

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 23-08 (MODIFICATION), A REQUEST TO MODIFY LOVE’S TRAVEL STOP ARCHITECTURE WITH FAÇADE IMPROVEMENTS AND ADDITION OF A STORAGE AREA EXPANSION AT 45-761 DILLON ROAD AND DETERMINING THAT THE PROPOSED PROJECT IS COMPLIANT WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES) APPLICANT: JERROD MARSH.

WHEREAS, the applicant, Jerrod Marsh filed an application for Architectural Review (AR) 23-08 (Modification) to modify Love’s Travel Stop building architecture and a 350 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 200 sq. ft. addition and façade enhancement project; and

WHEREAS on April 2, 2025, 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 (Modification) for the Love’s Travel Stop modification to include an additional 350 sq. ft. 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 proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 – Existing Facilities, as amended; and, **WHEREAS** the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

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

Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

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 and building expansion 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 develop 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 (Modification), modifying the architecture of the convenience store building for an additional 350 sq. ft. for a total of a 550 sq. ft. addition, as set forth by the conditions in “Exhibit A” and development plans of “Exhibit B”

PASSED APPROVED and ADOPTED this 2nd day of April 2025.

Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-05, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 2nd day of April 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary