



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**June 02, 2021**  
6:00 PM

---

PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO [LLOPEZ@COACHELLA.ORG](mailto:LLOPEZ@COACHELLA.ORG), [GPerez@COACHELLA.ORG](mailto:GPerez@COACHELLA.ORG) AND [YBECERRIL@COACHELLA.ORG](mailto:YBECERRIL@COACHELLA.ORG).

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://US02WEB.ZOOM.US/J/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFAC214Zz09](https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFAC214Zz09)

**PASSCODE: 674336**

**OR IPHONE ONE-TAP :**

**US: +16699006833,,88900660100#,,,,\*674336# OR +12532158782,,88900660100#,,,,\*674336#**

**WEBINAR ID: 889 0066 0100**

**PASSCODE: 674336**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes for May 5th and May 19th, 2021.
2. Planning Commission Meeting 05.19.2021.

**WRITTEN COMMUNICATIONS:**

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

3. Conditional Use Permit No. 339 to allow an alcoholic beverage license (Beer and Wine- ABC License Type 41) as part of an existing 944 square foot restaurant located at 84-705 Avenue 50, Suite 1 (dba: Tacos Pericos), in the C-G (General Commercial) zone within an existing commercial center.
4. Paradise Liquor – Alcohol Sales Request

Conditional Use Permit No. 338 to allow liquor sales as part of a proposed 2,500 square foot convenience store (ABC Type 21, Off-Sale General) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-G (General Commercial) zone. Paradise Liquor, Inc. (Applicant)

**INFORMATIONAL:**

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection in the Planning Department at 53-990 Enterprise Way, Coachella, California, and on the City’s website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**May 05, 2021**  
6:00 PM

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

You may submit your public comments to the Planning Commission electronically. Material may be emailed to [llopez@coachella.org](mailto:llopez@coachella.org) and [ybecerril@coachella.org](mailto:ybecerril@coachella.org).

Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

You may provide telephonic comments by calling the Planning Department at (760)-398-3102 **no later than 4:00 p.m.** the day of this meeting to be added to the public comment queue. At the appropriate time, you will be called so that you may provide your public testimony to the Planning Commission.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFac214Zz09>

Passcode: 674336

Or iPhone one-tap :

US: +16699006833,,88900660100#,,,,\*674336# or +12532158782,,88900660100#,,,,\*674336#

Webinar ID: 889 0066 0100

Passcode: 674336

### CALL TO ORDER:

Meeting was called to order at 6:04 p.m. by Chair Virgen.

### PLEDGE OF ALLEGIANCE:

Pledge of allegiance lead by Yesenia Becerril.

### ROLL CALL:

Present: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

Absent: Commissioner Gonzalez (*Commissioner Gonzalez later entered the dais and Alternate Commissioner Leal stepped down at 6:15pm*)

**APPROVAL OF AGENDA:**

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

Motion to Approve Agenda for the Planning Commission Meeting of May 5<sup>th</sup>, 2021

Made by: Commissioner Navarrete.

Seconded by Commissioner Figueroa.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez. (*Commissioner Gonzalez later entered the dais and Alternate Commissioner Leal stepped down at 6:15pm*)

**APPROVAL OF THE MINUTES:**

1. Regular Meeting Minutes of March 17, 2021, of the Coachella Planning Commission.

Motion to Approve Regular Meeting Minutes of March 17, 2021, of the Coachella Planning Commission

Made by: Commissioner Huazano.

Seconded by Commissioner Navarrete.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez. (*Commissioner Gonzalez later entered the dais and Alternate Commissioner Leal stepped down at 6:15pm*)

**WRITTEN COMMUNICATIONS:**

Email attached sent by applicant for Item 2. Public Hearing Item.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

None.

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

*(Commissioner Gonzalez entered the dais and Alternate Commissioner Leal stepped down at 6:15pm)*

Presentation by Luis Lopez.

2. B-4 Ranch Change of Zone Project

- a) Environmental Assessment (EA 2-04) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated.

Public Hearing Opened at 6:28 pm by Chair Virgen.

Written communication read out loud by Yesenia Becerril. John Powell in favor of this Item/project.

Public Hearing Closed at 6:30pm by Chair Virgen.

Motion: To Approve Item 2. B-4 Ranch Change of Zone Project

- a) Environmental Assessment (EA 2-04) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated.

Made by: Commissioner Navarrete

Seconded by: Chair Virgen

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

City of Coachella Planning Department staff changes.

**ADJOURNMENT:**

Meeting Adjourned by Chair Virgen at 6:48pm.

Respectfully Submitted by

*Yesenia Becerril*

Yesenia Becerril

Planning Commission Secretary

*Complete Agenda Packets are available for public inspection in the  
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**May 19, 2021**  
6:00 PM

PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO [LLOPEZ@COACHELLA.ORG](mailto:LLOPEZ@COACHELLA.ORG) AND [YBECERRIL@COACHELLA.ORG](mailto:YBECERRIL@COACHELLA.ORG).

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://US02WEB.ZOOM.US/W/89785377649?TK=16B5HWG\\_6PP27WVN8\\_KETLM2DMKT3IHDFI1Q1OARYQS.DQIAAAAU56AJCRZFM0TPTFHYY1FVR1RHVXA5ZWRVTUD3AAAAAAAAAAAAAAAAAAAAAAAAAAAA&PWD=SzFJcMfvWHBqMXNsUCtJNHZZOENWdz09](https://us02web.zoom.us/j/89785377649?tk=16b5HWG_6pp27wvn8_kETLM2DmkT3iHDFI1Q1oARyQs.DQIAAAAU56AjCRZFM0TPTFhYY1FvR1RHVXA5ZWRvTUd3AAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=SzFJcMfvWHBqMXNsUCtJNHZZOENWdz09)

PASSCODE: 809812

**CALL TO ORDER:**

Meeting was called to order at 6:15 p.m. by Vice Chair Navarrete.

**PLEDGE OF ALLEGIANCE:**

Pledge of allegiance lead by Commissioner Figueroa.

**ROLL CALL:**

Present: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete.

Absent: Commissioner Huazano, Chair Virgen.

**APPROVAL OF AGENDA:**

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

Motion to Approve Agenda for the Planning Commission Meeting of May 19<sup>th</sup>, 2021

Made by: Commissioner Figueroa.

Seconded by Commissioner Navarrete.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

**APPROVAL OF THE MINUTES:**

1. Minutes for the City of Coachella Planning Commission Meeting of May 5th, 2021.

Motion to forego approval of the minutes so staff may revise the minutes to reflect recommendations that include roll call clarification and voting roll call.

Made by Commissioner Figueroa.

Seconded by: Vice Chair Navarrete.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

**WRITTEN COMMUNICATIONS:**

None.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**



“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

2. Art in Public Places Program – Coachella Smoke Shop Art Mural Installation.

Motion to approve Non-Hearing Item 2. Art in Public Places Program – Coachella Smoke Shop Art Mural Installation.

Made by Commissioner Gonzalez.  
Seconded by: Commissioner Figueroa.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

3. Art in Public Places Program – Dateland Park Art Mural Installation.

Motion to approve Non-Hearing Item 3. Art in Public Places Program – Dateland Park Art Mural Installation. With the added recommendation of the utilization of NOVA or comparable quality paint be used to make/do/create this art installation.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

\*\*\* Commissioner Leal recused himself as he lives in a nearby community. He left the virtual meeting.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

**4. Pulte Coachella Subdivision Project**

Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).

Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

Public Hearing Opened at 7:19pm.

1. Dan Wozniak- Applicant Representative.
2. Sergio Hernandez- Resident.
3. Christina Dejardin- Prado HOA Representative
4. James Vaughn- Pulte.
5. Jesus Garcia- Resident.

Public Hearing Closed at 7:35pm.

Motion to approve Item 4. Pulte Coachella Subdivision Project

Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).

AND

Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

Made by Commissioner Gonzalez.

Seconded by: Commissioner Figueroa.

Approved by the following roll call vote:

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano, Chair Virgen.

\*\*\* Commissioner Leal was called to log back into the meeting at 7:41pm and re-join the dais as he had recused himself earlier due to living in a nearby community.

**INFORMATIONAL:**

Assistant Director of Development Services starts 05/24/2021.

**ADJOURNMENT:**

Meeting was adjourned at 7:44pm by Vice Chair Navarrete.

Respectfully submitted,

  
\_\_\_\_\_

Yesenia Becerril, Planning Commission Secretary

*Complete Agenda Packets are available for public inspection in the  
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**6/2/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Conditional Use Permit No. 339 to allow an alcoholic beverage license (Beer and Wine- ABC License Type 41) as part of an existing 944 square foot restaurant located at 84-705 Avenue 50, Suite 1 (dba: Tacos Pericos), in the C-G (General Commercial) zone within an existing commercial center.

**STAFF RECOMMENDATION:**

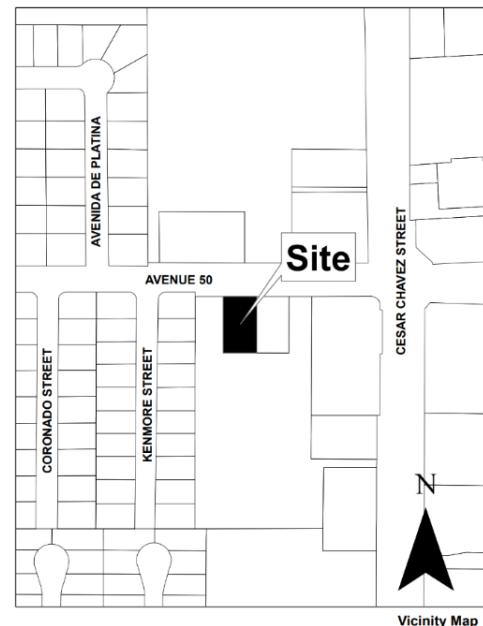
Staff recommends that the Planning Commission adopt Resolution No. PC 2021-07 approving Conditional Use permit No. 339 to allow an alcoholic beverage license (Beer and Wine - ABC License Type 41) at “Tacos Pericos” located at 84-705 Avenue 50, Suite 1 pursuant to the findings and conditions of approval contained in the staff report and attached resolution.

**BACKGROUND:**

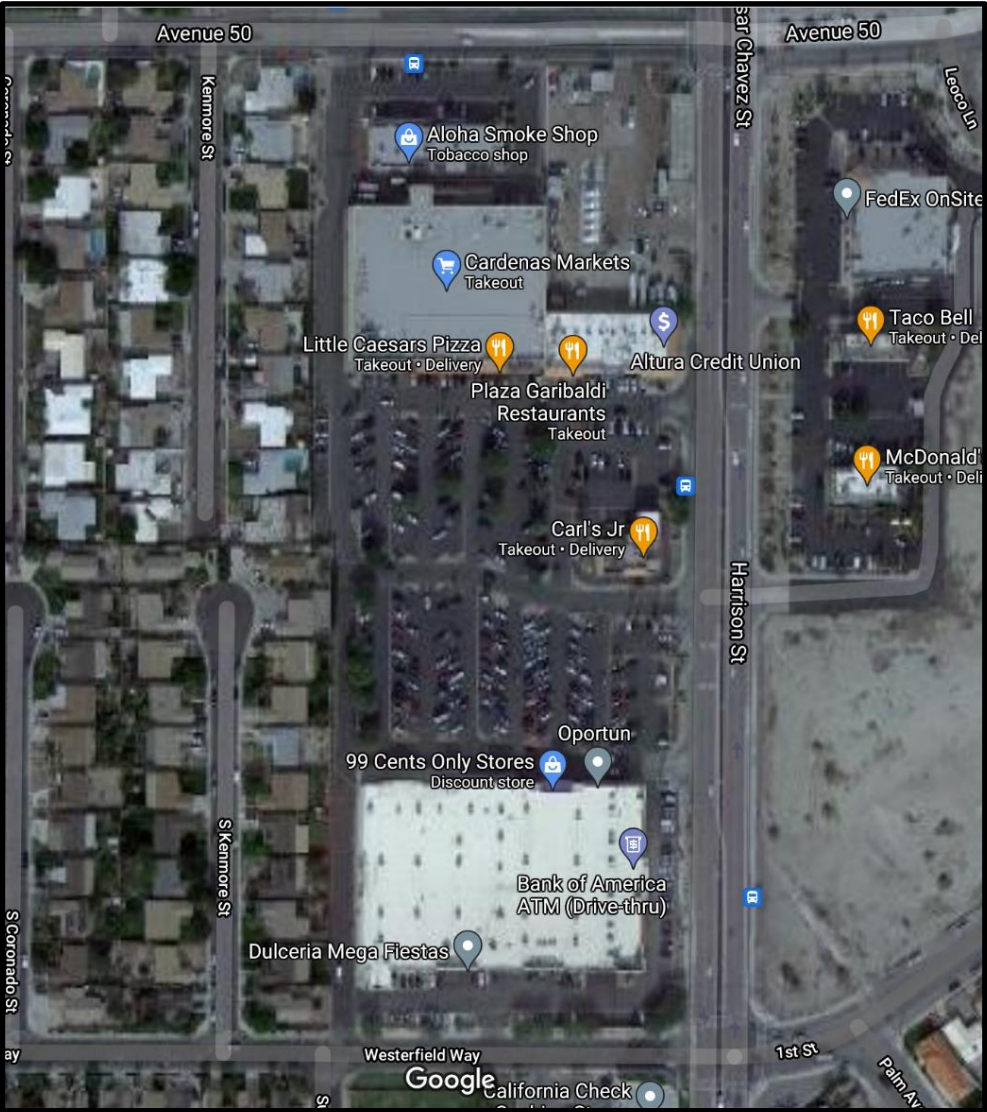
Tacos Pericos obtained its business license in January 2019 and the business currently operates as a 944 square foot restaurant within an existing shopping center located at intersection of Avenue 50 and Cesar Chavez Street. The restaurant currently does not sell alcoholic beverages. The existing restaurant is part of a large shopping center where “Cardenas Market” and other large retailers are located. However, the parcel where this building is oriented towards Avenue 50 and is adjacent to the “Jiffy Lube” auto repair facility, and on the back side of the Cardenas Market building as shown in the map and aerial exhibits in this staff report.

**DISCUSSION/ANALYSIS:**

The applicant, Mr. Jose Alberto Nieblas-Sanchez has submitted a request for Conditional Use Permit to allow the on-sale of alcoholic beverages in conjunction with a bona fide existing restaurant. The restaurant has been in operation since October 2019. The zoning designation of the shopping center where the restaurant is located is C-G (General Commercial) and restaurants are a permitted use, alcohol sales require approval of a Conditional Use Permit. The Land Use



designation is Neighborhood Center where the intended physical character is to provide a comfortable, walkable environment for shoppers and diners.



Tacos Pericos and Cardenas Market location

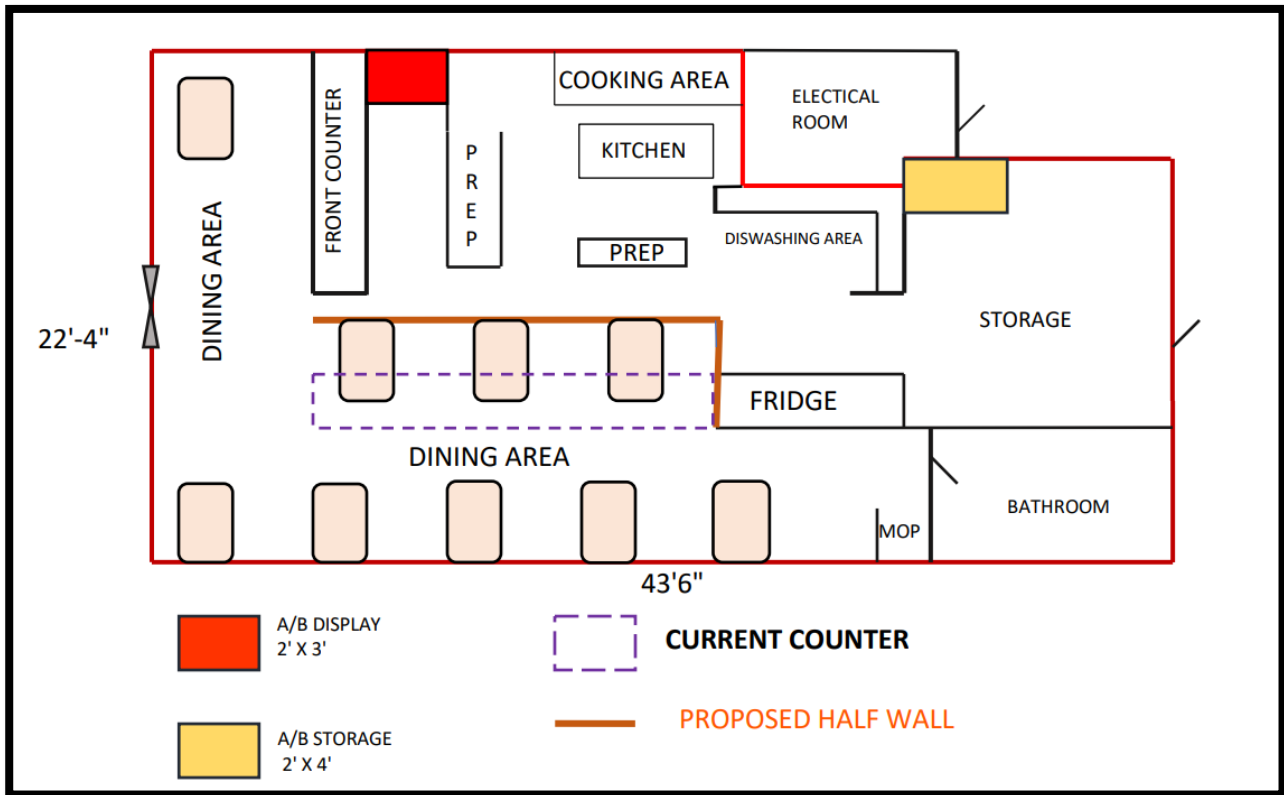
Bona fide eating establishment:

Tacos Pericos qualifies as a “bona fide eating establishment” as described in the criteria under Section 17.74.015 of the Zoning Code in that the business provides all of the following:

- a) Sale of food and non-alcoholic beverages;
- b) Sale of liquor/alcoholic beverages proposed for consumption on premises only;

- c) At least twenty (20) percent of the gross floor area of the building is designed, equipped and used exclusively for the storage and preparation of food and non-alcoholic beverages for consumption;
- d) At least fifty (50) percent of the gross floor area of the building is designed, equipped and used exclusively for seating of patrons for the purpose of serving meals. "Meals" shall mean the usual assortment of foods commonly ordered at various hours of the day for breakfast, lunch or dinner, and not merely appetizers or snacks. "Patrons" shall mean persons who come to a bona fide public eating establishment for the purpose of actually ordering and obtaining a meal therein;
- e) Not more than twenty (20) percent of the gross floor area is dedicated to a bar or the storage, sales and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.

With respect to liquor on-sale establishments that meet the criteria for a bar, billiard, or nightclub, a 700-foot distance requirement is in place. However, this distance requirement does not apply to bona fide eating establishments like "Tacos Pericos". A floor plan of the restaurant is shown below.



As shown on the floor plan, storage of alcoholic beverages is a total of 14 square feet and the display area also 12 square feet, not exceeding the bona-fide restaurant criteria mentioned above. In addition, the applicants propose to add a wall separating the counter and kitchen area from dining area. This results in removal of the counter/bar area that was originally installed, in order to not classify the dining areas as a “bar” to stay within the definition of a bona fide eating establishment.

#### Hours of Operation:

The applicant currently operates the restaurant from 9:00 a.m. to 9:00 p.m. Monday thru Sunday, and no changes to the hours of business are proposed. Staff has included a condition of approval requiring the sale of meals to be made available to patrons during all hours of operation, and to require the last call for alcohol to be 30 minutes before closing.

#### Information obtained from the California Department of Alcoholic Beverage Control

The subject site is within Census Tract No. 0457.07 where based on the census tract population five (5) on-sale licenses are allowed. Currently, there are 5 licenses within Tract Number 0457.07. Issuance of the requested license for Tacos Pericos would make the 6 licenses issued. Pursuant to Business and Professions Code Section 23958.4(3)(b)(1), the California Department of Alcoholic Beverage Control (ABC) may be able to issue a license to a retail on-sale bona fide restaurant if the applicant is able to show that public convenience or necessity (PCN) would be served by the issuance of the additional license requested. Although this is not applicable for this request since the City of Coachella is not required to make the findings for a PCN for all proposed, and qualified, bona fide restaurants.

#### Environmental Setting:

The subject site is the back portion of a site fully developed with other stores, including Cardenas Market and 99 Cents Store and retail stores. The site is located at the south side of Avenue 50 and east of Cesar Chavez Street. The subject site is substantially flat, and is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Existing one-story commercial building, multi-tenant uses / (C-G, General Commercial)

South: Existing one-story commercial building, multi-tenant uses/ (C-G, General Commercial)

East: Existing multi-tenant commercial uses, / (C-G, General Commercial)

West: Existing Single Family Residential / (R-S, Residential Single-Family)

Site Plan / Parking and Circulation:

The site is fully developed with two points of access from Avenue 50 and an additional driveway through adjacent shopping center that connects to Cesar Chavez Street. The site provides ample parking spaces for all the existing uses at the shopping center, additional parking is provided behind the main building (Cardenas). There are 28 parking spaces located directly in front of project site. Future street widening as part of the Avenue 50 capital improvement project will not result in the loss of existing parking spaces.

**ENVIRONMENTAL REVIEW:**

The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

**CONCLUSIONS AND RECOMMENDATIONS**

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 339 with the findings and conditions listed below, and in the attached resolution.

**FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 339:**

1. 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 because the proposed restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a comfortable, walkable environment for shoppers and diners. The restaurant will provide its patrons the choice of alcoholic beverages as they dine in the premises.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of ‘C-G’ (General Commercial) which permits eating establishment such as the existing restaurant with the approval of a conditional use permit to sell/serve alcoholic beverages (Beer and Wine ABC License, Type 41). The proposed use is on a multi-tenant site that can be compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing restaurant is within an



existing commercial center with all infrastructure available on-site for the existing 944 square foot restaurant. Additionally, there is adequate ingress and egress into and out of the existing commercial center to maintain the adequacy of the traffic circulation system serving the proposed use.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide an additional choice of beverage for its patrons. The proposed project will have adequate parking to serve the needs of its patrons and the restaurant use with alcoholic beverages use will serve the residents of the City as well as residents from the adjoining neighborhoods. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are proposed as part of the request to sell and/or serve alcohol at the existing 944 square foot restaurant and no negative effects exists.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 339:**

1. Conditional Use Permit No. 339 is an approval for the sale of alcohol in conjunction with prepared meals. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. This approval shall not become effective for any purposes until any appeal period has passed, the applicant has received a Notice of Action with modified conditions, if any, and the applicant has obtained a business license. The additional 944 square feet expansion has received a final and a Certificate of Occupancy has been issued for the expansion.
4. Any break in service, meaning the closure of the bona fide restaurant use for a period of 180 consecutive days, will result in the expiration of this CUP.
5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files

legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.

6. All plan submittals for interior renovations of the existing restaurant are the responsibility of the applicant; this includes plan submittals to the City of Coachella Building Division, the Riverside County Fire Marshall's Office; and the Riverside County Office of Environmental Health.
7. The applicant shall be responsible for informing all subcontractors or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements in the Coachella Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
8. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
9. The applicant shall pay all fees at the time fees are due and comply with all requirements of other outside agencies.
10. Any sign approval for the project is a separate process requiring the issuance of a sign permit and building permit and it is subject to review and approval by the Development Services Department and Building and Safety.
11. The sale of alcoholic beverages is approved under this CUP for the bona fide restaurant with Type 41 On-Sale Beer and Wine ABC License for a cumulative of 944 square feet. The operation of the restaurant shall also be in conformance with Section 17.74.015 of the City of Coachella Municipal Code as outlined below for the bona fide restaurant:
  - a) The sale of food and non-alcoholic beverages for consumption on or off the premises; and
  - b) the sale of liquor/alcoholic beverages for consumption on premises only; and
  - c) Where at least twenty (20) percent of the gross floor area of the building is designed, equipped and used exclusively for the storage and preparation of food and non-alcoholic beverages for consumption; and
  - d) Where at least fifty (50) percent of the gross floor area of the building is designed, equipped and used exclusively for seating of patrons for the purpose of serving meals. "Meals" shall mean the usual assortment of foods commonly ordered at various hours of the day for breakfast, lunch or dinner, and not merely appetizers or snacks. "Patrons" shall mean persons who come to a bona fide public eating establishment for the purpose of actually ordering and obtaining a meal therein; and

- e) Where not more than twenty (20) percent of the gross floor area, or one thousand five hundred (1,500) square feet, whichever is less, is dedicated to a bar or the storage, sales and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.
12. Hours of operation for the restaurant may be from 9:00 a.m. to 9:00 p.m. Monday thru Sunday. The business shall offer the sale of prepared meals at all hours of operation. The last call for alcohol sales shall be 30 minutes before closing time.
13. The applicant shall submit an updated waste water survey, pursuant to City standards, for the review and approval of the City's Environmental Programs Coordinator.
14. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area used for the display of liquor; or a ten-percent increase in the display space of liquor.

Attachment: Resolution No. PC 2021-07

**RESOLUTION NO. PC2021-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. 339 TO ALLOW THE SALE OF ALCOHOL (ABC LICENSE TYPE 41 - BEER AND WINE) IN CONJUNCTION WITH PREPARED MEALS, AT AN EXISTING 944 SQUARE FOOT RESTAURANT LOCATED AT 84-705 AVENUE 50, SUITE 1 (DBA: TACOS PERICOS) IN THE C-G (GENERAL COMMERCIAL) ZONE; JOSE ALBERTO NIEBLAS-SANCHEZ, APPLICANT.**

**WHEREAS**, Jose Alberto Nieblas-Sanchez filed an application for Conditional Use Permit No. 339 (CUP 339) to serve beer and wine for on-site consumption with prepared meals, at an existing 944 square foot bona fide restaurant (dba: Tacos Pericos) located at 84-705 Avenue 50, Suite 1; Assessor's Parcel No's. 768-163-016 ("Project"); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 339 on June 2, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding CUP 339; and,

**WHEREAS**, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the Project is permitted, subject to obtaining a conditional use permit, pursuant to Chapter 17.26 of the Coachella Municipal Code and subject to certain required findings; and,

**WHEREAS**, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS**, the proposed site is adequate in size and shape to accommodate the proposed development; and,

**WHEREAS**, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

**WHEREAS**, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 339, subject to the findings and conditions of approval listed below.

**FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 339:**

1. 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 because the proposed restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a comfortable, walkable environment for shoppers and diners. The restaurant will provide its patrons the choice of alcoholic beverages as they dine in the premises.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits eating establishment such as the existing restaurant with the approval of a conditional use permit to sell/serve alcoholic beverages (Beer and Wine ABC License, Type 41). The proposed use is on a multi-tenant site that can be compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing restaurant is within an existing commercial center with all infrastructure available on-site for the existing 944 square foot restaurant. Additionally, there is adequate ingress and egress into and out of the existing commercial center to maintain the adequacy of the traffic circulation system serving the proposed use.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide an additional choice of beverage for its patrons. The proposed project will have adequate parking to serve the needs of its patrons and the restaurant use with alcoholic beverages use will serve the residents of the City as well as residents from the adjoining neighborhoods. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are

proposed as part of the request to sell and/or serve alcohol at the existing 944 square foot restaurant and no negative effects exists.

6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 339:**

1. Conditional Use Permit No. 339 is an approval for the sale of alcohol in conjunction with prepared meals. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. This approval shall not become effective for any purposes until any appeal period has passed, the applicant has received a Notice of Action with modified conditions, if any, and the applicant has obtained a business license. The additional 944 square feet expansion has received a final and a Certificate of Occupancy has been issued for the expansion.
4. Any break in service, meaning the closure of the bona fide restaurant use for a period of 180 consecutive days, will result in the expiration of this CUP.
5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
6. All plan submittals for interior renovations of the existing restaurant are the responsibility of the applicant; this includes plan submittals to the City of Coachella Building Division, the Riverside County Fire Marshall’s Office; and the Riverside County Office of Environmental Health.
7. The applicant shall be responsible for informing all subcontractors or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements in the Coachella Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.

8. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
9. The applicant shall pay all fees at the time fees are due and comply with all requirements of other outside agencies.
10. Any sign approval for the project is a separate process requiring the issuance of a sign permit and building permit and it is subject to review and approval by the Development Services Department and Building and Safety.
11. The sale of alcoholic beverages is approved under this CUP for the bona fide restaurant with Type 41 On-Sale Beer and Wine ABC License for a cumulative of 944 square feet. The operation of the restaurant shall also be in conformance with Section 17.74.015 of the City of Coachella Municipal Code as outlined below for the bona fide restaurant:
  - a) The sale of food and non-alcoholic beverages for consumption on or off the premises; and
  - b) the sale of liquor/alcoholic beverages for consumption on premises only; and
  - c) Where at least twenty (20) percent of the gross floor area of the building is designed, equipped and used exclusively for the storage and preparation of food and non-alcoholic beverages for consumption; and
  - d) Where at least fifty (50) percent of the gross floor area of the building is designed, equipped and used exclusively for seating of patrons for the purpose of serving meals. "Meals" shall mean the usual assortment of foods commonly ordered at various hours of the day for breakfast, lunch or dinner, and not merely appetizers or snacks. "Patrons" shall mean persons who come to a bona fide public eating establishment for the purpose of actually ordering and obtaining a meal therein; and
  - e) Where not more than twenty (20) percent of the gross floor area, or one thousand five hundred (1,500) square feet, whichever is less, is dedicated to a bar or the storage, sales and display of liquor/alcoholic beverages and said area is separated by physical barriers from the main seating area for serving meals.
12. Hours of operation for the restaurant may be from 9:00 a.m. to 9:00 p.m. Monday thru Sunday. The business shall offer the sale of prepared meals at all hours of operation. The last call for alcohol sales shall be 30 minutes before closing time.
13. The applicant shall submit an updated waste water survey, pursuant to City standards, for the review and approval of the City's Environmental Programs Coordinator.

14. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area used for the display of liquor; or a ten-percent increase in the display space of liquor.

**PASSED APPROVED and ADOPTED** this 2<sup>nd</sup> day of June 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Stephanie Virgen  
Planning Commission Chairperson

**ATTEST:**

---

Yesenia Becerril  
Planning Commission Secretary

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney



STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2021-07 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 2<sup>nd</sup> day of June 2021 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Yesenia Becerril  
Planning Commission Secretary



**STAFF REPORT**  
**6/2/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Paradise Liquor – Alcohol Sales Request

**SPECIFICS:** Conditional Use Permit No. 338 to allow liquor sales as part of a proposed 2,500 square foot convenience store (ABC Type 21, Off-Sale General) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-G (General Commercial) zone. Paradise Liquor, Inc. (Applicant)

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2021-08 approving Conditional Use permit No. 338 and Variance No. 21-02 to allow a liquor sales license (Type 21, Off-Sale, General) at “Paradise Liquor” located at 50-223 Cesar Chavez Street, Suite “B” pursuant to the findings and conditions of approval contained in the staff report and attached resolution.

**BACKGROUND:**

The subject site is a vacant commercial tenant space located within a 1.08-acre neighborhood commercial center located at the southwest corner of Westerfield Way and Cesar Chavez Street. The tenant space was previously occupied by “Radio Shack” for many years, but has remained empty for several years. The parking lot serving this commercial center is located in the rear portion of the site which is adjacent to an existing multifamily residential apartments complex.

**DISCUSSION/ANALYSIS:**

The applicant, Paradise Liquor, Inc. has submitted a request for Conditional Use Permit to allow the off-sale of liquor (beer, wine and spirits) in conjunction with a new 2,500 square foot convenience grocery market. The owner has stated that this will allow local residents to have “grab and go” capabilities without having to go to the larger markets for their grocery items (i.e., Cardenas, 99 Cents Store, Smart & Final, etc.). As such, they envision that the store will serve the neighborhood commercial use of the immediate neighborhoods to the east and west of the property.

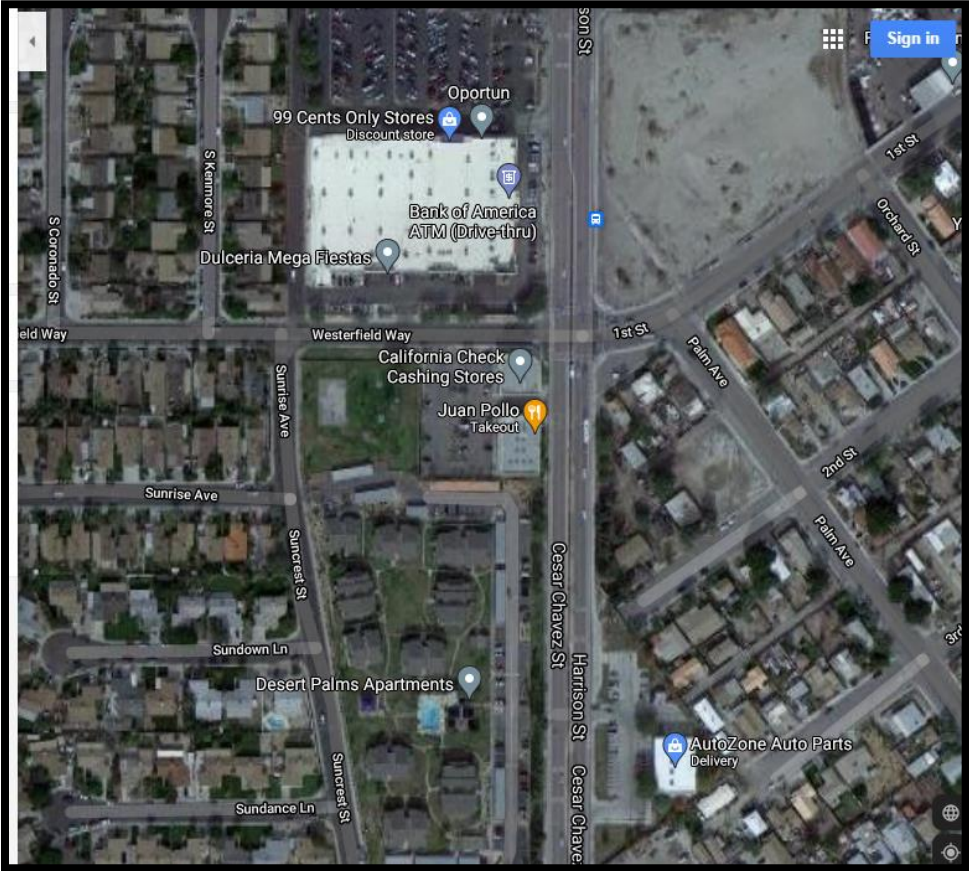
The zoning designation of the commercial center where the store is proposed is within the C-G (General Commercial) and allows retail sales and grocery stores by right. Several years ago the City adopted an ordinance requiring a conditional use permit for any off-sale alcohol sales

establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. The additional land use regulations state as follows:

*Section 17.74.015C-2*

- a. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use; and*
- b. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use.*

The proposed liquor sales store is located within 200 feet away from the playground located on the west side of the parking lot, and within 700 feet away from other residential uses on the east side of Cesar Chavez Street. The aerial photograph below shows the location of the commercial center at the southwest corner of Westerfield Way and Cesar Chavez Street. Currently there is one off-sale alcohol license within 700 feet located at the “99 Cent Store” at 50-249 Cesar Chavez Street, Suite J.



*Paradise Liquor (next to Juan Pollo and CA Check Cashing)*

Section 17.74.015C of the Zoning Code allows the City to allow off-sale liquor establishments (liquor stores) that are less than 700 feet from playgrounds, residential property, and other liquor stores, provided the following additional findings are made:

- i. *The planning commission may find that the public benefit outweighs the distance restrictions of subsections (a) and/or (b) above, upon additional findings that:*
  - (A) *The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and*
  - (B) *Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;*
- c. *That the requested establishment at the proposed location will not adversely affect the economic welfare of the nearby community; and*
- d. *That the exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.*

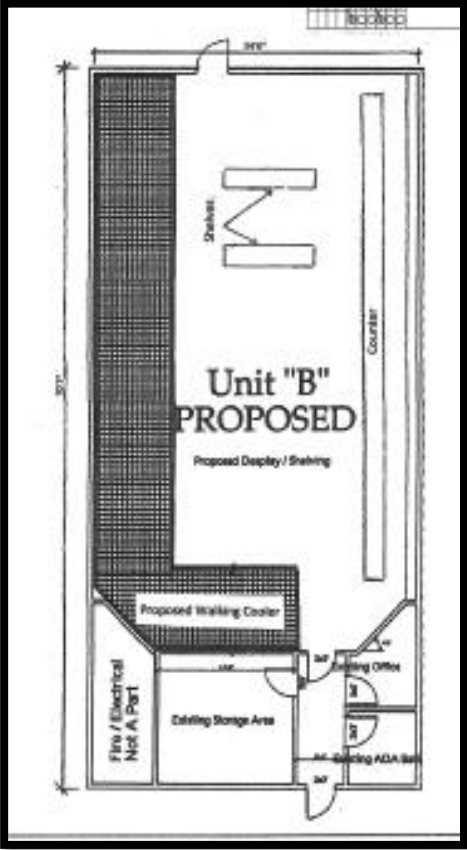
The floor plan for the Paradise Liquor business is shown to the right. The floor plan shows a large walk-in cooler along the long side of the tenant space. The owner has stated that a variety of non-alcoholic beverages and food items will be displayed for sale, in addition to alcoholic beverages, in the coolers. Additionally, there will be several gondolas in the open sales area of the store to display packaged foods, canned food items, dry goods, and similar convenience store items.

In order to allow the proposed liquor sales within 700 feet of the existing playground, residential uses, and 99-Cent Store off-sale alcohol establishment, the Planning Commission must make the above special findings, in addition to the normal CUP findings of fact.

Staff believes that this store will provide a convenient “grab and go” option for many residents in the vicinity that do not wish to travel and take extra time to go into the larger supermarkets in the larger vicinity. Accordingly, staff has prepared findings for approval of the CUP as proposed.

Hours of Operation:

The applicant has not indicated specific hours of operation for the convenience store. The City Municipal Code does not legislate any hour of operation restrictions, per se. However, staff is



concerned that the late evening hour sale of alcoholic beverages could have an adverse effect on the adjoining residential uses to the west. Accordingly, staff recommends that the hours of operation for the business be limited to 7:00 am to 10:00 pm Sunday through Wednesday, and 7:00 am to 11:00 pm Thursday through Saturday.

Environmental Setting:

The subject site is a small commercial center located at the southwest corner of Westerfield Way and Cesar Chavez Street and is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Cardenas Shopping Center, multi-tenant uses / (C-G, General Commercial)

South: Multifamily Residential / (R-M, Residential Multifamily)

East: Single-family residential / (C-G, General Commercial)

West: Playground/ Single Family Residential / (R-M, Multifamily Residential)

Site Plan / Parking and Circulation:

The site is fully developed with one driveway access from Westerfield Way and an additional driveway along Cesar Chavez Street. The site provides ample parking spaces for all the existing uses at the commercial center.

**ENVIRONMENTAL REVIEW:**

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

**CONCLUSIONS AND RECOMMENDATIONS**

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 338 with the findings and conditions listed below, and in the attached resolution.

**FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 338:**

1. 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 because the proposed restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035,

which allows the intended physical character to provide a comfortable, walkable environment for shoppers and diners and envisions neighborhood commercial uses mixed with high-density residential uses. The liquor sales establishment will be part of a convenience store that will provide for the sale of grocery items to serve adjoining residents.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits grocery stores subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is on a major commercial thoroughfare street within a multi-tenant site that is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing commercial tenant space is within an existing commercial center with all infrastructure available on-site for the proposed grocery convenience store. Additionally, there is adequate ingress and egress into and out of the existing center to maintain the adequacy of the traffic circulation system serving the proposed use.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages in conjunction with a convenience grocery store with limitations on hours of operation. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are proposed as part of the request to sell and/or serve alcohol at the existing 944 square foot restaurant and no negative effects exists.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 338:**

1. Conditional Use Permit No. 338 is an approval for the sale of alcohol in conjunction with a proposed 2,500 square foot convenience grocery store. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Any break in service, meaning the closure of the convenience grocery store use for a period of 180 consecutive days, will result in the expiration of this CUP.

4. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
5. All plan submittals for interior renovations of the proposed convenience grocery store shall be the responsibility of the applicant; this includes plan submittals to the City of Coachella Building Division, and the Riverside County Fire Marshall's Office.
6. The applicant shall be responsible for informing all subcontractors or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements in the Coachella Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
7. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
8. The applicant shall pay all fees at the time fees are due and comply with all requirements of other outside agencies.
9. Any sign approval for the project is a separate process requiring the issuance of a sign permit and building permit and it is subject to review and approval by the Development Services Department and Building and Safety. The applicant shall not place any signs on west side of the building facing the playground adjacent to the parking lot serving the business, such that any brands of alcohol are visible from the playground.
10. The sale of alcoholic beverages is approved under this CUP is for a 2,500 square foot convenience store that provides a variety of grocery food items and dry goods. The operator shall work with the City's Police Department to deter theft of beer and wine items from the refrigerated display areas.
11. Hours of operation for the convenience store may be from 7:00 a.m. to 10:00 p.m. Sunday thru Wednesday and from 7:00 am to 11:00 pm Thursday through Saturday. The business shall offer the sale of prepared meals at all hours of operation. The last call for alcohol sales shall be 30 minutes before closing time.
12. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

Attachments: Resolution No. PC 2021-08  
Applicant Memo  
Correspondence

**RESOLUTION NO. PC 2021-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 338 AND VARIANCE NO. 21-02 TO ALLOW A 2,500 SQUARE FOOT CONVENIENCE STORE WITH LIQUOR SALES (ABC LICENSE TYPE 21 – OFF-SALE GENERAL) WITHIN 700 FEET OF PROPERTY USED FOR RESIDENTIAL PURPOSES (TO THE SOUTH AND EAST OF THE PROPOSED CONVENIENCE STORE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 50-223 CESAR CHAVEZ STREET, SUITE “B” (APN 768-050-003); PARADISE LIQUOR, INC., APPLICANT.**

**WHEREAS**, Paradise Liquor, Inc. filed an application for Conditional Use Permit No. 338 (CUP 339) and Variance No. 21-02 (VAR 21-02) to allow a 2,500 square foot convenience market/store with liquor sales (ABC License Type 21 – Off-Sale General) within 700 feet of property used for residential purposes (to the east and south of the proposed convenience store) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B”; Assessor’s Parcel No. 768-050-003 (“Project”); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 338 and VAR 21-02 on June 2, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding the proposed Project; and,

**WHEREAS**, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the Project is permitted pursuant to Chapter 17.26 of the Coachella Municipal Code, subject to the attendant application for Variance No. 21-02 to allow the Project; and,

**WHEREAS**, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City’s General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS**, the proposed site is adequate in size and shape to accommodate the proposed development; and,

**WHEREAS**, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act, as amended; and,



**WHEREAS**, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 338 and Variance No. 21-02, subject to the findings and conditions of approval listed below.

**FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 338:**

1. 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 because the proposed restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a comfortable, walkable environment for shoppers and diners and envisions neighborhood commercial uses mixed with high-density residential uses. The liquor sales establishment will be part of a convenience store that will provide for the sale of grocery items to serve adjoining residents.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits grocery stores subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is on a major commercial thoroughfare street within a multi-tenant site that is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing commercial tenant space is within an existing commercial center with all infrastructure available on-site for the proposed grocery convenience store. Additionally, there is adequate ingress and egress into and out of the existing center to maintain the adequacy of the traffic circulation system serving the proposed use.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages in conjunction with a convenience grocery store with limitations on hours of operation. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.

5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are proposed as part of the request to sell and/or serve alcohol at the existing 944 square foot restaurant and no negative effects exists.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 338:**

1. Conditional Use Permit No. 338 is an approval for the sale of alcohol in conjunction with a proposed 2,500 square foot convenience grocery store. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Any break in service, meaning the closure of the convenience grocery store use for a period of 180 consecutive days, will result in the expiration of this CUP.
4. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
5. All plan submittals for interior renovations of the proposed convenience grocery store shall be the responsibility of the applicant; this includes plan submittals to the City of Coachella Building Division, and the Riverside County Fire Marshall’s Office.
6. The applicant shall be responsible for informing all subcontractors or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements in the Coachella Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
7. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.

- 8. The applicant shall pay all fees at the time fees are due and comply with all requirements of other outside agencies.
- 9. Any sign approval for the project is a separate process requiring the issuance of a sign permit and building permit and it is subject to review and approval by the Development Services Department and Building and Safety. The applicant shall not place any signs on west side of the building facing the playground adjacent to the parking lot serving the business, such that any brands of alcohol are visible from the playground.
- 10. The sale of alcoholic beverages is approved under this CUP is for a 2,500 square foot convenience store that provides a variety of grocery food items and dry goods. The operator shall work with the City’s Police Department to deter theft of beer and wine items from the refrigerated display areas.
- 11. Hours of operation for the convenience store may be from 7:00 a.m. to 10:00 p.m. Sunday thru Wednesday and from 7:00 am to 11:00 pm Thursday through Saturday. The business shall offer the sale of prepared meals at all hours of operation. The last call for alcohol sales shall be 30 minutes before closing time.
- 12. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

**PASSED APPROVED and ADOPTED** this 2<sup>nd</sup> day of June 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Stephanie Virgen  
 Planning Commission Chairperson

**ATTEST:**

---

Yesenia Becerril  
 Planning Commission Secretary

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2021-08 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 2<sup>nd</sup> day of June 2021 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Yesenia Becerril  
Planning Commission Secretary

## Business Experiences

Our family has operated businesses for twenty-one (21) years, giving us immense experience in real estate and operating regulated retail businesses. In that time, we have seen our businesses grow and prosper. Our philosophy of business operation involves hands-on management and attention to detail. We take an active role in hiring staff, training, constant supervision, and operations. We take great pride in serving our community by creating jobs and providing great services.

We own multiple shopping centers including: 1194 East Lassen Avenue, Chico CA 95173 and 5790 State Highway 38 in San Bernardino County. Both of these locations host successful, long-term tenants who provide goods, services, and jobs for their community. Our experience as both property owners and tenants serve us well in operating a nuisance-free business and looking out for the welfare of other tenants.

Currently we hold licenses for the California Department Alcoholic Beverage Control (ABC) for four retail locations in the state:

Licensed Business	Address	ABC License No.
Paradise Express Liquor, Inc.	41007 Highway 74, Unit A, Hemet, CA 92544	533920
SNR Angelus Oaks, Inc.,	37686 State Highway 38, Angelus Oaks CA 92305	594226
Hot Springs Liquor, Inc.	64949 Mission Lakes Blvd., Suite 123-125, Desert Hot Springs, CA 92240	615966

We have been model citizens in our community. The businesses proactively remove litter, prohibit loitering, and maintain open lines of communication with law enforcement. The properties are in good repair and consistent with the neighborhoods in which they are located. We take care to select and cultivate qualified managers and staff members who are committed to the community-oriented vision of the companies. This care is evident in the fact that each business operates successfully without generating complaints or nuisance activity.

Additionally, we have had previous experience in retail business operation:

Licensed Business	Address
R N Lucky Market and Liquor INC	259 N Sanderson AVE Hemet CA,92545
Paradise 99 Market	288 E main ST San Jacinto CA 92853
Paradise Smoke Shop	2281 W Esplanade, Suite 102, San Jacinto, CA 92582
Paradise Express Smoke Shop	41007 State Hwy 74, Suite F, Hemet CA,92544



# CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 4.

**BILL WEISER - FIRE CHIEF**

77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131 • Phone (760) 863-8886  
• Fax (760) 863-7072  
www.rvcfire.org

PROUDLY SERVING THE  
UNINCORPORATED AREAS  
OF RIVERSIDE COUNTY  
AND THE CITIES OF:

- BANNING
- BEAUMONT
- CANYON LAKE
- COACHELLA
- DESERT HOT SPRINGS
- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA QUINTA
- MENIFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
- SAN JACINTO
- TEMECULA
- WILDOMAR

**BOARD OF SUPERVISORS:**

- KEVIN JEFFRIES  
DISTRICT 1
- KAREN SPIEGEL  
DISTRICT 2
- CHARLES WASHINGTON  
DISTRICT 3
- V. MANUEL PEREZ  
DISTRICT 4
- JEFF HEWITT  
DISTRICT 5

## Planning Case Conditions

**Date:** 4/5/21  
**City Case Number:** CUP338  
**Project Name:** Coachella Paradise Convenience Store  
**Planner:** Luis Lopez, Development Services Director  
**Reviewed By:** Chris Cox, Assistant Fire Marshal  
**Fire Department Permit Number:** FPCUP2100008  
 East Office of the Fire Marshal Responsibility

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans.

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.



**Project Name:** Coachella Paradise Convenience Store  
**Project Location:** 50-223 Cesar Chavez Street  
**Case Number Assigned:** CUP No. 338 and VAR No. 21-02

Comments from Environmental Compliance

- o tenant improvement shall submit a spill control and contingency plan for the storage area;

Comments made by: **Berlinda Blackburn**

Date: **03/23/2021**

Printed Name & Title: **Berlinda Blackburn, Environmental Regulatory Program Manager**

Agency: **City of Coachella**

Telephone #: **760-501-8114**

**Please return your comments to:**  
**CITY OF COACHELLA**  
**Attn: Luis Lopez, Development Services Director**  
**Development Services Department**  
**53990 Enterprise Way**  
**Coachella, CA 92236**  
**(760) 398-3102**

April 21, 2021

Luis Lopez, Development Services Director  
City of Coachella  
53-990 Enterprise Way  
Coachella, CA 92236

RE: Home Quest Project

Dear Mr. Lopez,

This letter is in response to your request for comments regarding the proposed Home Quest Project located on the SW corner of Avenue 49<sup>th</sup> and Calhoun within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides service within close proximity to the project site, with the closest bus stop #347 located on Calhoun at Avenue 49<sup>th</sup>, 0.2 miles from the project site, served by Route 8. SunLine is not requesting inclusion of any transit amenities at this time.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,



Jeff Guidry  
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager

April 21, 2021

Luis Lopez, Development Services Director  
City of Coachella  
53-990 Enterprise Way  
Coachella, CA 92236

RE: Pulte Coachella Subdivision

Dear Mr. Lopez,

This letter is in response to your request for comments regarding the proposed Pulte Coachella Subdivision located on North of Avenue 51<sup>st</sup> within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides service within close proximity to the project site, with the closest bus stop #505 located on Avenue 50<sup>th</sup> at Van Buren, 0.7 miles from the project site, served by Routes 6 and 8. SunLine is not requesting inclusion of any transit amenities at this time.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,



Jeff Guidry  
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager



April 28, 2021

Luis Lopez, Development Services Director  
City of Coachella  
53-990 Enterprise Way  
Coachella, CA 92236

RE: Coachella Paradise Convenience Store

Dear Mr. Lopez,

This letter is in response to your request for comments regarding the proposed Coachella Paradise Convenience Store located on 50223 Cesar Chavez Street within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides service within close proximity to the project site, with the closest bus stop #815 located on Cesar Chavez at 1<sup>st</sup> Street, 300 feet from the project site, served by Routes 1, 6 and 8. SunLine is not requesting inclusion of any transit amenities at this time.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,



Jeff Guidry  
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager



MEMBERS: Desert Hot Springs Palm Springs Cathedral City Rancho Mirage  
Palm Desert Indian Wells La Quinta Indio Coachella Riverside County

April 28, 2021

Luis Lopez, Development Services Director  
City of Coachella  
53-990 Enterprise Way  
Coachella, CA 92236

RE: Mr. Rudy Reyes Residence

Dear Mr. Lopez,

This letter responds to your request for comments regarding the proposed single family residence located on 1441 5<sup>th</sup> Street within the City of Coachella. The SunLine Transit Agency (SunLine) staff has reviewed the project and offers no comments.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,

A handwritten signature in black ink that reads "Jeff Guidry".

Jeff Guidry  
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager





April 28, 2021

Luis Lopez, Development Services Director  
City of Coachella  
53-990 Enterprise Way  
Coachella, CA 92236

RE: Ocean Mist Outdoor Storage Yard

Dear Mr. Lopez,

SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the proposed Ocean Mist Storage Yard located on 86709 Avenue 52 & 86789 Avenue 52, within the City of Coachella. SunLine staff has reviewed the specific plan and offers the following comments:

SunLine currently does not provide direct transit service to the proposed project site; however, the nearest service route is route 8 located on Cesar Chavez at Ave 52. Therefore, SunLine is not requesting the addition of any transit amenities, such as a bus turnout and/or shelter as part of the proposed development. We appreciate the chance to review future developments within the City of Coachella.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions regarding this letter please contact me at 760-343-3456 ext. 1511.

Sincerely,

A handwritten signature in black ink that reads "Jeff Guidry".

Jeff Guidry  
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager