



**STAFF REPORT**  
**10/5/2022**

**TO:** Planning Commission Chair and Commissioners

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

**SUBJECT:** Request for a second 12-month time extension for Conditional Use Permit No. 321, Conditional Use Permit No. 322 and Architecture Review No. 20-03 for a multi-tenant development (Fountainhead Development Phase II) which consists of a mini market with alcohol sales, and a 12-pump fueling service station on a 3.1 acre vacant portion of land on an existing partially developed shopping center located at the northeast corner of Cesar Chavez Street and First Street. (APN 778-020-007 & 778-010-017)

---

**STAFF RECOMMENDATION:**

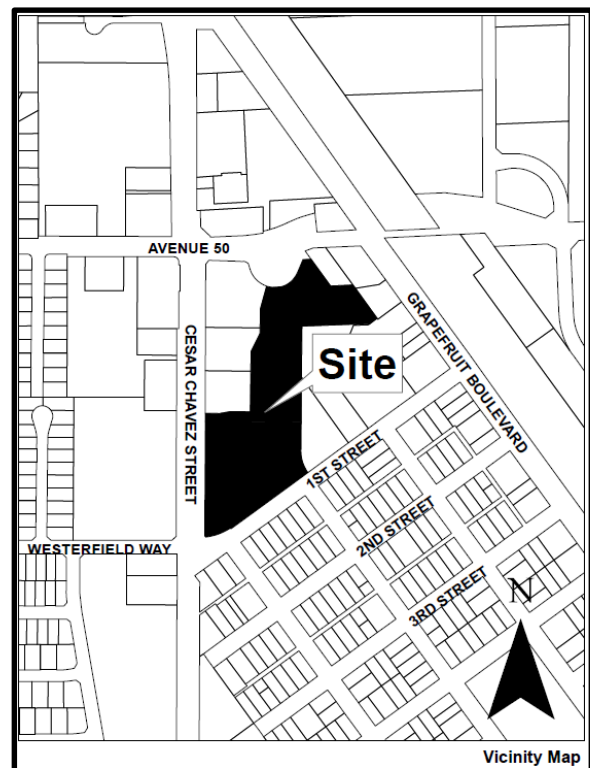
Staff recommends that the Planning Commission grant a second 12-Month time extension for Fountainhead Development Phase II, which includes Conditional Use Permit (CUP) No. 321, CUP No. 322 and Architecture Review (AR) No. 20-03 with new expiration dates of October 14, 2023.

**BACKGROUND:**

On September 6, 2022, the applicant, Coachella Retail Realty Associates, LP submitted a first request for a time extension for entitlements with the Fountainhead Development Phase II. The proposed development is on a vacant portion of an existing development at northeast corner of Cesar Chavez Street and First Street.

On May 7, 2008, the project was originally entitled under CUP No. 233 and AR No. 07-20 as a phased project. The first phase is the existing development properties which are the Walgreen's, Taco Bell and Mc Donald's at the southeast corner for Avenue 50 and Cesar Chaves Street.

On October 14, 2020, the City Council adopted Resolution 2020-56 approving Tentative Parcel Map (TPM) No. 37940 to subdivide 8.25 acres of vacant land into seven (7) parcels (APN 778-020-007 and 778-010-017). Parcels 4, 5, 6, and 7 is reserved for future commercial development. Parcel



7 will remain a common-area retention for storm water drainage for the existing developed properties (Walgreen's, Taco Bell and McDonalds). Final Map No. 37940 has been recorded and the subdivision is in effect. No further extensions are required for TPM No. 37940



Together with the Tentative Parcel Map No. 37940, the City Council adopted Resolution 2020-55 approving CUP No. 321, CUP No. 322 and Architecture Review No. 20-03. CUP No. 321 is for the development of a 12 pump fueling station and a 2,000 square foot drive-thru coffee shop. CUP No. 322 was approved to allow alcohol sales within the proposed mini-mart for a Type 20, Off Sale, Beer and Wine. Architecture Review 20-03 is for the architectural design of the building and potential retail and/or a restaurant. The CUP and Architectural Review entitlements above will expire on October 14, 2021. The Starbucks Coffee has been constructed and anticipated to open by October 1, 2022. On-site parking and landscaping improvements are complete for the Starbucks pad. Common area landscape improvements for the Fountainhead Plaza are underway, including rehabilitation of the original common areas for Fountainhead Plaza pursuant to project conditions of approval. Upon approval of the Planning Commission for the extension, the new expiration date will be October 14, 2023.

**DISCUSSION/ANALYSIS:**

The Planning Commission is required to make the prior findings, including a finding of consistency with the City's General Plan, Zoning and California Environmental Quality Act. There are no new policy items to address with respect to this project. The Commission and Council found that the project is exempt under CEQA Guideline Section 15332, there is no need for additional CEQA environmental review at this time.

**RECOMMENDATION:**

Staff recommends that the Planning Commission grant a second 12-month time extension for Fountainhead Development Phase II CUP No. 321, CUP No. 322 and Architecture Review No. 20-03 with new expiration dates of October 14, 2023.

Attachments:

1. Resolution No. PC2022-23
2. Applicant's Letter
3. Project Exhibits – Future Mini-Mart and Gas station.
4. Resolution No. 2020-55 for Conditions of Approval for CUP No. 321, CUP No, 322 and AR 20-03
5. Resolution No. 2020-56 for TPM No. 37940
6. Resolution No. 2022-10 for CUP No. 321 and AR No. 20-03