

RESOLUTION NO. PC2026-21

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 402 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. PC2026-21 to conditionally approve Conditional Use Permit No. 402 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 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.

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. Conditional Use Permit 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 use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan.

2. 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 use will be 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.

3. The proposed project is physically suitable for the proposed project. The proposed project is compatible with the general plan guidelines of the Neighborhood Center general plan designation. The project is not in conflict with the density requirements and development intensity 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. Infrastructure to serve the proposed parcels have been assessed and determined to be available from the water and electric utilities. Furthermore, the site is an existing developed site therefore there are no topographical constraints and the proposed uses are consistent with that has been analyzed in the General Plan and Coachella Municipal Code. Therefore, it can be determined that the proposed project is physically suitable for the site.

As a result, it can be determined that the proposed project is physically suitable for the site, and that consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.

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 project is proposed within an existing shopping center, an existing developed site that has existing sidewalk, driveways, and internal streets. The project site plan and conditions of approval will require 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 existing shopping center has five existing vehicular access points which include two located

on the south side of the shopping center that provide access to Avenue 50, and three located on the east side of the shopping center that provide access to Cesar Chavez Street. The existing vehicular access driveways to the property were determined suitable for the proposed use by the City Engineer/Public Works Director and the Riverside County Fire Marshall. As a result, the conditions of approval and the existing vehicular approaches to the property are designed for reasonable minimal interference with traffic on surrounding public streets or roads.

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 Conditional Use Permit No. 402 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 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