



**STAFF REPORT**  
**10/16/2019**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

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**BACKGROUND:**

This case item was continued from the October 2, 2019 Planning Commission meeting due to expressed concerns regarding the environmental review documents, and their relationship to the new Cal-Trans Interchange on the 86-S Expressway.

**UPDATE:**

At the time that this staff report was written, staff had consulted with the Project CEQA consultant and with the City Attorney on compiling the necessary information and exhibits to bring this item back for Planning Commission deliberations/recommendations to City Council. The CEQA consultant had prepared preliminary exhibits showing the new bridge over the Whitewater Channel and the realignment of Avenue 50 and Tyler Street for the future interchange over the 86-S Expressway, and was in discussions with the City Attorney on preparation of an errata to the CEQA documents.

However, additional time is needed in order to finalize the exhibits and explanation of how the projects are interrelated, finalize the CEQA errata sheets, and get City Attorney review, and compile all of this into the agenda packet with the revised findings and resolution action items. Therefore, staff recommends that the Planning Commission continue this item to the November 6, 2019 Planning Commission meeting.