



STAFF REPORT 5/21/2025

TO: Planning Commission

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: Conditional Use Permit 253 (Modification) - Los Compadres Thrift Store Discount Boutique a request for a Conditional Use Permit modification for a thrift store discount boutique in an existing multi-tenant commercial building located at 1030 6th Street, Units 2, 3, and 4 (Assessor Parcel Number 778-081-002) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15301. Applicant: Guadalupe Nano

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC2025-08 approving Conditional Use Permit No. 253 (Modification) for the operation of a thrift store business at 1030 6th street, suite's 2, 3, and 4, in an existing commercial building, pursuant to the findings and conditions in the below staff report and the attached resolution.

BACKGROUND:

On November 6, 2024, the Galilee Center Thrift Store was approved for Conditional Use Permit (CUP) No. 253 for the operation of a thrift store within an 800 square foot thrift suite at 1030 6th street, suite 1. The thrift store operated at this location until they moved out of the building in December 2024. The applicant proposes a modification to the existing CUP previously held by the Galilee Center Thrift Store, to operate a thrift store within a larger 2,538 square foot commercial space within the same building at 1030 6th street, suites 2, 3, and 4. Suites 2, 3, and 4 were previously occupied by a 7-Eleven convenience store which moved out of the building sometime prior to October 2018. Since then, suites 2, 3, and 4 have been vacant.



DISCUSSION/ANALYSIS:

The project, Los Compadres Thrift Store Discount Boutique, is a proposed thrift store for the resale of reconditioned or used merchandise sales. The project plans to occupy suites' 2, 3, and 4 in a commercial building located in the DT-PV (Downtown Pueblo Viejo) zone which allows for the thrift store use subject to the approval of a conditional use permit. There is an existing approved conditional use permit for a thrift store use at the project site, CUP No. 253. CUP No.

253 was approved for a 800 square foot commercial space within 1030 6th Street. A modification to the existing CUP is required as the applicant is proposing a larger commercial area for proposed thrift store that will be operating within different suites of the same building at 1030 6th street. The applicant of the proposed thrift store is the property owner of the commercial center.

During a site visit to the subject property, staff observed uneven paint finish at the exterior building and visible holes left from removed signage. As a condition of approval for the project, the applicant is required to repair any visual damage at project frontage, prior to occupancy. Staff observed unpermitted banner signs, flag banners, and A-signs at the subject property. As a condition of approval for the proposed project, the applicant would be required to address unpermitted signage. The applicant would be required to submit signage plans to address unpermitted signage within 60 days of certificate of occupancy. The applicant would be required to comply with the signage ordinance, and shall provide internally illuminated channel lettering with no rectangular channel letter backing. At the rear parking lot for the site, there is an existing unpermitted shade structure installed by one of the tenants of the commercial center. As a condition of approval, the applicant would be required to address the unpermitted structure by submitting permits for approval or to remove the unpermitted structure prior to certificate of occupancy. As a condition of approval of this project, the business is prohibited from allowing donation drop off bins or exterior merchandise displays at the exterior of the building. Donations must occur during business hours.

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or include as conditions of approval for the CUP. Lieutenant Vasquez identified no concerns with the project. The conditions of approval were shared with the City Code Enforcement Manager, concerns regarding signage, unpermitted shade structure, and exterior merchandise were implemented as conditions, and there were no further comments.

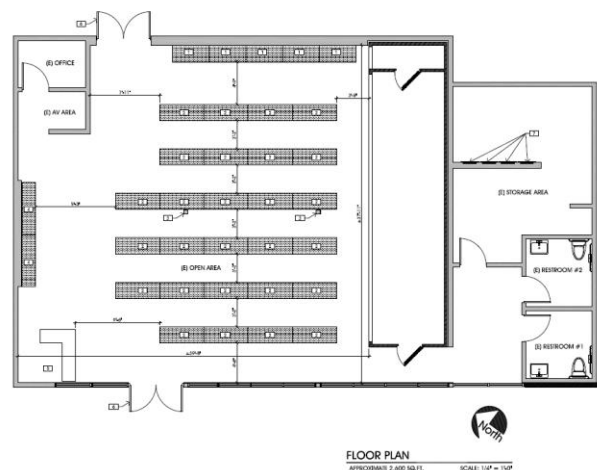


Figure 1 Proposed Floor Plan

Thrift Store Business Operation:

The hours of operation for Los Compadres Thrift Store are Monday through Saturday from 8:30 a.m. to 6 p.m.

Deliveries and loading for the store would take place in the rear parking lot of the existing commercial center within the sorting area at the back of the business. As a condition of approval of this project, the business is prohibited from allowing donation drop off bins or exterior merchandise displays at the exterior of the building. Donations must occur during business hours. The condition is to prevent outdoor merchandise storage or overflow of discarded items in and around the existing trash enclosure for the thrift store operations. Also, the property owner recently installed a new trash enclosure to service the waste disposal or recycling needs of the businesses.

LANDSCAPING:

During a site visit to the subject property, staff observed missing landscaping at the project site. The applicant is required to install, plant and maintain a permanent underground irrigation system, and complete missing landscape improvements prior to certificate of occupancy. Landscaping shall be in compliance with landscape requirements of Sections 17.60.010 and 17.54 of the Coachella Municipal Code.



Figure 2 - Cesar Chavez Street Site Landscaping

PARKING:

The proposed project requires the 3.75 minimum parking spaces per 1,000 square feet of gross floor area. The parking required for this project is the general retail parking requirement for the DT-PV zone. The project is required to provide 10 parking spaces. The project site has sufficient parking. As part of the construction of the Covalda Apartments, the rear parking lot is currently undergoing construction improvements where at the time of this report 19 parking spaces would be temporarily unavailable for project use until project improvements are complete. The Covalda Apartment project will be required to repair the rear parking lot, they are diligently pursuing completion of the project. The front parking lot area would continue to be unaffected and provide 15 parking spaces. No temporary parking measures are requested at this time as the 19 parking spaces being temporarily unavailable is due to a separate and unrelated project that is currently diligently pursuing completion of their project.

Environmental Setting:

The subject site is developed. Surrounding land uses include the following:

North: Downtown (DT-PV), 6th Street and Pueblo Viejo Villas

South: Downtown (DT-PV), Covalda Apartments

East: Downtown (DT-PV), Vacant Land

West: Neighborhood Commercial (C-N), Harrison Street and Plaza Tonalá Commercial Center

Consistency with General Plan:

The proposed business is located within a land use designation of Downtown Center as identified on the City's General Plan 2035 Land Use Policy Diagram. The proposed project is generally consistent with the goals, objectives, policies and implementation measures of the General Plan. The Downtown Center designation encourages the development of retail businesses such as thrift stores. The location within the Pueblo Viejo District would assist in the General Plan Economic Development Element Goal to improve economic development in the downtown area and would provide a diverse mix of retail and commercial activity.

Consistency with Zoning:

The proposed business is located within the DT-PV (Downtown Pueblo Viejo) zone. A thrift store is an allowed use within the DT-PV zone subject to approval of a Conditional Use Permit.

Environmental Review:

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 (CEQA) as a Class 1, Accessory Structures, exemption as the project consists of the construction and replacement of signage (CEQA Guidelines 15311). As such, no additional environmental review or further mitigation is required for this request.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2025-08 approving CUP No. 253 (Modification) with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2025-08 approving CUP No. 253 (Modification) with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC2025-08 and request that staff prepare a Planning Commission Resolution for denial of CUP No.253 (Modification).
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Attach 1 – Resolution No. PC2025-08 for Approval
2. Attach 1 – Exhibit A – Conditions of Approval
3. Attach 1 – Exhibit B – Floor Plan
4. Attach 2 – Vicinity Map

5. Attach 3 – Site Photos
6. Attach 4 – Agency Comments