



STAFF REPORT
11/6/2019

TO: Planning Commission

FROM: Juan Carrillo, Associate planner

SUBJECT: Request for three 12-Month Time Extensions for Conditional Use Permit No. 282 to allow a 2,800 square foot drive-thru restaurant and two 3-story hotels consisting of 89 rooms and 64 rooms, respectively, with swimming pools and fenced enclosures, and a 5,200 square foot sit-down restaurant, on 5.45 acres of vacant land located on the north side of Vista Del Norte, east of Dillon Road.

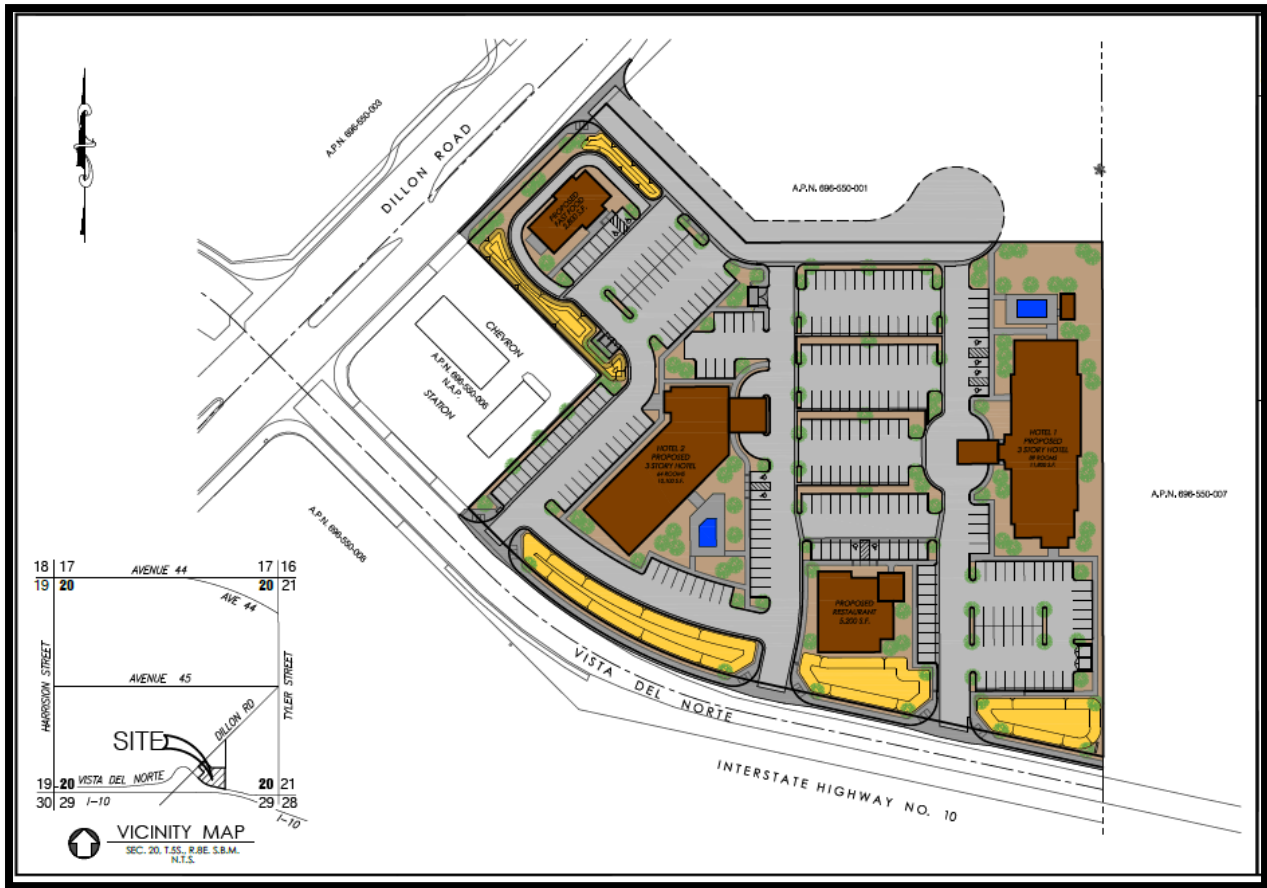
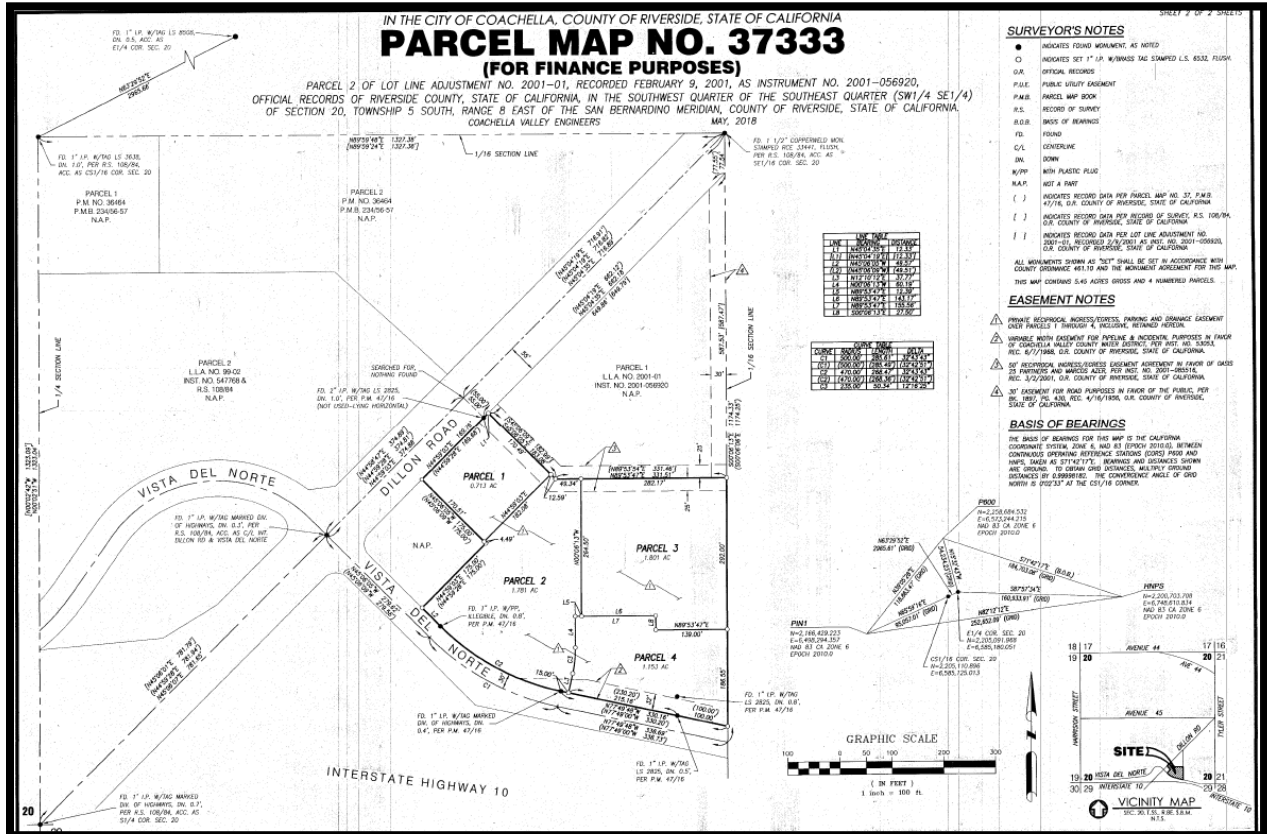
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant three 12-month time extensions (36 months) for Conditional Use Permit No. 282, making the new and final expiration date August 9, 2020.

BACKGROUND:

Pursuant to Chapter 17.72 and 17.74 of the Coachella Municipal Code, approval for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning commission can grant up to three 12 month time extensions when the applicant submits a written request stating the reasons for the project delays.

The Planning Commission conducted a duly noticed public hearing on July 19, 2017 at which time the Commission voted to deny the drive-thru component for one of the two restaurants included in CUP No. 282. The Planning Commission recommended the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well as CUP No. 283 and Tentative Parcel Map No. 37333 as part of the entire proposed project. On July 20, 2017 an appeal was filed for the drive-thru component of CUP No. 282. Then, on August 9, 2017, the City Council considered Conditional Use Permit No. 282, and overturned the Planning Commission's denial of the proposed drive-thru restaurant under CUP No. 282. Tentative Parcel Map No. 37333 has recorded since then and such occurrence has granted the rest of the proposed project, including CUP No. 283. An exhibit of the recorded map dated May of 2018, and the approved site plan, are shown below;



DISCUSSION AND CONCLUSIONS:

Conditional Use permit No. 282 approved the construction of a 2,800 sq. ft. drive-thru restaurant and a site plan review approval for the two hotels with pool enclosures. A total of 262 off-street parking spaces will be provided for the entire development. Conditional Use Permit No. 283 was an approved request for shared parking between the four proposed uses. The recorded Parcel Map 37333 has now subdivided the 5.45-acre site into four parcels, the parcels range between .71 acres to 1.8 acres. The project also included an Economic Incentive Agreement between the City and the Landowner to set mutual benefits and obligations including a provision for City-sponsored off-site improvements along Vista Del Norte. The site vacant land in the C-G (General Commercial) zone, located on the northeast corner of Vista Del Norte and Dillon Road, immediately adjacent to the existing Chevron Service Station.

The owner has had significant delays in procuring a hotel developer. However, the final map was recorded and the owners continues to show good faith in developing this project. Therefore, staff recommends that the Planning Commission approve three-consecutive 12-month time extension for Conditional Use Permit No. 282, subject to the findings and conditions of approval as stated in City Council Resolution No. 2017-50, establishing a new expiration date of August 9, 2020.

Attachments: Time Extension Request Letter
 Aerial Photo
 Site Plan