



## STAFF REPORT 9/4/2024

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Architecture Review No. 19-01 (Modification) Oraway is a request to modify the landscape plan and conditions of approval for an approved project by Oraway Engineering for a 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way (APN 763-280-015).

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### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2024-20 approving Architecture Review No. 19-01 Modification pursuant to the findings and conditions contained in the resolution.

### **BACKGROUND:**

The Planning Commission approved the Architectural Review No. 19-01 on April 17, 2019 for the Oraway Engineering development consisting of an 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89-acre lot at 54-101 Enterprise Way. The project is now a completed project and a project final is requested.

The applicant communicated to City staff that the landscape plan as originally designed is not practical for internal landscape at edges of the development that is largely screened from view with existing metal canopy structures. Furthermore, the applicant stated that the condition of approval added by the Planning Commission at project approval requiring ficus trees planted along the easement area of the property along the railroad is impractical to maintain due to the separation of the rear wall from the area where the ficus trees



would be planted. During a site visit in August 2024, City staff observed that industrial activities associated with the business was occurring outdoors contrary to the conditions of approval of the project. Staff identified that industrial activities would need to cease unless the conditions of approval are amended. The applicant requests the following conditions of approval related to additional landscaping and outdoor activities be removed:

- 82. There shall be no outdoor industrial activity or outdoor auto and equipment repair on the property.
- 84. The landscaping along the Union Pacific Railroad tracks shall be augmented by adding Ficus trees as appropriate for better screening.

**DISCUSSION/ANALYSIS:**

The applicant, Armando Bravo, submitted a revised landscape plan for the project site that removes many of the landscape materials within the internal landscape planters of the site. The applicant contends that the proposed landscaping in the landscape planters would have limited visibility internal or external to the project and would serve to provide shade due to the three 3,500 sq. ft. metal canopy structures constructed along the project site property lines.

Figure 1 and 2: Photos of Site Metal Canopies



Figures 3 and 4 provide perspectives of the rear of the existing facility. There is an existing 8-foot block wall that separates the facility improvements from the 30-foot easement where the applicant was conditioned to plant ficus trees. Staff can support removal of this condition as the area is difficult to access which would make maintenance of the plants and irrigation difficult. Furthermore, the area is largely screened by existing mesquite trees along Grapefruit Blvd.

Figure 3: View Looking East from Grapefruit Blvd





Figure 4: View Looking North from Wallace Street



Figure 5: Original Landscape Plan

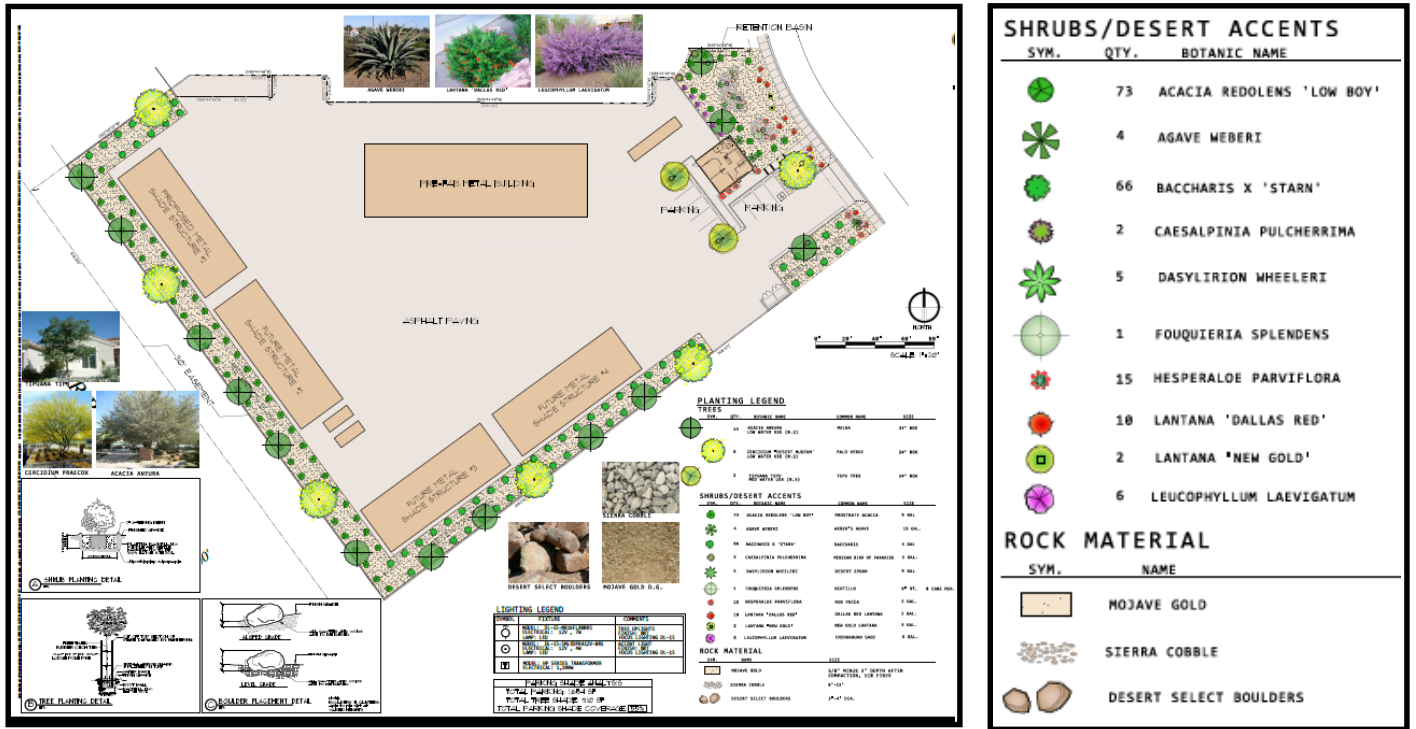


Figure 6. Existing frontage building



### **ENVIRONMENTAL REVIEW:**

The City of Coachella Planning Commission previously determined that the 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 parcel complies 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 has been previously graded and disturbed 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.

### **RECOMMENDATIONS:**

1. Adopt Resolution No. PC 2024-20 to approve Architecture Review No. 19-01 Modification subject to the conditions of approval and findings.
2. Deny the modification to the conditions of approval.
3. Continue this item and provide staff and the applicant with direction.

### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as the removal of shade trees and plants in internal planter area along portions of the site that are screened would continue to maintain aesthetics within and outside of the project. The removal of condition for ficus trees can be supported due to the difficulty of maintenance and access issues.

#### Attachments:

1. Resolution No. PC2024-20 Architectural Review No. 19-01 Modification Exhibit A Conditions of Approval
2. Vicinity Map
3. April 17, 2019 Planning Commission Staff report
4. Notice of Action from April 17, 2019 Planning Commission decision
5. April 17, 2019 Planning Commission Meeting Minutes
6. Original Landscape Plan
7. Proposed Landscape Plan Modification