

**RESOLUTION NO. PC 2023-31**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 369 TO ALLOW THE CONSTRUCTION OF A MINI STORAGE WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY; ARCHITECTURAL REVIEW NO. 23-06 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS AND ENVIRONMENTAL ASSESSMENT NO. 23-05 THAT WAS PREPARED TO ADDRESS THE DIRECT, INDIRECT AND CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT; ON A 4.85 ACRE SITE LOCATED AT THE END OF TYLER LANE, NORTH OF AVENUE 54, WEST OF GRAPEFRUIT BOULEVARD, AND EAST OF TYLER STREET; APN 763-141-018; SUNRIDGE SELF-STORAGE LLC, JAMES DELHAMER, APPLICANT.**

**WHEREAS**, James Delhamer (on behalf of Sunridge Self-Storage LLC) filed applications for a Conditional Use Permit No. 369, Architectural Review No. 23-06, and Environmental Assessment 23-05, to allow 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office on a vacant 4.85 acre project site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018, and,

**WHEREAS**, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on CUP No. 369, AR No. 23-06, EA No. 23-05 in the Coachella Civic Center, 53990 Enterprise Way, 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, and the attendant applications for a Conditional Use Permit, Architectural Review 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 the 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**, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a

significant effect on the environment; and,

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

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

**SECTION 1. Recitals.** The above recitals are true and correct and incorporated herein as findings of fact.

**SECTION 2. Compliance with the California Environmental Quality Act.**  
As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration Initial Study for Environmental Assessment No. 23-05, comments received, and other documents contained in the administrative record for the Project. The Planning Commission find that the Mitigated Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further find that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in “Exhibit B” have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

**SECTION 3. Findings of Environmental Impacts.** Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can be mitigated to a level of less than significant. The Planning Commission further find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Planning Commission find that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

**SECTION 4. Adoption of the Negative Declaration.** The Planning Commission hereby finds adequacy in the environmental review documents and adopts the Mitigated Negative Declaration as provided in “Exhibit B.”

**SECTION 5. Conditional Use Permit, Architectural Review Findings**

With respect to Conditional Use Permit No. 369 and Architectural Review No. 23-06, the Planning Commission finds as follows for the proposed for the 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office project:

1. The proposed conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 4.85-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Industrial District land use designation of the General Plan and Manufacturing Service Zoning Designation. The proposed project also is permissible within the limits for min-storage and RV storage in the M-S Zone. The project will substantially comply with the General Plan 2035 document which calls for a “Industrial District” encouraging a range of light and heavy commercial and industrial businesses.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The mini storage warehouse and recreational vehicle storage facility would be located in an existing manufacturing service area and is compatible with other existing manufacturing service and industrial businesses in the vicinity, including an existing adjacent mini storage warehouse and recreational vehicle storage facility immediately adjacent to the east of the proposed project.
3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office are compatible uses with existing similar uses in the area.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed mini storage warehouse and recreational vehicle storage facility is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing a mini storage warehouse and recreational vehicle storage facility within the limits permitted in the Coachella Zoning Ordinance. The proposed project is also anticipated to increase economic development in the City of Coachella.

**SECTION 6. Location and Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

**SECTION 7. Execution of Resolution.** The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**SECTION 8. 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 Conditional Use Permit No. 369 , and

Architectural Review 23-06 for the Sunridge Self-Storage facility and subject to the Conditions of Approval as set forth in “Exhibit A” and the plans set forth in “Exhibit C.”

**PASSED APPROVED and ADOPTED** this 15th 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. PC-2023-31, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15th day of November, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary