MIRNA SMITH.

WHEREAS Mirna Smith filed an application for Architectural Review (AR) 23-08 to modify Love's Travel Stop building architecture and a 200 foot addition at 45-761 Dillon Road; and,

WHEREAS on February 21, 2024, the Planning Commission of the City of Coachella held a duly noticed public hearing, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties, and approved AR No. 23-08 for the Love's Travel Stop addition and façade enhancement 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as a Class 1, Existing Facilities, exemption as the project consists of the minor alteration of existing private structures (CEQA Guidelines 15301). As such, no additional environmental review or further mitigation is required for this request.

WHEREAS the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby 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

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as a Class 1, Existing Facilities, exemption as the project consists of the minor alteration of existing private structures (CEQA Guidelines 15301). As such, no additional environmental review or further mitigation is required for this request.

Section 3. Architectural Review Findings

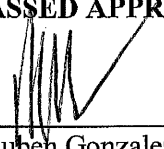
With respect to Architectural Review 23-08, the Planning Commission finds as follows for the 6,100 sq. ft. Love's Travel Stop convenience store:

1. The Architectural Review modification is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Regional Retail land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Regional Retail land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the R-C (Regional Center) Zoning District of the City's Zoning Code. The site and elevation plan proposes the façade enhancement and minor addition to existing convenience store in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is 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 the development. The proposed project is in compliance with the applicable development standards for the R-C (Regional Center) Zoning District of the City's Zoning Code. The proposed development consists of a façade enhancement of a 6,100 sq. ft. convenience store which will provide City residents and regional residents with a retail and food options which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the R-C Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design.

Section 5. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Architectural Review 23-08 (Amendment), modifying the architecture of the convenience store building and a 200 sq. ft. addition, as set forth by the conditions in "Exhibit A" and development plans of "Exhibit B"

PASSED APPROVED and ADOPTED this 21st day of February 2024.



Ruben Gonzalez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-04, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 21st day of February 2024, by the following roll call vote:

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

NOES:

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca

ABSTAIN:

Gabriel J Perez

Gabriel J Perez (Mar 25, 2024 09:14 PDT)

Gabriel Perez

Planning Commission Secretary

Signature: *Carlos Campos*

Carlos Campos (Mar 25, 2024 08:33 PDT)

Email: carlos.campos@bbklaw.com

**CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW NO. 23-08 MODIFICATIONS TO EXTERIOR
ELEVATIONS FOR LOVE'S TRAVEL STOP AND 200 SQ. FT. ADDITION**

***Modified language by the Planning Commission in strike out and bold.**

Architecture

1. Architectural Review No. 23-08 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission.
2. 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.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. (City of Coachella submitted this documentation).
4. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
5. ~~Elevations plans shall be revised to include additional windows along the front elevation.~~

Landscape

6. Final **modified** landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights. Landscape shall include decorative gravel a minimum of $\frac{3}{4}$ inch, shade trees, and flowering shrubs.
7. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape

Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.

8. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
9. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
10. 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. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first-class conditions.
11. Renovated landscaping shall be installed prior to issuance of the final certificate of occupancy.
12. The applicant shall install “Coachella” ground mounted illuminated entry monument designed in coordination with the City of Coachella Public Information Officer at the corner landscape planter due to the location as a key entry point to the City of Coachella and as a placemaking visitor attraction.

Site Improvements:

13. The applicant shall conduct an analysis of the on-site pavement condition and rehabilitate all cracked and deteriorating pavement of the project site prior to final certificate of occupancy.
- 14. Paint the Carl’s Jr. restaurant with consistent colors as new plan.**