



STAFF REPORT
2/29/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: AR No. 16-03 (Modification), CUP 266, TTM 37040 EA 16-01 Coachella Vineyards Luxury RV Park Modification – a modification of the configuration of hotel elements that include the parking structure and retail space for the approved Coachella Vineyards project at the northeast corner at Vista Del Norte and Tyler Street. Applicant: Abraham Gottlieb

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-05 adopting AR No. 16-03 (Modification), CUP 266, TTM 37040 EA 16-01 Coachella Vineyards Luxury RV Park Modification for the modification of the original approved Coachella Vineyards project located at the northeast corner of Vista Del Norte and Tyler Street.

BACKGROUND:

The Planning Commission conducted a duly noticed public hearing on July 18, 2018, at which time the Commission voted to approve the Coachella Vineyards project. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, EA 16-01, as well approval of Tentative Tract Map No. 37040, Conditional Use Permit (CUP) No. 266, and Architectural Review (AR) No. 16-03 as part of the overall proposed development of an RV Subdivision / Resort on the subject property.

Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. On September 26, 2018 the City Council approved Resolution No. 2018-58 which adopted a Mitigated Negative Declaration pursuant to CEQA guidelines (Environmental Assessment No. 16-01) and approved Tentative Tract Map No. 37040. Similarly, the CUP and AR approvals run concurrent with the Tentative Map under State law, because they were associated with the subdivision map.

On October 7, 2020 the Planning Commission approved the first 12-month time extension for Tentative Tract Map No. 37040 and the associated CUP and AR, and established an expiration date of September 26, 2021. Pursuant to AB 1561, an 18-month extension is granted to any housing

entitlement that was in effect on or after March 4, 2020, and that would expire before December 31, 2021. As a result, the project entitlements automatically qualified for an 18-month extension and established an expiration date of March 26, 2023. On January 18, 2023 the Planning Commission approved the second 12-month time extension for Tentative Tract Map No. 37040 and the associated CUP and AR, and established an expiration date of March 26, 2024. On February 21, 2024 the Planning Commission approved the third and final 12-month time extension for the Tentative Tract Map No. 37040 and the associated CUP and AR, and established an expiration date of March 26, 2025.

The applicant requests a modification to the original approved project that included the modification to the configuration of hotel elements that include the parking structure and retail plaza

Table 1: Original Approved Project vs. Proposed Modification

Use	Original Approved	Proposed Modification
RV Park/Subdivison	• 188 Lots for Recreational Vehicles	• 188 Lots for Recreational Vehicles
Townhomes	• 100 unit two bedroom townhouses	• 100 unit two bedroom townhomes
Hotel	• 11 Story 200-room hotel and associated facilities	• 11 Story 200-room hotel and associated facilities
Parking Structure	• Parking Structure (height of parking structure not defined)	• 8-Story Parking Structure
Retail Plaza	• None Proposed	• 4 Retail Buildings

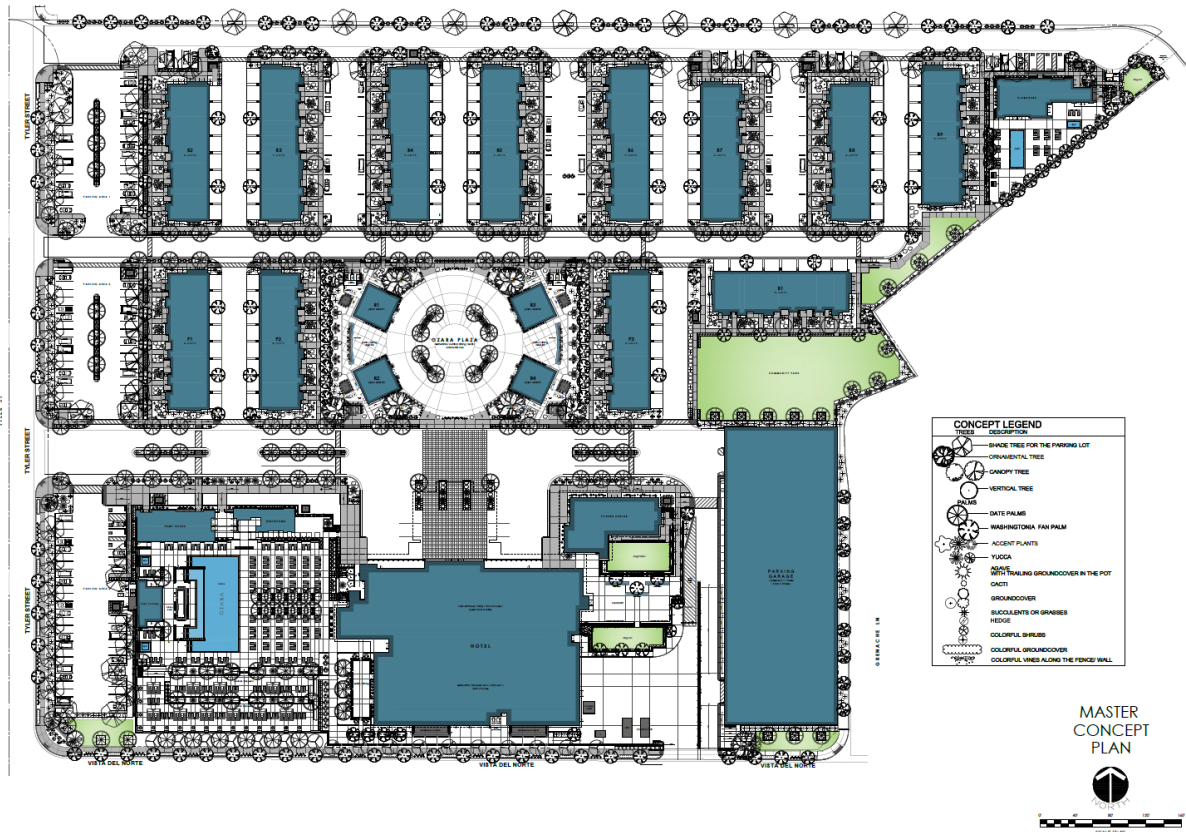
DISCUSSION/ANALYSIS:

The surrounding land uses and zoning designations are as follows:

- North:** Farmland (R-C, Regional Commercial and R-D, Resort District).
- South:** Family Worship Center and vacant land (R-C, Regional Commercial).
- East:** One Residential Property and vacant land (R-C, Regional Commercial).
- West:** The Villas at The Vineyards residential community and Coachella Lakes RV Resort (R-C, Regional Commercial, and C-G, General Commercial).

Site Plan

The exhibit below illustrates the proposed modification to the site plan layout for the area that encompasses the 100 two-bedroom townhouses and an 11-story, 200-room hotel and associated facilities of the approved project, located at APN: 697-330-012, -013, and -014. There is no proposed modification to the 88-space RV Park/Subdivision at TTM 37040, APN: 697-330-002.



The proposed modification changes the overall layout of the portion of the project that encompasses the 100 two-bedroom townhomes and an 11-story, 200-room hotel and associated facilities of the approved project. The most significant changes to the proposed project is the inclusion of a retail plaza area and the 8-story parking structure. The original project configured the 100 two-bedroom townhomes around a central lake water feature. The proposed modification removes the water-feature and adds a commercial retail plaza with a central community hub and (4) 1,653 SF one-story retail buildings with associated outdoor-dining space. The retail uses are uses that those typically anticipated as ancillary with the operation of a hotel use. The original project proposed a parking structure at an undetermined height to the west of the hotel, the proposed modification details an 8-story parking structure to the east of the hotel at the northwest corner of Grenache Lane and Vista Del Norte.

The site plan identifies additional points of access to the Townhome and Hotel project, where there are now 3 points of access on Tyler Street and one point of access on Vista Del Norte, where the original project only had one point of access at each Street. The 100 two-bedroom townhomes have been reconfigured on the site into 12 buildings instead of the 17 building configuration of the original project. Each townhome building is 3-stories with a 2 car garage provided for each unit, the same as the original design concept. Overall the design of the townhomes is different than the originally approved design concept, however the proposed townhome modified design is a high quality design that will be required to meet the City of Coachella Objective Design Standards. Amenities include a clubhouse, open space park and dog park.



The 11-story, 200-room hotel provides a design that includes an 11 story building, as opposed to the original design concept that was designed as two buildings interconnected by a sky bridge-like area at the center. The proposed modified hotel includes 2-stories of reception area that includes several amenities like retail, restaurants, banquet hall, card room, and more. At the 3rd through 9th floor are the rooms and suites, and the top 10th and 11th floors include amenities such as restaurants and spa. To the east of the hotel is a pool area with restroom and pump house structures. To the east of the hotel is a two-story fitness center and adjacent yoga lawn and dog park.



Figure 1 - North Elevation



Figure 2 - South Elevation

LANDSCAPING

The project will provide landscaping in the landscape common areas at the north side of Vista Del Norte and the east side of Tyler Street, and throughout the entirety of the project. Along the public R.O.W, landscaping is characterized by palms trees adjacent to the curb and a combination of palm trees and shade trees at the rear end of the landscape common areas. The northern east-west street at the northern entrance on Tyler Street is characterized by a combination of palm and shade trees, while the east-west streets at the center and south entrances on Tyler Street are characterized by palm trees. There are shrubs, cacti, grasses, and other planting varieties at the landscape common areas and generally throughout the site.

MONUMENT SIGNAGE

A monument sign is proposed at the corner of Vista Del Norte and Tyler Street. Signage shall be subject to a separate building permit and the final design will be approved by the Development Services Department.



PARKING

The townhomes are required to be parked at 2.33 spaces per unit, which brings the total required parking to 233 required spaces. The required parking for the hotel is calculated at (1) space per room or suite, plus (1) space per employee, plus (1) space per three persons to the maximum capacity of each public meeting and/or banquet room, plus 50% of the spaces otherwise required for accessory uses (e.g restaurants and bars). Staff had to make some assumptions on certain parking ratios, such as calculating the hotel amenities such as fitness center, spa, etc. at 50% of standard commercial ratio which is 1 space per 250 SF. Below is a table of those calculations at approximately 922 parking spaces required for the site. An additional parking count is provided that assumes a higher expected parking need if all the retail buildings in the retail plaza are restaurants, and use all available patio/dining areas as restaurant seating, this results approximately 1,156 parking spaces required for the site. Assuming the highest amount of parking, and understanding that the cardroom and other uses may be under calculated, the proposed parking of approximately 1,270 spaces may be sufficient for the use on site.

Table 2: Project Parking Requirements

Location	Use	Area	Parking Ratio	Required Parking
Hotel	Employees	200 employees	Hotel Employees: 1 space per 3 employees	66.67 spaces
1 st Floor Retail	Retail	2,535 SF	Hotel Commercial Ratio: 1 space per 250 SF, 50% of standard ratio	5.07 Spaces
1 st Floor Restaurant and Bar	Restaurant	9,750 SF	Hotel Restaurant Ratio: 1 per 45 SF, 50% of standard ratio.	129.3 Spaces
2 nd Floor Banquet Hall	Banquet Hall	454.87 Occupancy	Hotel Banquet Ratio: 1 space per 3 persons - Occupancy	151.62 Spaces
2 nd Floor Cardroom	Cardroom	9745 SF	<u>Hotel Commercial Ratio: 1 space per 250 SF, 50% of standard ratio</u>	19.49 spaces
3 rd – 9 th Floor	Rooms	196 rooms	Hotel 1 space per suite	196 spaces
10 th Floor	Spa/Wellness	6,970 SF	<u>Hotel Commercial Ratio: 1 space per 250 SF, 50% of standard ratio</u>	13.94 spaces
11 th Floor	Restaurant	6,198 SF	Hotel Restaurant Ratio: 1 per 45 SF, 50% of	68.8 spaces
1 st Floor Fitness Center	Fitness Center	3,800 SF	<u>Hotel Commercial Ratio: 1 space per 250 SF, 50% of standard ratio</u>	7.6 spaces
2 nd Floor Fitness Center	Fitness Center	2,700 SF	<u>Hotel Commercial Ratio: 1 space per 250 SF, 50% of standard ratio</u>	5.4 spaces
Apartments	Apartments	100 units	Standard Multi Family ratio: 2.33 spaces per dwelling unit	233 spaces
Clubhouse	Clubhouse	3,342 SF	<u>Clubhouse is typically for residents, consideration should be given to park at zero.</u>	0
Retail Plaza	Retail Assumption	6,400 SF	Commercial Standard: 1 space per 250 SF	25.6 spaces
Retail Plaza	Restaurant Assumption	6,400 SF retail space+ ~6,281 SF outdoor dining space = 12,681 SF	Restaurant Ratio: 1 per 45 SF	281 spaces
TOTAL (MIN)	w/ Retail Assumption		Total w/ Retail Assumption	922 spaces
TOTAL (MAX)	w/ Restaurant Assumption		Total w/ Restaurant Assumption	1,156 spaces

Table 3: Proposed Parking Facilities

Location	Parking Provided
Townhome Garage	200 spaces
Parking Structure	903 spaces
Off-Street surface parking	167 spaces
TOTAL	1,270 spaces provided

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an Initial Study, EA No. 16-01, was prepared for the original approved project. The Initial Study concluded that the original approved project will not have a significant effect on the environment, and City Council made the determination that the project will not have a significant impact on the environment. Staff has determined that the proposed modification is consistent with the project scope evaluated in the Initial Study prepared for the originally approved project and no further environmental review is required.

ALTERNATIVES

- 1.) Adopt Resolution No. PC2024-05 approving AR No. 16-03 (Modification), CUP 266, TTM 37040 EA 16-01 Coachella Vineyards Luxury RV Park Modification.
- 2.) Deny Resolution No. PC2024-05.
- 3.) Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution No. PC2024-05 Coachella Vineyards Luxury RV Park Modification
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development Plan Set
 - c. Exhibit C – Parking Structure Plan Set
2. CVWD Comments
3. Original Plan Set
4. City Council Resolution No. 2018-58 (EA 16-01 Mitigated Negative Declaration)
5. City Council Resolution No. 2018-59 (CUP No. 266 and AR No. 16-03)
6. City Council Resolution No. 2018-60 (TTM No. 37040)
7. Preliminary Grading
8. Aerial Photo
9. Outside Agency Comments