

RESOLUTION NO. PC2026-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 26-03 FOR THE PROPOSED DRIVE-THRU RETAIL USE, FOR THE CONSTRUCTION OF A NEW 910 SQUARE FOOT DRIVE-THRU COFFEE SHOP “7 BREW” ON A DEVELOPED 10.5 - ACRE LOT AT THE EXISTING SHOPPING CENTER AT 49723 CESAR CHAVEZ STREET (APN 603-281-053 AND 603-281-054), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER STATE CEQA GUIDELINES SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES). APPLICANT: LEANNE SCOTT

WHEREAS, on April 17, 2026, the applicant, LeAnne Scott, submitted an application for Architectural Review and Conditional Use Permit for the proposed drive thru retail use, for the construction of a new 910 square foot drive-thru coffee shop on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054) (“Project”); and,

WHEREAS, the site is located at APN 603-281-053 and 603-281-054 at the southwest corner of Park Lane and Cesar Chavez Street (“Property”); and,

WHEREAS, the site has a zoning designation of C-N (Neighborhood Commercial) and a General Plan 2035 land use designation of the Neighborhood Center; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; and

WHEREAS, a notice of a public hearing to consider Conditional Use Permit No. 402 and Architectural Review No. 26-03 was issued in accordance with Coachella Municipal Code Section 17.72.010, inclusive of the publication on June 21, 2026, of a legal public hearing notice which was published in the Desert Sun, the City’s newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on June 17, 2026; and,

WHEREAS, on July 1, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution No. PC2026-22 to conditionally approve Architectural Review No. 26-03 for the proposed drive-thru retail use, for the construction of a new 910 square foot drive-thru coffee shop “7 Brew” on a developed 10.5 - acre lot at

the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054 as conditioned with the motion vote outcome specified in the meeting minutes for the July 1, 2026, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with the California Environmental Quality Act.

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053) on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project such that Project impacts would not have any substantial adverse changes in the significance of a historical resource.

Staff is hereby authorized and directed to prepare, execute, and file a Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval

of the Project.

SECTION 3. Architectural Review and Minor Modification Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1. The project site is within the Neighborhood Center land use designation of the City's General Plan 2035 Update (General Plan). This designation creates a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. Centers provide gathering places for the residents of surrounding neighborhoods and are ideal locations for high-quality transit stops. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms,, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

Allowed land uses include primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood. The allowed development intensity is 15-40 du/ac, and a FAR of 0.5 and 1.5. The proposed project does not propose residential development, and does not exceed the maximum FAR of the Neighborhood Center general plan designation. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Neighborhood Center general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

The project is within Subarea 4 – Harrison Street Corridor. The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities. Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents. The project proposes a drive-thru retail use that is consistent with the uses and policy direction envisioned by Subarea 4 – Harrison Street Corridor. As a result,

the proposed project is consistent with the General Plan.

2. The Project site is within the Neighborhood Commercial (C-N) zone, which implements the Neighborhood Center land use designation. The Project is subject to the Zoning Ordinance of the City of Coachella which includes Chapter 17.24 – C-N Neighborhood Commercial Zone. The Project proposes a drive-thru retail use, which is a permitted land use subject to obtaining a conditional use permit within the C-N zone. The project is compliant with the intent and purpose, permitted uses, and property development standards of Chapter 17.24 C-N Neighborhood Commercial Zone.

The project would require approval of a minor modification to approve a 10% reduction in parking for the existing shopping center. The project itself meets parking requirements, however the construction of the proposed project will remove parking spaces utilized by the center and would require approval of a minor modification to ensure the shopping center is in compliance with the Parking Ordinance of the Coachella Municipal Code. The proposed 7 Brew building is constructed over 47 existing parking spaces for the existing shopping center. The existing shopping center is required to provide 492 required parking spaces, pursuant to Section 17.54.010(C)(1), the existing commercial building would be required to provide one (1) parking space per two hundred fifty (250) square feet of gross floor area. The existing commercial center has an existing 501 available parking spaces, and the construction of the project would reduce parking below the minimum required parking spaces for the center. The applicant requests a minor modification in accordance with Section 17.70.120 of the Coachella Municipal Code. The approval of a minor modification to reduce parking by 10% would result in a minimum of 443 parking spaces required for the existing shopping center. The project would reduce overall parking for the center to 454 parking spaces, 11 spaces more than the minimum of 443 parking spaces required with the approval of a 10% minor modification approval. As a result, approval of a minor modification for a 10% reduction in required parking for the existing shopping center would ensure the parking for the existing shopping center is consistent with the Coachella Municipal Code requirements. As a result, the proposed project complies with zoning regulations.

3. The location of the project site has a General Plan land use designation of Neighborhood Center. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Neighborhood Center general plan designation.

The proposed project consists of a 910-square-foot drive-thru coffee building. The proposed project is 19' 2" in height, constructed with a white board and batten façade design with "black onyx" brick. The roof and canopy structure provide a "bristol blue" metal design. The project will include a led flex light on the roof and canopy of the structure that will provide a led light strip that will be visible at night. The proposed trash enclosure provides a brick design that is compatible with the proposed 7 Brew building. The proposed project is consistent with the property development

standards of the Neighborhood Commercial (C-N) zone. For the foregoing reasons, the project is consistent with the city's design guidelines.

4. The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of a new 910 square foot drive-thru retail use in an existing commercial shopping center. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Neighborhood Center, Suburban Neighborhood, Downtown Center general plan designation as envisioned by the General Plan. Therefore, the proposed project is not anticipated to be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, the project is justified by the common public interest as a benefit to the community as a whole.
5. The proposed project is compatible with the intended physical character guidelines of the Neighborhood Center general plan designation. Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit. The proposed project provides a pedestrian walking path to the public sidewalk that helps ensure there is a comfortable, walkable environment for shoppers and diners.

The proposed project is compatible with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation. The project is proposed on an existing developed site with existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval include improvements to ensure ADA compliant commercial driveways and improvements to the existing on-site landscape areas and existing landscape common area frontage along Cesar Chavez Street. The project will not be inconsistent with the network and connectivity, street design, and parks and open space guidelines of the Neighborhood Center general plan designation.

The proposed project is compatible with the urban form guidelines of the Neighborhood Center general plan designation. In the Neighborhood Center general

plan designation, a variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use. Building entrances are direct from the sidewalk, generally via shopfronts. Building heights are generally one to three stories. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys. The proposed project provides a high-quality commercial building design that is not incompatible with general plan guidelines. The proposed project does provide a pedestrian walkway path that provides a direct connection to the sidewalk along Cesar Chavez Street. The proposed project is a one-story building that is 19'2" in height. The proposed project will improve existing commercial driveways to be ADA compliant as required by the conditions of approval for the project. The proposed trash enclosure provides a brick design compatible with the main building design and is located behind the building and not facing Cesar Chavez Street.

As a result, the proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

6. The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15303 – Class 3 New Construction or Conversion of Small Structures. Examples of Class 3 exempted projects include stores, restaurants or similar structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2500 square feet in floor area. Here, the Project consists of the construction of a 910-square-foot drive-thru coffee building on a developed 10.5 lot located at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054) on a site zoned for such uses. The Project does not involve the use of significant amounts of hazardous substances, and all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the Project site or the surrounding area. The Project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the Project site that might result in significant impacts. The Project area is developed and does not contain any environmentally sensitive areas. The Project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed Project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed Project

such that Project impacts would not have any substantial adverse changes in the significance of a historical resource. A Notice of Exemption should be prepared and filed with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission conditionally approves Architectural Review No. 26-03 for the proposed drive-thru retail use, for the construction of a new 910 square foot drive-thru coffee shop “7 Brew” on a developed 10.5 - acre lot at the existing shopping center at 49723 Cesar Chavez Street (APN 603-281-053 and 603-281-054), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction Or Conversion Of Small Structures). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A”, and Development Plan Set in “Exhibit B” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s Architectural Review conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 1st day of July 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney