

Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Tyler 52 & Associates, Inc.
Date: May 5, 2023
RE: 51-996 Tyler Street, Coachella, California
APN: 763-060-031

We have reviewed the proposed zone change from R-M (Residential Multi-Family) to U-N (Urban Neighborhood). We request that the zone be expanded to allow the existing childcare, corporate office, and regional cooking service that exists on the above-mentioned property, as a primary use within the zone. Daycare services are a very needed and scarce service that complements the U-N zone.

Thank you for your consideration.



David B. Turner
Principal


Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Dakota Dunes, Inc
Date: May 5, 2023
RE: 85-220 Avenue 50, Coachella, California
APNs: 778-030-003 & 778-030-004

We have reviewed the proposed zone change from M-S (Manufacturing Service) to U-E (Urban Employment) for the above referenced property. Although we are not opposed to the zone change, as it will allow for more types of use in the future, we request that you retain the legacy multi-tenant uses on the property as a right of use, instead of existing non-conformance and the requirement of a CUP for future use. This will allow a change out of similar uses on the multi-tenancy property and or lease land, until such time as the property develops as a whole, as part of a larger project.

Allowing the existing uses in the multi-tenancy property of automotive repair, machine shop, metal working, fabrication, sheet metal, welding, painting, prefabrication/manufacturing, tire, RV, trailer, mobile home, storage yard, contractor's yards, building materials yard, lumber yard, etc. will allow the continuation of needed uses in the City and not force existing businesses to close down and/or move out of the City. Some businesses have been there for over 30 years. We would also like to request that the M-S zone be allowed to allow towing/impound as a right in the zone to allow very needed uses in the City and to assist our State Highway Patrol.

Thank you for your consideration.



David B. Turner
Principal



To: City of Coachella Planning Commission
Gabriel Perez
From: Coachella Valley Engineers, Inc.
Date: May 5, 2023
RE: Manufacturing Service Zone

M-S (Manufacturing Service Zone) – C.13

We have reviewed the proposed changes to the RV Storage Section. We would propose rather than limiting the zone to 15% to not drive away valued businesses to the City and its residents, as well as potential capital investment in the City, we would propose that staff determines where the best storage facilities should be located in the city (potentially near existing facilities) and create a subcategory of where they would be allowed, whether that encompasses 15% of the zone space or not. The zoning classification would reduce the potential for ambiguity and not be subject to interpretation.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'David B. Turner', written in a cursive style.

David B. Turner
Principal

Fountainhead Development

April 26, 2023

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Gabriel,

It has been a pleasure working with the City of Coachella for nearly twenty years developing Fountainhead Plaza. We are proud of the high-quality tenants who have joined our project and would like to present the reasons why we think this project zoning should be amended to allow certain additional uses. The current General Plan Designations Compatible Uses table does not allow for automotive oriented uses, or drive-through restaurants. This is a large neighborhood center that successfully provides retail services to the surrounding community. The center as it is built today already features many vehicle oriented businesses in addition to the retail businesses. The current development consists of a pharmacy, grocery store, drive-through restaurants and a gas station approved through Site Plan Review and Conditional Use Permit.

Since we began our development activity on this project, we have seen many changes in the retail and commercial development business. Larger format retail tenants have stopped opening new stores and in fact have been closing stores, which is continuing at an accelerating pace. Smaller retail tenants are expanding, however that expansion is primarily into 2nd generation retail space since the cost of construction has far outpaced the level of rents these tenants can afford. The project already has the daily essential needs tenants with a grocer and drug store, thus the options for completing the remainder of the project are very limited.

We do have a very successful business interested by the name of SuperStar Carwash which fits perfectly into the characteristics of the existing tenant mix. This business is growing rapidly and provides a much needed service to the community. With a SuperStar in the project someone could handle their grocery shopping, grab a bite to eat, fuel up their car and get a carwash all in one stop.

An additional great benefit is that SuperStar is willing to develop a brand new state-of-the-art facility with limited visibility behind Walgreens. The limited visibility from Cesar Chavez Street has caused all previous tenants over the past years to decline the opportunity.

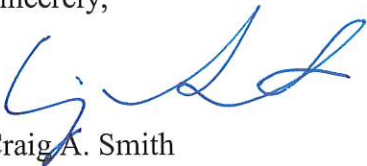
1401 Quail Street, Suite 100 • Newport Beach, CA 92660
949/752-2515 • Fax 949/752-7442

Fountainhead Development

Removing this site from the Downtown Center or Central District Zone will be consistent with the development that has already taken place and serve to attract additional commercial uses, which will benefit the community significantly.

Hopefully the City of Coachella Development Services team can see the community benefits, cohesive nature of the tenant mix, and great use of a challenging site as great reasons to allow this development to move forward. We appreciate your consideration and look forward to discussing further.

Sincerely,



Craig A. Smith

Chief Executive Officer
Fountainhead Development
1401 Quail Street, Suite 100
Newport Beach, CA 92660