

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 381 AND ARCHITECTURAL REVIEW 24-07, APPROVING DEVELOPMENT PLANS AND SIGN PROGRAM FOR THE SUN COMMUNITY CREDIT UNION DEVELOPMENT CONSISTING OF 4,130 SQ. FT. CREDIT UNION BRANCH BUILDING AND 2 FREESTANDING DRIVE-UP ATMS ON A 1.97 ACRE SITE AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND VALLEY ROAD. (APN 778-242-025 AND 778-242-026) LAMACCHIA GROUP, LLC (APPLICANT).

WHEREAS LaMacchia Group, LLC filed an application for Conditional Use Permit (CUP) No. 381 and Architectural Review (AR) No. 24-07 to allow the construction of 4,130 sq. ft. credit union branch building at the northeast corner of Cesar Chavez Street and Valley Road (APN 778-242-025 and 778-242-026); and,

WHEREAS on July 3, 2024, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

Section 3. Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 381 and Architectural Review 24-07, the Planning Commission finds as follows for the proposed commercial development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The proposed project is within the Neighborhood Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #4 policies, which recognizes the Cesar Chavez Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents.
2. The proposed uses 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 subject site is zoned C-N (Neighborhood Commercial) zone, which allows for local service businesses primarily intended to serve the immediate neighborhood as a permitted use. A conditional use permit is required for the proposed drive through ATM.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any

other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-N (Neighborhood Commercial) Zoning District of the City's Zoning Code. The proposed development consists of a 4,130 sq. ft. credit union branch building. The proposed uses will be compatible with existing adjacent uses that include single family residential and commercial uses within the immediate vicinity.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-N Zone at a scale, massing, and aesthetic appeal at a higher quality than neighboring commercial properties as the project would more closely align with the Harrison Corridor Plan. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
5. The proposed use will include two new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Section 5. 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 recommends to the City Council approval Conditional Use Permit (CUP 381), and Architectural Review 24-07 for the Sun Community Credit Union Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and development plan set in “Exhibit B.”

PASSED APPROVED and ADOPTED this 3rd day of July 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-13, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of July 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary