

RESOLUTION NO. PC 2024-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF CHANGE OF ZONE NO. 24-07 THAT PROPOSES TO PRE-ZONE 51 PARCELS TO RESIDENTIAL ESTATE AND GENERAL COMMERCIAL, LOCATED WEST OF CALHOUN STREET, SOUTH OF AVENUE 51, NORTH OF AVENUE 52; AND EAST OF JACKSON STREET; CITY OF COACHELLA, APPLICANT.

WHEREAS, the City of Coachella is proposing to pre-rezone 51 parcels located east of Jackson Street. west of Calhoun Street, south of Avenue 51 and north of Avenue 52; and

WHEREAS, the City has processed said application pursuant to Title 17 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on October 2, 2024, the Planning Commission conducted a duly noticed public hearing on CZ 24-07 in the City Council Chambers, 1515 Sixth Street, Coachella, California; and,

WHEREAS, 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 the Coachella Municipal Code, for a Change of Zone; 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 area is adequate in size and shape to accommodate the proposed zoning and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, it was determined that the prior EIR prepared for the 2015 General Plan Update and 2023 General Plan Addendum was sufficient and that no additional analysis is required for the proposed pre-zoning; and,

WHEREAS, the proposed pre-zoning as stipulated by the City is 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 acknowledge the adequacy of the prior certified General Plan Environmental Impact Report and the Addendum to the Environmental Impact Report pursuant to California Environmental Quality Act (CEQA) Guidelines and recommends to the City Council approval of Change of Zone No. 24-07 subject to the findings listed below:

With respect to the above referenced change of zone, the Planning Commission finds as follows:

1. The proposed change of zone is consistent with the City of Coachella General Plan land use designations. The subject area will allow for the pre-zoning of Residential Estate (R-E) and General Commercial (G-C) development in a manner consistent with the Estate Rancho and Suburban Retail land use designations of the general plan.
2. The site is physically suitable for the proposed zoning designations. The proposed zoning will provide for land uses consistent with the Residential Estate and General Commercial zoning designations.

PASSED APPROVED and ADOPTED this 2nd day of October 2024.

Jason Hernandez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2024-23, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 2nd day of October, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary