



STAFF REPORT
11/3/2021

TO: Planning Commission Chair and Commissioners

FROM: Nikki Gomez, Associate Planner

SUBJECT: Request for two-consecutive 12-Month Time Extensions 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.

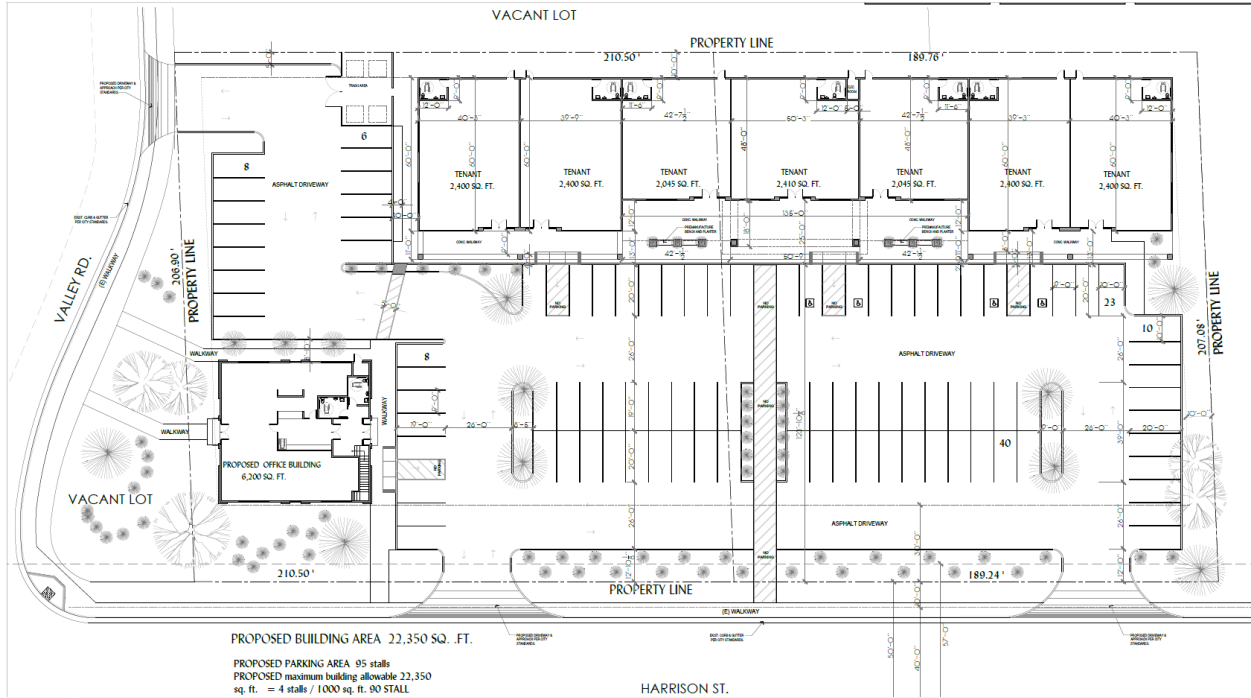
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant two-consecutive 12-month time extensions (24 months) for Architectural Review No. 19-02, making the new expiration date August 7, 2022.

BACKGROUND:

On October 12, 2021, the applicant, Juan Carlos Guardado, submitted a first time extension request for the project. 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.



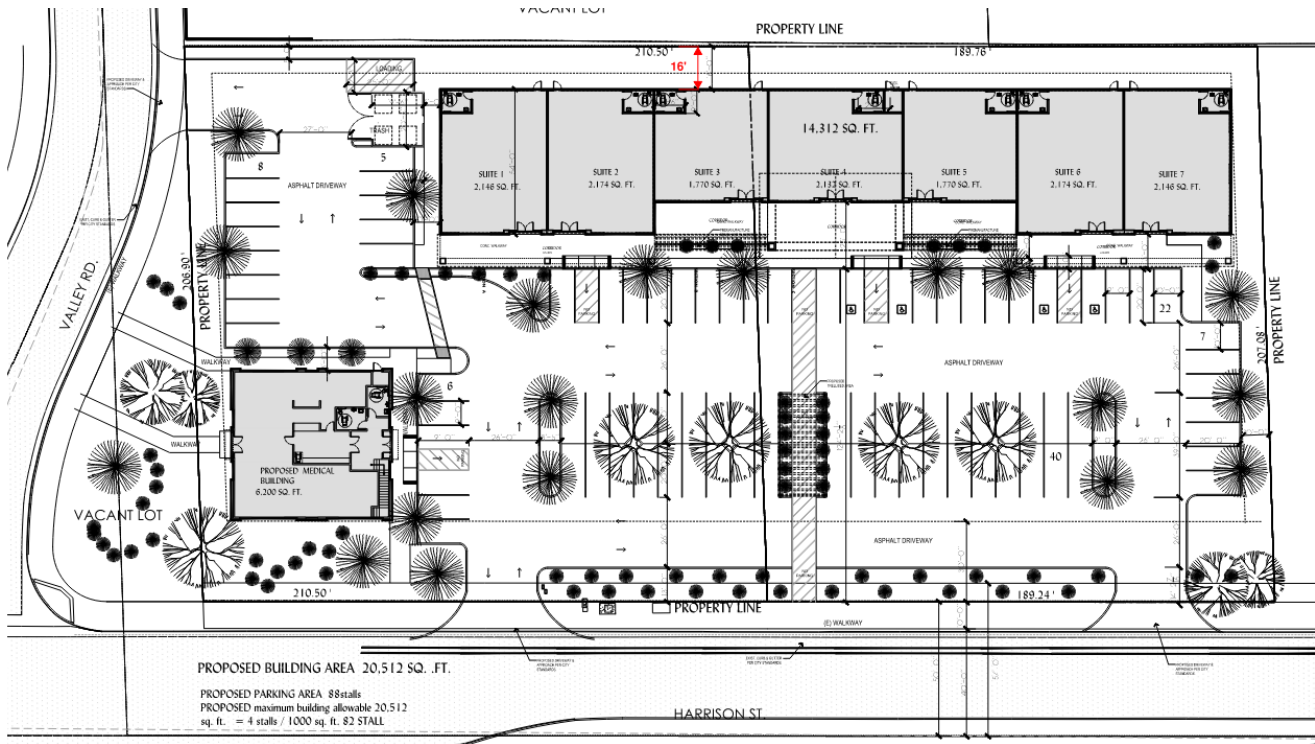
The proposed architecture for the proposed two buildings is of a contemporary design with a light “Golden Gate” exterior stucco color, and a top plate wall measuring a height of 26’ for the two-story building. The one-story building proposes a top plate at 17 feet and a parapet wall height at 27 feet. 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 time extension request, the applicant also included a revision on the site plan. The changes to the site plan is the side setback and parking stall count. As reference, the revise site plan below shows a 16’ side setback from the easterly property line (rear portion of the property). The previous side setback was 10’ resulting in an additional 6’ side setback. The additional 6’

setback is for an existing easement to remain clear of any structures. The additional setback will also result in the decrease of the building square footage on 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 will decrease from 91 to 88 parking stalls. The other elements of the project such as site orientation, landscaping and architecture design will stay as it was previously approved.



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.* The revised site plan affects the building square footage and parking stall count isolated to the project site not resulting in any 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. The revised site plan shows a decrease in the total building square footage from 22,300 square feet to 20,512 square feet and parking stalls count from 91 parking stalls to 88 parking stalls. Chapter 17.54 of the Coachella Municipal Code includes a minimum requirement for off-street parking for office and retail as follows: “In commercial districts and generally for commercial uses, including offices, except in the manufacturing service (M-S) zone, one parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.” Per the required parking specified above, 83 parking stalls are required. The revised site design provides 88 parking stalls, thereby exceeding the minimum required parking stalls. Therefore, the proposed revised site plan, floor plans, and elevation drawings for the commercial buildings comply with zoning requirements

under the C-G (General Commercial), including parking, loading area, landscaping, and other development standards such as building height, building materials and earth tone colors.

- *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 on October 12, 2021. Under the Chapter 17.72.010 of the Municipal Code, the applicant may request a time extension for architectural review approval has expired, a retroactive time extension may be approved. By requesting for two, 12-month consecutive time extension, it will ensure the project is valid and 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 of being economically affected by COVID Pandemic Crisis in the past year.

RECOMMENDATION:

Staff recommends that the Planning Commission grant two-consecutive 12-month time extensions (24 months) for Architectural Review No. 19-02, making the new expiration date August 7, 2022.

Attachments:

1. Applicant's Letter
2. Revised Site Plan
3. Decision Letter - Conditions of Approval AR 19-02