

October 18, 2021

Development Service Department
53-990 Enterprise Way
Coachella, CA 92236
Ph: (760) 398-3102

Re: CUP & Architectural Review Application
ALDI Super Market with Type 20 Alcohol Sale
Panda Express Drive-Thru Restaurant
NEC of Cesar Chavez Street & 1st Street

PROJECT DESCRIPTION

Existing Condition:

Zoning: General Commercial (CG)

Land Use: Site is in "Downtown Center" under City's General Plan 2035 Land Use and Community Character Element, within the "Pueblo Viejo Revitalization Plan" design guideline area

Assessor Parcel Numbers: 778-020-007 & 778-010-017

The original 12.14 commercial development is located along Cesar Chavez Street frontage between Avenue 50 and 1st Street. The project was approved in 2008 for up to 82,000 square feet of retail commercial space, and gasoline pump stations. The project was segmented into phases with Phase I being the existing Walgreens, McDonald's, and Taco Bell consisting of +/- 3.88 acres. Phase II of the project consisting of 3.07 acres with a Starbucks, Retail shop, and Fuel Station with convenience store was approved in October 14, 2020. The remaining 5.19 acres are proposed to be split into 4 parcels for this proposed development.

Adjacent Zoning/Use:

East: Industrial Use- Foster-Gardner, Inc. Fertilizer supplier

South (across 1st Street): Residential - single Family homes

West (across Cesar Chavez St): Commercial/Retail - +/-85,000 sf retail structure with 99 Cents Only store, Health Clinic, WSS Shoes, Planet Fitness, and Dental office with surface parking.

North: Commercial/Retail – McDonald's Restaurant, Taco Bell, and Walgreens and associated parking

PROPOSED DEVELOPMENT:

The proposed project is on the Phase III development area in the shopping center. The proposed project area is approximately 2.83 acres including a 20,442 sf ALDI Super Market, and a 2,600 sf Panda Express Drive-thru restaurant with outdoor seating. The project requires modification to the 10/04/2020 approved project to remove the proposed multi-tenant shops adjacent to Starbucks and change area to parking for ALDI Market, as well as change to the Tentative Parcel map to incorporate the previous multi-tenant shop parcel into the ALDI parcel.

Project request amendment to Resolution No 2020-55 and 2020-56 to modify the 2,000 sf Starbucks elevations and site plan due to the removal of the 4,500 sf multi-tenant structure immediately south of Starbucks and revision to the Tentative Parcel Map to incorporate the previous multi-tenant parcel with the ALDI Super Market parcel, and Panda Express parcel. There will be no change to the C-Store/Fuel Station.

The project will be provided with 196 parking stalls on site. Project access is via a full movement driveway on 1st Street, Right In/Out on 1st Street, and Right In/Out on Cesar Chavez Street previously approved on 10/14/2020. Existing site access includes signalized full movement driveway on Cesar Chavez Street south of McDonald's restaurant, Right In/Out driveway between Walgreen and Taco Bell, and from Avenue 50 and Grapefruit Blvd via Leoco Lane on the north. An additional monument sign consistent with the existing center sign program design is proposed on 1st Street entry near ALDI.

ALDI Market will have approximately 25 employees and with between 6 to 9 employees working per shift. Truck delivery occurs during store hours but typically in early morning and received only from ALDI's Moreno Valley distribution center.

Panda Express has approximately 30 employees and with between 7 to 12 employees working per shift. Deliveries occur occasionally mid-day or overnight between 2 to 3 times a week.

Fountainhead Development

Project request includes:

1. Amendment to Resolution No. 2020-55 to remove 4,500 s.f. multi-tenants shop adjacent south of Starbucks, Starbucks elevations, and parking modification.
2. Amendment to Resolution No. 2020-56 Tentative Parcel Map to adjust parcel lines for the ALDI Super Market and Panda Express parcels.
3. Operation hours from 8AM-11PM 7 days a week, may vary as needed.
4. Outdoor seating area for Panda Restaurant
5. Outside shopping cart storage for ALDI
6. PCN for Type 20 Alcohol Sales for ALDI Super Market (Public Convenience or Necessity approval)
7. One monument sign on 1st Street full access entry to match existing signage design.