



STAFF REPORT
5/18/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: JJWR Holdings Manufacturing and RV Storage Project- Tentative Parcel Map No. 38218, Conditional Use Permit No. 354, Architectural Review No. 21-07 for the construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condominiums and 8 office condominiums on a 3.29 acre site at 53-457 and 53-459 Enterprise Way. Applicant: JJWR, LLC

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2022-17 and PC2022-18 recommending that the City Council (Council) approve Tentative Parcel Map (TPM) No. 38218, Conditional Use Permit (CUP) No. 354, and Architectural Review (AR) No. 21-07 construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos on a 3.29 acre site at 53-457 and 53-459 Enterprise Way.

BACKGROUND:

On June 17, 2021 the applicant, JJWR Holdings, LLC, submitted an application for the proposed project. Staff distributed a Request for Agency Comments and scheduled a meeting with the applicant and provided comments for the proposed development. Staff expressed that RV storage is not an expressly permitted or conditionally permitted use in the M-H (Heavy Industrial) Zone and that an interpretation would be required by the Planning Commission and City Council.

DISCUSSION/ANALYSIS:

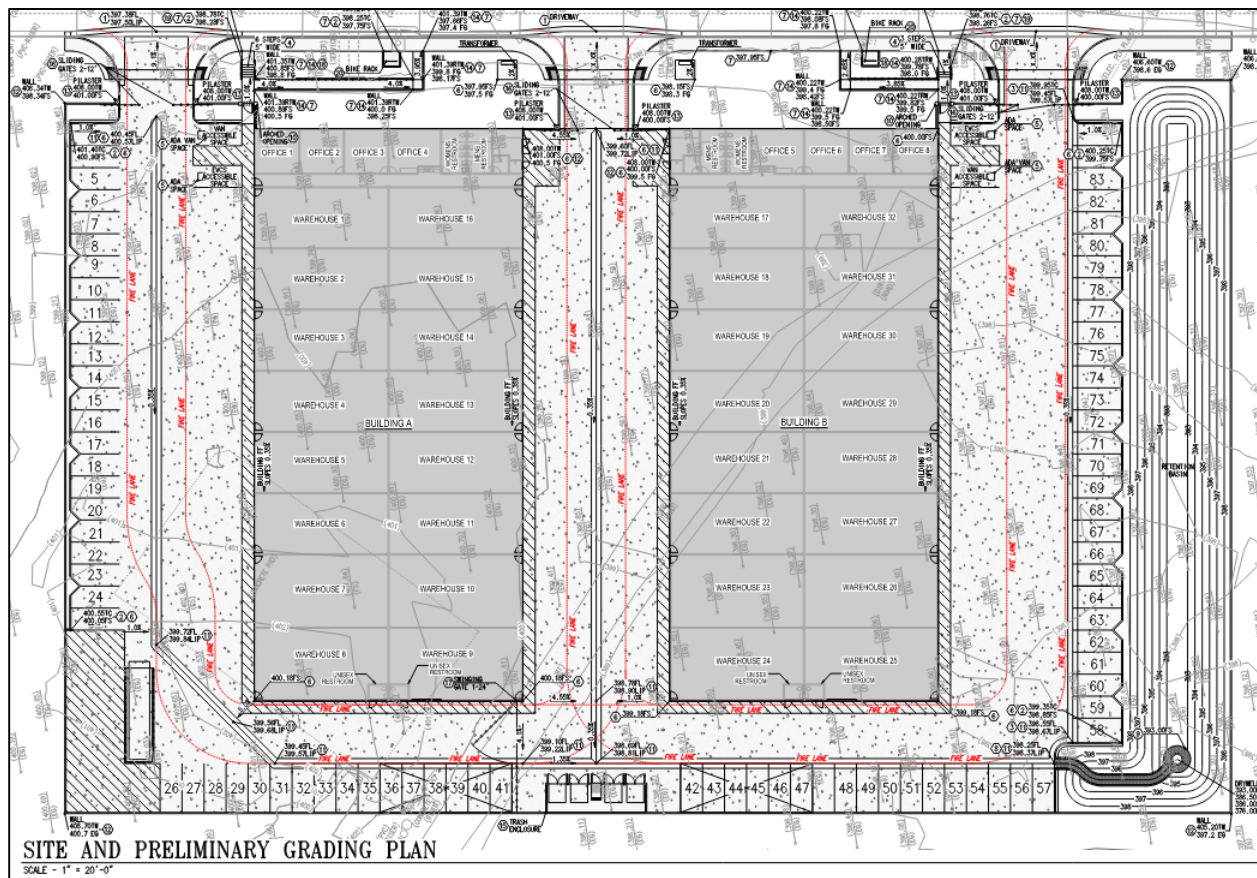
The surrounding land uses and zoning designations of the 3.29 acre site (APN 763-141-030 and 031) are as follows:

North: Vacant Land (M-H, Heavy Industrial).
South: Vacant Land (M-H, Heavy Industrial).
East: City of Coachella Corporate Yard (M-H, Heavy Industrial).
West: Metal Industrial Building (M-H, Heavy Industrial).

Site Plan

The applicant proposes construction of industrial facilities consisting of two single story, 25,750 sq. ft. buildings. The site consists of two parcels (53-457 Enterprise Way - 1.78 acres and 53-459 Enterprise Way - 1.49 acres). Tentative Parcel Map is proposed, which would create 32 warehouse condominiums and 8 office condominiums. The applicant operates an existing business, Eurotec M.F.G. Inc., which operates in an industrial building in the City of Indio at 84464 Cabazon Center Drive, specializing in the manufacturing of decorative wood panel systems for building interiors. The applicant indicated that they plan to move their operation to the subject Coachella site in order to facilitate the expansion of their operations.

Figure 1: Site Plan



Three 30' wide gated driveway entrances are proposed, which allow for vehicle circulation through the sides and rear of the proposed buildings. A drive aisle of 30' is proposed that accommodates 2-way vehicle traffic. The rear drive aisle is 20.5' wide. The applicant proposed 95 parking stalls of 9'x 20' in size within the project site located along the northerly, southerly and rear property line. A large 41' x 11' trash enclosure is proposed to the rear of the site with 4 trash bin storage areas. A loading dock is proposed to the rear of the site for large truck deliveries. The frontage of the development will include construction of a 6' wide sidewalk. A large retention basin is proposed at the southerly portion of the site.

Each of the two industrial buildings consist of 16 unconditioned warehouse units ranging in size from 1,320 sq. ft (55'x 30') to 1,575 sq. ft (55' x 24'). There are 4 office units are proposed in each building ranging in size from 250-280 sq. ft. on the first and second floors. Men and Women restroom facilities are provided for the office areas in both buildings on the 1st and 2nd floors. Separate unisex restrooms are proposed at the rear of both buildings.

Architectural Design

The overall architectural style of the project incorporates a simplified modern industrial design. The building construction included a combination of block at the project frontage, metal corrugated metal, and Kingspan panels. Windows are largely located at the front elevation on the first floor with an articulated clock façade. Side elevations largely consist of metal corrugated metal and utilize bi-fold doors with an integrated man door. The rear elevations consist of 12' 14' roll up doors. The maximum height of the building 24 feet.

Figure 2: Building Elevation from Enterprise Way

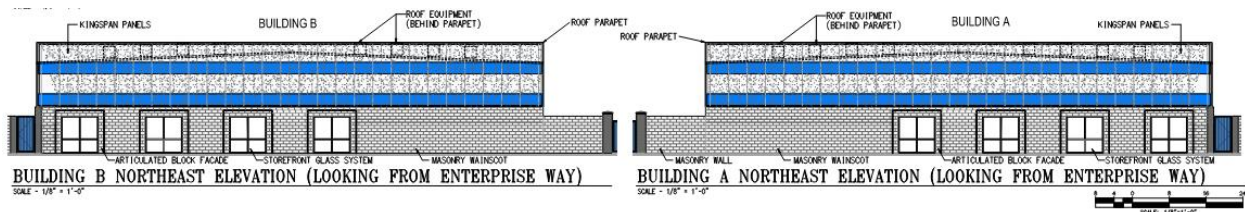


Figure 3: Side Building Elevations

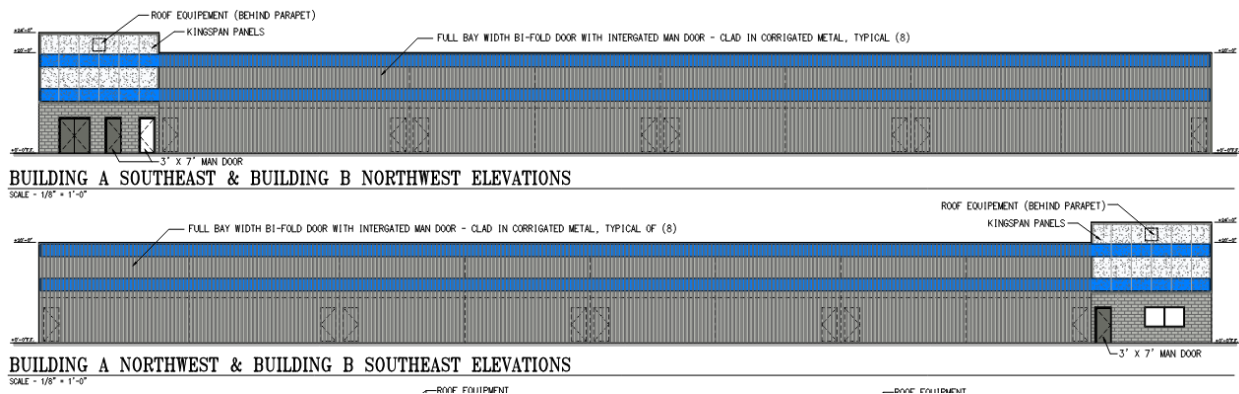
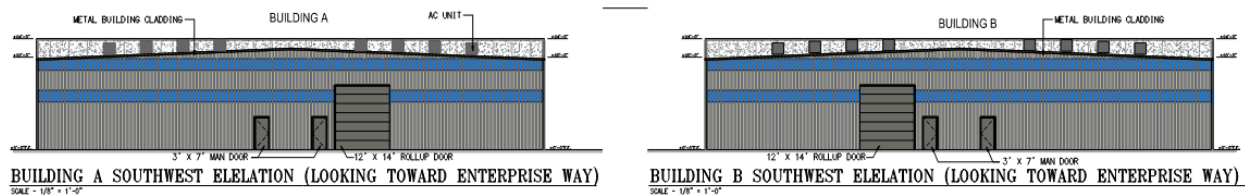


Figure 4: Rear Building Elevations



Signage

The applicant has not submitted sign plans for the proposed project but will be required to comply the City's sign ordinance.

The plant palette shows a variety of trees, shrubs and vines largely concentrated along the project frontage. Trees include “Muskogee Crape Myrtle,” “Chilean Mesquite,” “Mediterranean Fan Palm,” “Windmill Palm” and “Mexican Fan Palm.” The shrubs include “Desert Carpet Acacia”, “Do-La-la Bougainvillea”, “Rio Bravo Texas Ranger”, “Red Yucca” and “New Gold Lantana.” Vines include “Barbara Karst Bougainvillea” planted along the front and northerly wall. Desert Gold Sand art 1/8 inch is proposed as groundcover. Staff requests that the Desert Gold be decomposed granite with a 3/4 inch grain.

The proposed project is within a land use designation of Industrial District according to the General Plan 2035 Land Use Element that allows industrial development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #7 which envisions a variety of industrial uses in the area bounded by the railroad and SR111 on the west and by the Whitewater River and SR 86S on the east. More specifically, the General Plan vision for Sub-Area #7 is for a diversity of job-producing uses and that would provide for industrial, warehouse and distribution uses in the portion of the subarea where the proposed project is located. The applicant proposes RV storage as a use for the project and staff believes that this use would generate limited on-site

jobs inconsistent with the vision of the General Plan without a primary use at the site that is job producing. Furthermore, the General Plan Designations Compatible Uses table 4-1 identifies that Automotive uses may be permitted in the Industrial District as secondary uses.

CONSISTENCY WITH ZONING

The proposed industrial facility site is designated as M-H (Heavy Industrial) Zoning District as referenced on the City's official Zoning Map. The M-H zone permits all uses of the M-S (Manufacturing Service) Zone, except emergency shelters. The proposed wood panel manufacturing uses would be consistent with the permitted primary use of a woodworking shop. Industrial projects that offer mini storage warehouses are permitted in the Manufacturing Services zone subject to the approval of a Conditional Use Permit. Luxtor RV Storage and Service, which stores and repairs recreational vehicles, was approved by the Planning Commission and City Council with a CUP as a mini storage warehouse facility in the M-S Zone.

It is unclear if mini storage warehouses uses are permitted in the M-H Zone with a Conditional Use Permit as Chapter 17.32 M-H Heavy Industrial Zone states that M-H permitted primary uses are "All uses permitted by Section 17.30.020 of the M-S Zone, except emergency shelters," but does not specifically state if all conditionally permitted uses of the M-S Zone are permitted or conditionally permitted. Existing mini storage facilities that exist in the City of Coachella are within the M-S Zone only and do not exist in the M-H Zone, which include Coachella Self Storage and RV and Right Space Storage.

Staff believes there is an ambiguity in the Zoning Ordinance for the M-H zone and interpretation is warranted to determine if mini storage warehouses are conditionally permitted in the M-H Zone. Staff is supportive of an interpretation that RV storage may be permitted with approval of a CUP in the M-H zone, but that it be secondary use for this application as automotive uses are allowed as secondary uses in the Industrial District land use compatible uses table and the project location in General Plan Sub-Area #7 which envisions job producing uses.

Table 1 – Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Zoning - <i>Manufacturing Districts:</i> 1 parking space for each 500 sq. ft. of unit area for up to 20,000 sq. ft., plus one space for each one thousand (1,000) square feet of unit area over 20,000 sq. ft. Required: <u>70 parking spaces</u>	-On-Site Parking: <u>95 parking spaces</u>	Yes
Lot Requirements	Zoning - Minimum Lot size is 10,000 sq. ft.	Lot exceeds 10,000 sq. ft.	Yes

Height (maximum)	Zoning - 50' maximum	24'	Yes
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5' in width 	<ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback • Internal landscaping 16.5% of total area. • One tree is provided for every 10 parking spaces. • All planters exceed 5' in parking areas. 	Yes

ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcels comply with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2022-17 (TPM 38218) and Resolution No. PC2022-18 (CUP No. 354 and AR No. 21-07) and recommending approval of the industrial development as proposed.
- 2) Adopt Resolution No. PC 2021-17 and Resolution No. PC2022-18 recommending approval of the project with amendments.
- 3) Adopt Resolution No. PC 2021-17 and Resolution No. PC2022-18 recommending approval of the project without RV storage.
- 4) Recommend denial of the ordinance.
- 5) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.

Attachments:

1. Resolution No. PC2022-17 (Tentative Parcel Map No. 38218)
Exhibit A – Conditions of Approval
2. Resolution No. PC2022-18 (Conditional Use Permit No. 354 and Architectural Review No. 21-07)
Exhibit A - Conditions of Approval
3. Vicinity Map
4. Development Plan Set (Site Plan, Floor Plan, Elevations, Preliminary Grading, and Landscape Plan)
5. Agency Correspondence
6. Photos of existing Eurotec M.F.G. Inc. facility
7. JJWR Holdings Project Description