



STAFF REPORT
7/3/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: CUP No. 254 (Modification), AR No. 24-02 Coachella Gateway – a modification to add a drive-thru multi-tenant commercial building within the Coachella Gateway shopping center approved under CUP No. 254 at the southwest corner of Ave 48 and Grapefruit Boulevard, adjacent to the Dillon Bridge. Applicant: Chandi & Karan LLC

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of Conditional Use Permit No. 254 (MOD) and Architectural Review No. 24-02 for a modification to add a drive-thru and new elevations to a multi-tenant commercial building within the Coachella Gateway shopping center, a building which was originally approved under CUP 254.

The applicant requested more time to review the conditions of approval for the project, and that their team would not be available for the July 3rd meeting due to the upcoming holiday. The applicant is requesting the item be continued for the next scheduled Planning Commission hearing on July 17th, 2024. Staff plans to cancel the Planning Commission Meeting for July 17th, as there are no items planned for that hearing date. Staff has received three total requests from the applicant to continue their item since the first meeting was scheduled on May 1st. Due to the applicant's history to continue this item, Staff recommends the Planning Commission instead schedule a hearing for this item on September 4th 2024 when there are expected to be more items on the agenda.

Staff recommends the Planning Commission continue this item to the September 4, 2024 Planning Commission Meeting.

Attachments:

1. Continuance Request Letter, July 3rd
2. Continuance Request, June 5th
3. Continuance Request, May 1st