



STAFF REPORT 9/4/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Library Annex Conceptual Design for the construction of the Coachella Library Annex building at 1538 7th Street. Applicant: City of Coachella.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission direct staff to prepare a complete development plan set for one of three potential architectural elevation concepts for the Library Annex project. Staff will present a joint Planning Commission and City Council hearing at a future date.

BACKGROUND:

In September 2022, the City of Coachella was awarded a grant for \$4,568,807 from the California State Library Building Forward Grant Program to renovate and upgrade its Library Annex building. Built in 1927, the Coachella Public Library Annex infrastructure has reached the need for renovation. The existing building is an old church building comprised of a main building, an office, and a hall with four rooms totaling 7,701 sq. ft. In April 2024 the City Council reviewed a variety of floor plans and architectural styles, and directed staff to prepare a presentation to the Planning Commission to recommend an architectural style among three different architectural style options.



Site Plan

The below exhibit depicts the 10,159 SF library annex project that would be operated by the Riverside County Library system. The project provides a vestibule at the front elevation that leads to a study hall and food lab space. The west portion of the building is planned for a 2,257 SF community room space with a stage, seating, and book shelves. The east end of the building is planned with specialized rooms for a maker space, digital maker space, and a media lab that may include a ceramic studio and a recording room. The floor plan design and project amenities are subject to change and the City Council will be the final decision-making authority. An analysis by the project designers determined that preserving the existing building would not be cost effective and would limit the ability to deliver optimal uses within facility under the grant funding constraints. The building is not a designated historical resource by the City or State of California.

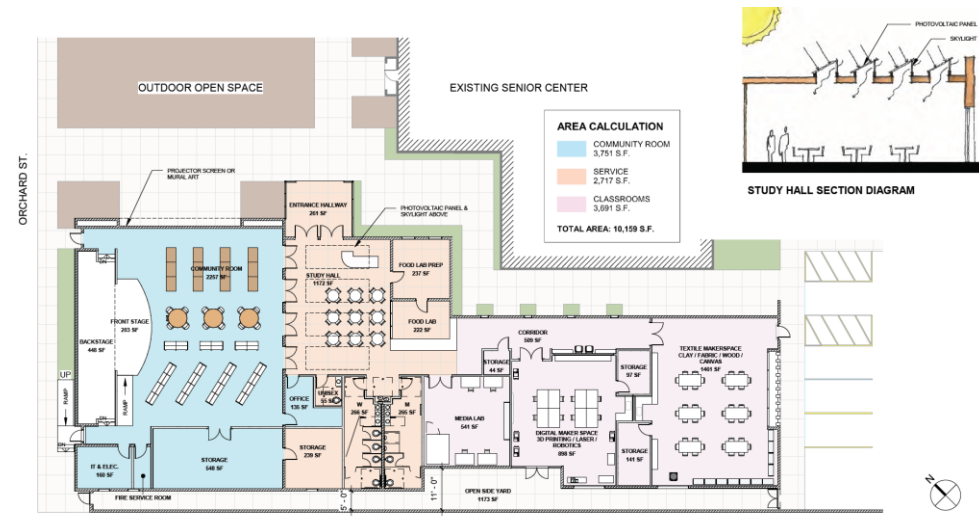


Figure 1 Floor Plan

Conceptual Architectural Elevations

The below perspective drawings provide three different architectural style options, (1) Modern Style option, and (2) Desert Style options. Each architectural option includes a planned 32 foot wide side projector screen or canvas space at the front elevation of the building. The project architectural design includes a simplified design due to the limits on grant funding for the project. The Planning Commission is recommended to consider high quality design of the facility along the budget constraints of the project.

Option 1 – Modern Style

- Entrance with gable roof with Spanish tile to match existing senior center building.
- White stucco finish
- Orchard Street elevation provides tall vertical recessed facade design.



Figure 2– North and West Perspective

Option 2 – Desert Style (Translucent Entrance)

- Translucent entrance hallway to provide natural illumination
- Earthy tone stucco finish to be consistent with desert aesthetics.
- Orchard Street elevation horizontal recessed facade design with wood screen element.



Figure 3 – North and West Perspective

Option 3 – Desert Style (Stucco Finish Entrance)

- Stucco entrance hallway with clerestory window and flat roof.
- Earthy tone stucco finish to be consistent with desert aesthetics.
- Orchard Street elevation horizontal recessed facade design with wood screen element.



Figure 4 – North and West Perspective

LANDSCAPING

The project is not anticipated to provide landscape improvements at the property, as grant funding is only for the building and not for any exterior features such as landscaping. The Planning Commission may offer suggestions to staff to consider for any future landscape improvements if as other funding becomes available.

DIRECTION

Staff recommends that the Planning Commission direct staff to prepare a complete development plan set for one of three potential architectural elevation concepts for the Library Annex project.

Attachments:

1. Library Annex Conceptual Design Plans