



STAFF REPORT 11/6/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Galilee Center Thrift Store

SPECIFICS: Conditional Use Permit No. 383 for the thrift store use within a 2,610 SF tenant space at 49291 Grapefruit Boulevard, Unit #1. Applicant: Gloria Gomez

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-25 approving Conditional Use Permit (CUP) No. 383 to allow for the thrift store use at the Food 4 Less Shopping Center at 49291 Grapefruit Boulevard, pursuant to the findings and conditions in the attached resolution.

BACKGROUND:

The Galilee Center Thrift Store has operated at the corner of Cesar Chavez Street and 6th Street since they were approved for a CUP in 2012. The store sells a variety resale goods typical for a thrift store that include donated clothing, furniture, kitchen items, and other resale merchandise. The business proposes to relocate to the “Food 4 Less” Coachella Gateway Shopping Center in unit #1 at 49291 Grapefruit Boulevard.



DISCUSSION/ANALYSIS:

The project, Galilee Center Thrift Store, plans to relocate at the Food 4 Less Shopping Center in Unit #1, which is in between the Big 5 Sporting Goods store and the Family Furniture store. The Food 4 Less shopping Center is located within the G-C (General Commercial) zone which allows for the thrift store use with CUP approval. The floor plan for the proposed Galilee Center thrift store include a sales floor of approximately 2,310 SF, and an employee area of 300 SF.

The exterior appearance of the lease space frontage is in overall good condition with minor wear at the building exterior which is required to be repaired prior to occupancy as a condition of

approval for the project. The Food 4 Less Shopping Center has active code cases regarding unpermitted signage at the center. To ensure the thrift store business provides approved signage, the project conditions of approval require the business comply with the sign program at the commercial center and install illuminated individual channel lettering signage prior to occupancy. As a condition of approval of this project, the business is prohibited from allowing donation drop off bins or exterior merchandise displays at the exterior of the building. Donations must occur during business hours.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or include as conditions of approval for the CUP. Lieutenant Vasquez identified no concerns with the project. The conditions of approval were shared with the City Code Enforcement Manager, concerns regarding signage and exterior merchandise were implemented as conditions, and there were no further comments.

Hours of Operation:

The hours of operation for Galilee Center Thrift Store are Monday through Sunday from 9 a.m. to 5 p.m.

Environmental Setting:

The subject business at 49291 Grapefruit Boulevard is within the Food 4 Less Shopping Center adjacent to the Grapefruit Boulevard commercial corridor surrounded by commercial and residential mobile home uses, with adjoining zoning and land uses as follows:

North: Commercial businesses including Santa Fe Restaurant / G-C (General Commercial)

South: Coachella Mobile Homes Park / R-MH (Mobile Home)

East: Commercial businesses including Big 5 Sporting Goods store / G-C (General Commercial)

West: Commercial businesses including Family Furniture store / G-C (General Commercial)

Parking:

For commercial uses, (1) parking space is required for each 250 square feet of gross floor area. This is the standard parking standard for any general commercial use. The project at 2,610 SF requires 10 parking spaces. The existing shopping center parking lot provides adequate parking for this use.

Landscaping and Site Condition

On October 15, 2024 staff visited the property and observed that landscape around the property was overall in good condition and well maintained. The shopping center in which the tenant location is in was overall in good condition. At the date of the site visit, staff observed landscape crews conducting general landscape maintenance at the center. Staff observed that the street pavement condition was overall in good condition. The building exterior was overall in good condition with only minor surface level deterioration at building frontage. Due to the overall good condition of the center and leased space, staff is not requiring site improvement conditions other than small repairs for any visual damage at project frontage, prior to occupancy.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no exterior expansions are proposed.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-25 that approves CUP No. 383 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-25 that approves CUP No. 383 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-25 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 383.
- 4) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve CUP No. 383 with the findings and conditions listed in Resolution No. PC2024-25.

Attachments:

1. Resolution No. PC2024-2, CUP No. 383
Exhibit A – Conditions of Approval
2. Floor Plan
3. Vicinity Map
4. Site Photos