



STAFF REPORT 11/3/2021

TO: Planning Commission Chair and Commissioners

FROM: Nikki Gomez, Associate Planner

SUBJECT: Request for a first 12-month time extension for Tentative Parcel Map No. 37940, Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of retail, restaurant, office building, mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Caesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

STAFF RECOMMENDATION:

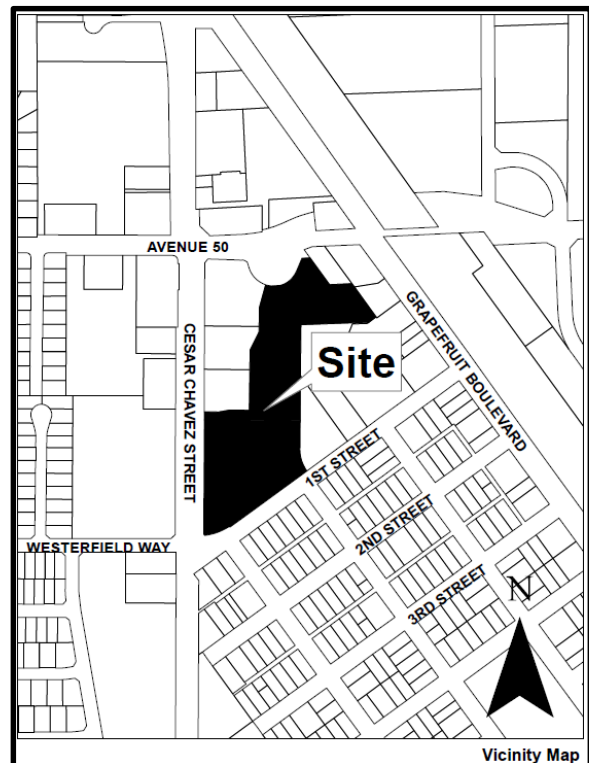
Staff recommends that the Planning Commission grant a first 12-Month time extension for Fountainhead Development Phase II which includes Tentative Parcel Map 37940 with new expiration date of October 14, 2023, and CUP No. 321, CUP No. 322 and Architecture Review No. 20-03 with new expiration dates of October 14, 2022.

BACKGROUND:

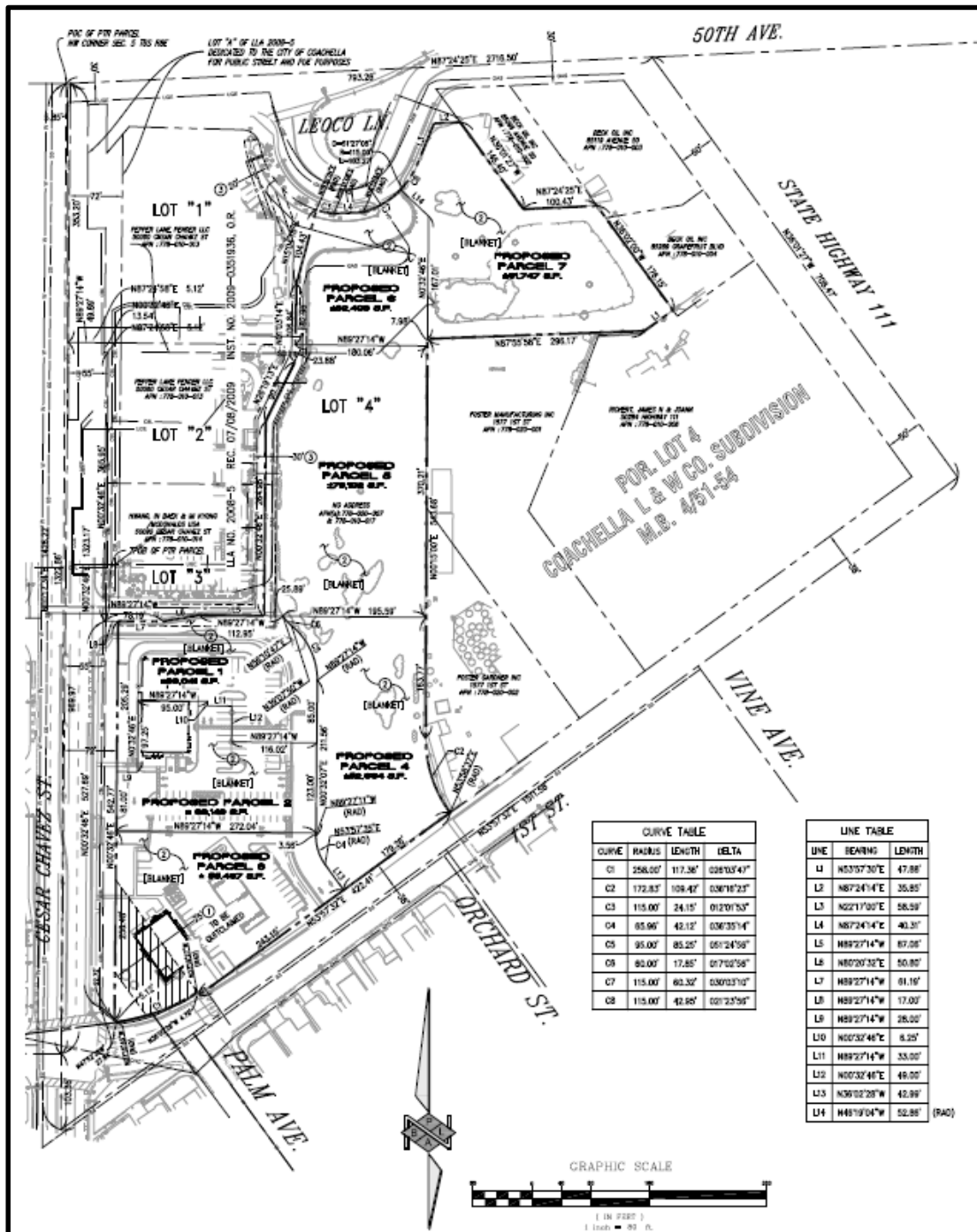
On October 7, 2021, the applicant, Coachella Retail Realty Associates, LP submitted a first request for a time extension for entitlements with the Fountainhead Development Phase II. The proposed development is on a vacant portion of an existing development at northeast corner of Cesar Chavez Street and First Street.

On May 7, 2008, the project was originally entitled under Conditional Use Permit (CUP) No. 233 and Architecture Review No. 07-20 as a phased project. The first phase is the existing development properties which are the Walgreen's, Taco Bell and Mc Donald's at the south east corner for Avenue 50 and Cesar Chaves Street.

On October 14, 2020, the City Council adopted Resolution 2020-56 approving Tentative Parcel



Map (TPM) No. 37940 to subdivide 8.25 acres of vacant land into seven (7) parcels (APN 778-020-007 and 778-010-017). Parcels 4, 5, 6, and 7 is reserved for future commercial development. Parcel 7 will remain a common-area retention for storm water drainage for the existing developed properties (Walgreen's, Taco Bell and McDonalds). TPM No. 37940 is approved for 24 months from the final date of City Council approval to expire on October 14, 2022; however, the Applicant has requested to include the entire extension request associated with Fountainhead Phase II at the same time. Therefore, the new expiration for the Tentative Parcel Map No. 37940 will occur on October 14, 2023.



Together with the Tentative Parcel Map No. 37940, the City Council adopted Resolution 2020-55 approving CUP No. 321, CUP No. 322 and Architecture Review No. 20-03. CUP No. 321 is for the development of a 12 pump fueling station and a 2,000 square foot drive-thru coffee shop. CUP No. 322 was approved to allow alcohol sales within the proposed mini-mart for a Type 20, Off Sale, Beer and Wine. Architecture Review 20-03 is for the architectural design of the building and potential retail and/or a restaurant. The CUP and Architectural Review entitlements above are to expire on October 14, 2021. Upon approval of the Planning Commission for the extension, the new expiration date will be October 14, 2022.



DISCUSSION/ANALYSIS:

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 Tentative Parcel Map No. 37940 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 subdivision is consistent with the development standards permitted by the Downtown Center, with the exception of the auto related uses for which the Planning Commission found to be approved uses under the original entitlement of the subject site (CUP No. 233 and AR No. 07-20).

In addition, 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, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under Conditional Use Permit No. 233 and Architecture Review No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission found that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the City of Coachella General Plan 2035.

Furthermore, 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 Fountainhead Development Phase II which includes Tentative Parcel Map 37940 with new expiration date of October 14, 2023, and CUP No. 321, CUP No. 322 and Architecture Review No. 20-03 with new expiration dates of October 14, 2022.

Attachments:

1. Applicant's Letter
2. Project Exhibits
3. Resolution No. 2020-55 for Conditions of Approval for CUP No. 321, CUP No, 322 and AR 20-03
4. Resolution 2020-56 for Conditions of Approval for TTM No. 37940