



STAFF REPORT 2/21/2024

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

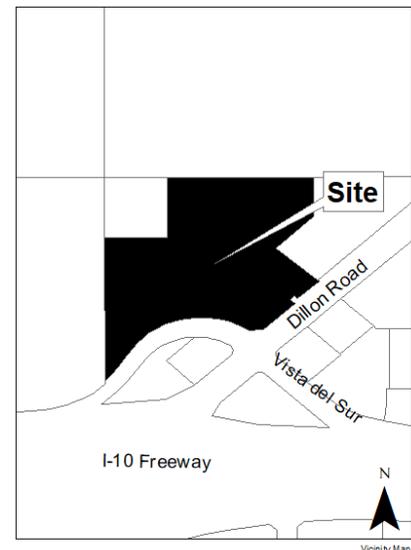
SUBJECT: Architectural Review No. 23-08 Love's Travel Stop Façade Remodel a request to modify for exterior modifications to the Love's Travel Stop Exterior to include an approximately 200 sq. ft. addition at southwest corner of the building for an observation and IT room, tower and vestibule addition at the front of the building and new color scheme at 45-761 Dillon Road. Applicant: Mirna Smith

STAFF RECOMMENDATION:

The applicant requests that the Planning Commission approve Resolution No. PC2024-04 approving Architectural Review No. 23-08 with the findings and conditions as recommended by Staff.

BACKGROUND:

The Love's Travel Stop is an existing fuel station for large truck and automobiles with an approximately 6,100 sq. ft. convenience store building adjoining a Carl's Jr. drive thru restaurant located on a 9.75-acre site. The travel stop is heavily frequented by vehicle traffic along the I-10 freeway as it is one of the few fueling stations that lies between the Coachella Valley and Blythe. On January 10, 2022, Architectural Review No. 21-11 was approved at the administrative level for the addition of 830 sq. ft. containing laundry and showers to the north and 461 sq. ft. of kitchen and storage area on the west portion of the existing building. Staff directed the applicant to Planning Commission level of Architectural Review for the proposed building expansion due to the piecemeal approach to the building modifications that would normally require Commission review when accounted for in aggregate.



DISCUSSION/ANALYSIS

The applicant proposed a façade enhancement and building addition to the Love's Travel Stop convenience store as Architectural Review No. 23-08 at 45-761 Dillon Street. The surrounding uses are as follows:

- North:** Vacant land (R-C, Regional Commercial).
South: Del Taco Restaurant (R-C, Regional Commercial).
East: Dillon Road and Chevron fueling station and convenience store (R-C, Regional Commercial).
West: Vacant Land (R-C, Regional Commercial).

Site Plan

The existing site plan for the Love's Travel Stop includes pavement improvements with parking stalls, auto and truck fueling canopies and on-site vehicle circulation with two driveways for ingress and egress at Vista del Norte and one driveway for ingress and egress at Dillon Road. An internal driveway along the eastern portion of the site that connects the northern driveway to the southern auto parking area is currently blocked with bollards. The building expansion proposed would not add additional customer service area that would require additional parking accommodations.

Figure 1: Site Plan



Architectural Design

The overall architectural design of the existing Love's Truck Stop building incorporates modern architectural design with flat roof and an earth tone exterior colors (figure 3). The applicant

proposed a façade enhancement that would include two vertical pop-out architectural features, removal of horizontal colored banding, an entry metal canopy, and a darker tone color scheme (Figure 2). The Carl's Jr. portion of the building would remain the same and retain its mix of modern and Spanish architecture with white stucco and red tile roof. The appearance of the two portions of the building would be a visible contrast and not a consistent architectural theme. The applicant states that no exterior modifications are proposed for the Carl's Jr. restaurant but on elevations exhibits it does appear that the modification of the exterior into a more modern design was contemplated. Staff would recommend that any future exterior modifications to the Carl's Jr. building be reviewed by the Planning Commission.

Figure 2: Proposed Front Elevation

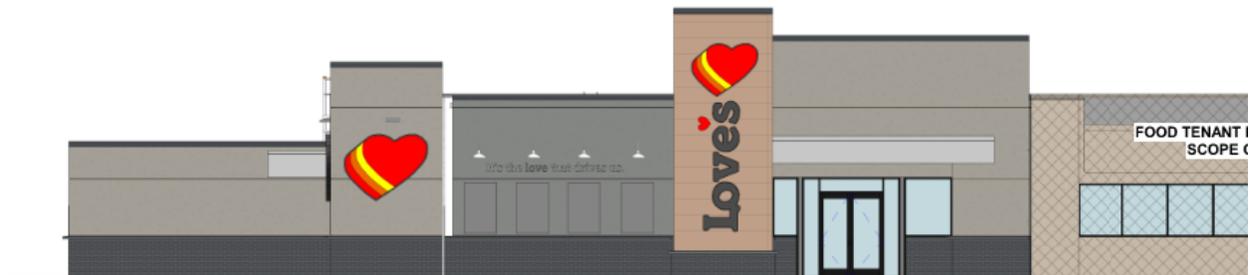


Figure 3: Existing Front Elevation



A 200 sq. ft. addition is proposed at southwest corner of the building for an observation and IT room, tower and vestibule addition at the front of the building.

Landscape Design

The existing landscape areas consist of drought tolerant landscaping including gray colored gravel, sparse distribution of shrubs, mature date palms, Mexican fan palms, and Palo Verde. Site photos from 2008 include a larger quantity of shrubs and trees. Staff recommends that a cohesive renovation of the landscape area occur with the building improvements including more attractive decorative gravel (3/4 inch), drought tolerant flowering shrubs, replanting of date palms and shade trees. The site is a key entry point into the City of Coachella and the landscape conditions of the site are recommended to be maintained in a first-class condition. The City Manager provided

comment that an illuminated and ground-mounted “Coachella” entry monument be installed in the corner landscape planter as key entry point to City that would also be an attraction for visitors to the site due to the worldwide recognition of the City name associated with the Coachella Music and Arts Festival. A condition was added in order for these plans to be developed in coordination with the City’s Public Information Officer.

Figure 4 and 5: Landscape Conditions



ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as a Class 1, Existing Facilities, exemption as the project consists of the minor alteration of existing private structures (CEQA Guidelines 15301). As such, no additional environmental review or further mitigation is required for this request.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2024-04 approving Architectural Review No. 23-08 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC 2024-04 approving Architectural Review No. 23-08 with the findings and conditions as modified by the Planning Commission.
- 3) Deny the proposed project.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC2024-04 for AR No. 23-08
Exhibit A – Conditions of Approval
Exhibit B – Development Plan Set – Love’s Travel Stop