



STAFF REPORT 7/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

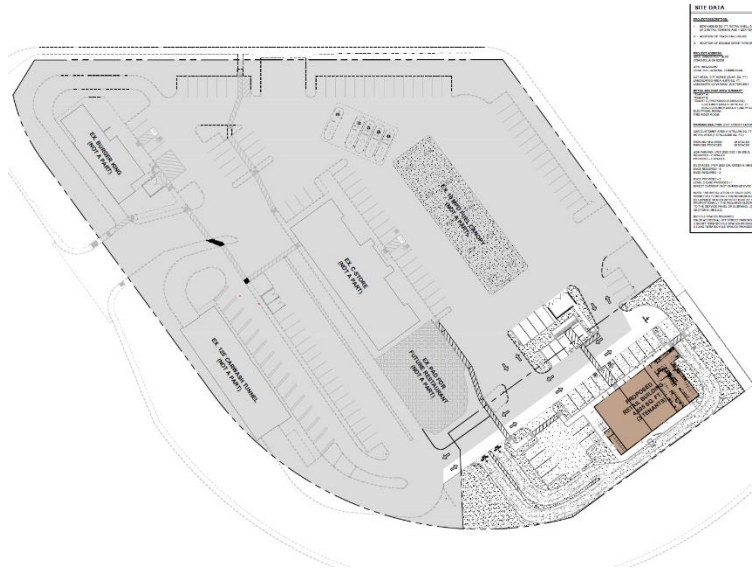
SUBJECT: CUP No. 254 (Modification), AR No. 24-02 Coachella Gateway – a modification to add a drive-thru multi-tenant commercial building within the Coachella Gateway shopping center approved under CUP No. 254 at the southwest corner of Ave 48 and Grapefruit Boulevard, adjacent to the Dillon Bridge.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

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-11 adopting CUP 254 (MOD) and AR No. 24-02, subject to the findings and conditions attached to this staff report.

BACKGROUND:

On December 12, 2012, the Planning Commission approved Conditional Use Permit Nos. 254 and 256, Tentative Parcel Map 36481, and Architectural Review No. 12-07 for the refurbishment of an existing service station/mini-market and the construction of four new commercial buildings on 4.85 acres on the southwest corner of Avenue 48 and Grapefruit Boulevard. On June 3, 2015, Planning Commission approved a 24-month retroactive time extension for the project. On October 21, 2015, Planning Commission approved a modification to the original approved project to add a new drive-thru restaurant and other site modifications. On June 7, 2017, Planning Commission approved a sign program for the site. On April 19, 2023, Planning Commission approved Conditional Use Permit No. 364 to allow ABC License Type 21 at the AMPM at the subject site at 48055 Grapefruit Blvd.



The applicant requests a second modification to the site to add a drive-thru for a multi-tenant commercial building originally approved as a stand-alone sit-down restaurant under CUP No. 254.

The building was originally approved for a sit-down restaurant. The building is on Grapefruit Boulevard, adjacent to the Dillon Bridge.

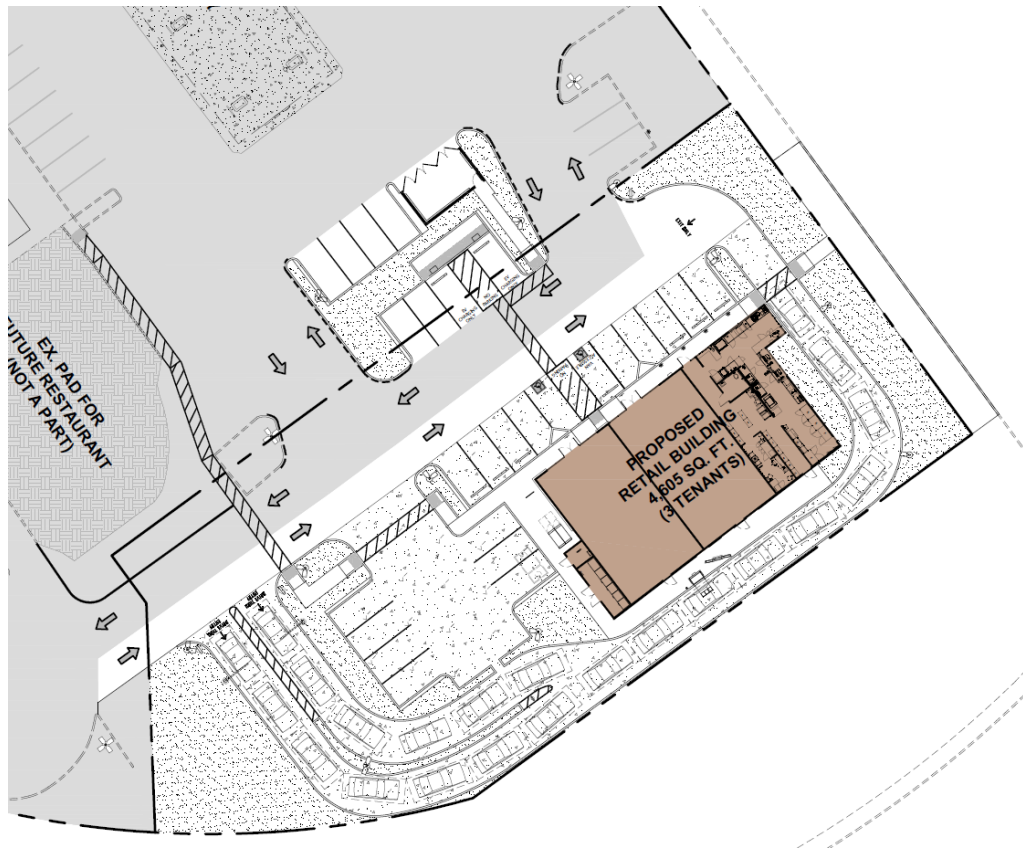
DISCUSSION/ANALYSIS:

The surrounding land uses and zoning designations are as follows:

- North:** Tower Market (City of Indio).
- South:** Dillon Bridge (C-G, General Commercial).
- East:** Grapefruit Boulevard and Union Pacific Railroad
- West:** Dillon Road/Bridge and vacant lot/old Glenroy Hotel Project site (C-G, General Commercial)

Site Plan

The exhibit below illustrates the proposed modification to the site plan layout for the proposed 4,605 SF drive-thru restaurant a modification from the original plan for a sit-down restaurant. A double-drive thru entrance is proposed that merges into one drive thru-lane and wraps around the south and east sides of the building. There project will construct 26 new off-street parking spaces, a total of 20 are at the north and west ends of the building. There is a new landscape island to the north of the building with 6 adjacent parking spaces, and a new trash enclosure.



The building is proposed as a 4,605 SF retail shell building consisting of 2 retail tenants and 1 quick-stop retail tenant. There is no proposed floor plans for the 2 retail tenants at this time, however the floor plan for the 1 quick stop retail tenant proposes 1,299 SF of non-customer area and 107 SF of customer area. The drive-thru serves the quick-stop retail tenant, which includes a walk-up window intended for quick stop rather than a customer area with seating and tables customary of other Coachella drive thru fast food establishments.

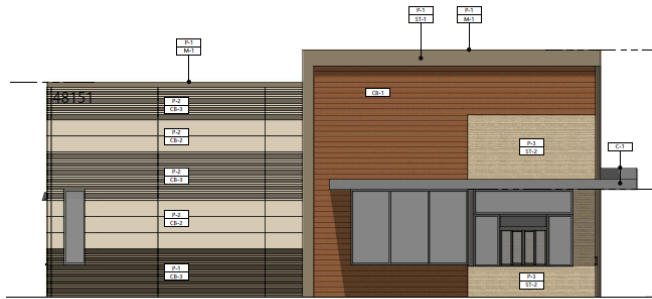


Figure 1 East Elevation - Facing Grapefruit Boulevard



Figure 2 Northeast Elevation

The applicant proposes high quality elevations for the project with both horizontal and vertical modulation, a compatible desert color scheme, and textured exterior finishes. The applicant proposes a metal canopy over the drive-thru window and building entrances at the north elevation. The applicant also proposes an 8 foot tall trash enclosure structure with steel doors and CMU wall. The trash enclosure provides a high quality design with a color scheme that is compatible with buildings on-site.

LANDSCAPING

The project proposes a new conceptual landscape plan for the parcel of the subject building. The on-site landscaping includes landscaping around the building, landscape medians, and landscape common area. Landscaping is composed of various shrubs, palm trees, shade trees adjacent to parking, vines adjacent to the trash enclosure, and a landscaped median between the proposed double drive-thru lane. All landscape areas around the subject building provide $\frac{3}{4}$ crushed rock with several desert shrub varieties that include red bird of paradise and desert accents that include red yucca. Palm trees are proposed at common area landscape areas adjacent to the public right-of-way to match existing, and 24" box mulga trees provide shade to on-site parking near the subject building. There is a landscape median at the two entry drive-thru entrance proposed with $\frac{3}{4}$ inch gravel and lantana shrubs. Staff will require additional on-site landscape improvements that include vines adjacent to new structures, increasing the landscaped area that adjoins the existing car wash, and landscape improvements to the entire center to provide a unified look that may include adding shade trees, $\frac{3}{4}$ inch rock, and/or large stones. To ensure future improvements to the berm area adjacent to the Dillon Bridge, Staff included a condition of approval to require the applicant to provide the city complete access to the entire berm area for purposes of maintenance and improvements to the berm area.

A final landscape, lighting, and irrigation plan will be required for the project. A project condition

of approval would require landscape rehabilitation for the entire center along landscape areas visible from the public R.O.W. A condition of approval has been added that the applicant enter into a landscape maintenance agreement for the commercial center landscape areas prior to Certificate of Occupancy consistent with Planning Commission direction for maintenance agreements for commercial centers. Maintenance of the Dillon Road berm area shall also be included in the Landscape Maintenance Agreement. There is an existing Landscape Maintenance Agreement for the center that requires the maintenance of the landscape area for the center adjacent to Dillon Road from approximately Avenue 48 up to the entrance of the Car Wash drive-thru. The applicant shall amend the existing Landscape Maintenance Agreement for the center to the entirety of the center's landscape areas.

SIGNAGE

The applicant proposes a modification to the sign program previously approved for the center. The proposed modified sign program provides a new modified site plan, and new elevations that show signage locations for the modified 4,605 SF subject building and modified pylon directory sign. The sign program is amended to add additional regulations pertaining to roof signs, exterior merchandise signs, electronic message board signs, and more regulations that are pulled from the Coachella Sign Ordinance. There are specific regulations on pylon directory signs prohibiting flat signs, moving electronic signs, and that lights shall only shine through individual letters.

The previously approved 25 foot tall directory sign incorporated a plastic and aluminum design at approximately 135 SF of tenant signage at each sign face and was never completed per plan. The new proposed 25 foot tall directory sign proposes a stucco textured finish and a cement board finish with a wooden appearance. There is approximately 86 SF of tenant signage at each sign face, with approximately 38 SF of sign face dedicated to City of Coachella branded signage. The improved signage materials, color scheme, and reduction of overall tenant signage at each sign face provides a high quality design that is an improvement from the original design. Also, as a condition of approval, the existing on-site billboard sign adjacent to Grapefruit Boulevard shall be removed.

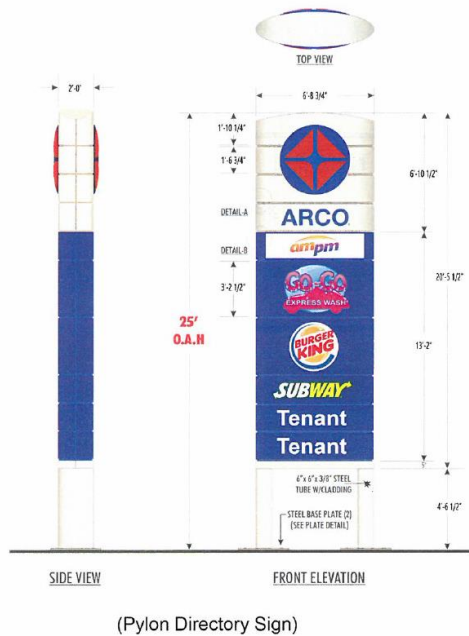


Figure 2 Old Design Directory Sign

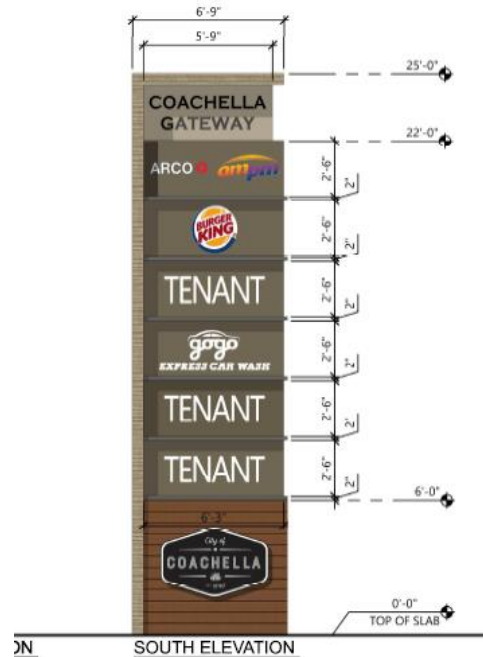


Figure 3 New Modified Directory Sign

PARKING

The applicant proposes 26 new parking spaces to serve the subject commercial building. The project proposes 3 tenants, with 1 of those tenants being a quick stop retail (QSR) restaurant. The restaurant requires 10 parking spaces. The other two tenants parked at the standard commercial retail ratio will require 12 parking spaces. The building requires 22 parking spaces, and 26 are provided, the amount of proposed parking is sufficient for the proposed use. There may be tenants in the future that require a higher parking ratio, for this reason the center is conditioned to allow the Director of Development Services to require parking improvements that meet the parking needs of the site.

ENVIRONMENTAL REVIEW:

The Planning Division has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “In-Fill Development” (CEQA Guidelines, Section 15301). The proposed project consists of the development within city limits on a project site of no more than five acres substantially surrounded by urban uses. This was a previously approved project, and this is a modification of that approved project.

ALTERNATIVES

- 1) Adopt Resolution No. PC2024-11 approving Conditional Use Permit 254 (Modification) and Architectural Review No. 24-02 with the findings as recommended by Staff.
- 2) Adopt Resolution No. PC2024-11 with the findings and conditions as recommended by

Staff with modifications as proposed by the Planning Commission.

- 3) Not approve Resolution No. PC 2024-11 and request that staff prepare a Planning Commission Resolution for denial of Conditional Use Permit 254 (Modification) and Architectural Review No. 24-02.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1.

Attachments:

1. Resolution PC2024-11
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Modified Development Plan Set
 - c. Exhibit B – Modified Development Plan Set (2) - Sign Program
2. Attach 2 - 2015 Conditions of Approval
3. Attach 3 - Original Development Plan Set
4. Attach 4 - Original Development Plan Set (2) - Sign Program
5. Existing Landscape Maintenance Agreement
6. Vicinity Map
7. Outside Agency Comments