

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING DEVELOPMENT PLAN TYPES FOR THE COACHELLA PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PROJECT FOR PUBLIC USE FOR THE CONSTRUCTION OF ATTACHED AND DETACHED ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CITYWIDE. APPLICANT: CITY OF COACHELLA. APPLICANT: CITY OF COACHELLA.**

**WHEREAS** the City of Coachella received grant awards from the California Department of Housing and Community Development for the Local Early Action Planning and SB2 Grant programs for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production; and,

**WHEREAS** in 2022, a request for proposal was made available to request qualified consultant design services to work collaboratively with city staff for the design and preparation of ADU architectural plans consistent with the City of Coachella's ADU development standards and incorporating compatibility with the existing architectural styles around the city; and,

**WHEREAS** on November 15, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties, and approved Accessory Dwelling Unit plan types for public use to promote the construction of ADUs citywide and increase the overall supply of housing to address the housing shortage in California; and,

**WHEREAS** the proposed project 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 ADU plans are adequate in size and shape to accommodate ADUs commonplace throughout the City of Coachella; and,

**WHEREAS**, the proposed ADU plans are not a project under the California Environmental Quality Act (CEQA) and recommends the Planning Commission determine the project will not result in any environmental effects as any development pursuant to the accessory dwelling unit plans are considered statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080(b)(1) of the Public Resources Code. In addition, ADUs can be categorically exempt from CEQA pursuant to Sections 15301 and 15303 of the CEQA guidelines, authority cited under Public Resources Code Section 21083 and 21087.

**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 hereby resolve as follows:

**Section 1.** Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2.** CEQA Findings

The proposed ADU plans are not a project under the California Environmental Quality Act (CEQA) and recommends the Planning Commission determine the project will not result in any environmental effects as any development pursuant to the accessory dwelling unit plans are considered statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080(b)(1) of the Public Resources Code. In addition, ADUs can be categorically exempt from CEQA pursuant to Sections 15301 and 15303 of the CEQA guidelines, authority cited under Public Resources Code Section 21083 and 21087.

**Section 3.** General Plan and Zoning Findings

The Planning Commission finds as follows for the proposed Accessory Dwelling Units plans:

1. The proposed ADU plans are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2030 as the proposed plans enable to the City to increase housing supply consistent with the Housing Element and address 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) housing allocation for the low-income category. The ADU plans are consistent with the Zoning Ordinance ADU requirements and the requirements of California State Law.
2. The proposed plans were design so as to 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. The designer for the project utilized architectural design elements gleaned from an analysis of common architectural types on the City of Coachella.

**Section 4.** 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 hereby approves Architectural the Coachella Pre-Approved ADU Plan Project as set forth by the conditions in “Exhibit A” and “Exhibit B” with final construction plans subject to Development Services Director and Building Official approval.

**PASSED APPROVED and ADOPTED** this 15<sup>th</sup> day of November 2023.

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Ruben Gonzalez, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-29, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15<sup>th</sup> day of November 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary