

RESOLUTION NO. PC2021-28

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A MODIFICATION TO THE CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW 19-10 TO ALLOW THE DEMOLITION OF 50 EXISTING RESIDENCES AND CONSTRUCTION OF A NEW 110-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY (COACHELLA VALLEY APARTMENTS) WITH ON-SITE AMENITIES INCLUDING A COMMUNITY BUILDING, BASKETBALL HALF-COURT, POCKET PARK, SPLASH-PAD, TOT LOT, FREESTANDING CARPORTS ON PRIVATE DRIVEWAYS, AND COMMON-AREA PICNIC AREAS ON 5.76 ACRES LOCATED AT 84-900 BAGDAD AVENUE. (APN 768-210-025 & -026). COMMUNITY HOUSING OPPORTUNITIES CORPORATION (APPLICANT).

WHEREAS, Community Housing Opportunities Corporation filed an application for a modification to Architectural Review (AR) 19-10 the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue (APN 768-210-025 and -026); and

WHEREAS on February 5, 2021, the Planning Commission of the City of Coachella held a duly noticed public hearing and adopted Resolution No. PC2020-02 approving Architectural Review 19-10 for the Coachella Valley Apartments project; and

WHEREAS on December 7, 2021, 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 Planning Commission does find that the project is consistent with the City's General Plan and Zoning Code subject to the recommended findings and conditions of approval contained in the staff report and contained herein; 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 proposed project will not have a significant effect on the environment and a Section 15183 analysis was prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 tieing off of the City's General Plan Update Environmental Impact Report; and

WHEREAS, the proposed change could not adversely affect the general 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 project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

Section 3. Architectural Review Findings

With respect to the modifications to Architectural Review 19-10, the Planning Commission finds that the previous findings of PC Resolution No. 2020-02 can still be made:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has an Urban Neighborhood land use designation that allows for high-density residential development. The project will have a new density of 19 dwelling units per acre. The proposed structures will be in keeping with the policies of the Urban Neighborhood land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with General Plan policies including “High quality construction and architecture” which requires high-quality and long-lasting building materials on all new development projects in the City, and will encourage innovative and quality architecture. Additionally, the project will preserve existing, signature views of the

hills and mountains from the City.

2. The proposed project will be in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes to redevelop an older 50-unit multifamily residential project by demolishing existing units, and constructing a new high-density 110-unit project with several two-story and three-story multifamily residential buildings surrounding a new community building and common open-space amenities including a pocket park, basketball half-court, outdoor splash pad, barbecue / picnic areas and shade structures. The project has shown a financial barrier to providing affordable housing and is entitled to development incentives in the form of reduced parking, and reduced dwelling unit sizes which includes 600 square foot one-bedroom units, and 940 square foot two-bedroom units and 1030 square foot three-bedroom units. Except for these development incentives, the project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed.
3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project will provide a high-density residential development designed in a traditional garden apartments theme with generous common open space directly accessible and visible to the street. The architecture is a contemporary Spanish/ Colonial/ Moorish style that will significantly improve the built environment conditions. The proposed uses will be compatible with existing adjacent uses in that there are one-story elements placed near the street and the two-story and three-story structures are set back from the street, in order to be compatible with the surrounding residential structures in the vicinity, and commercial uses to the east.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a two-story and three-story multi-family residential development with attractive architectural features and that will enhance the surrounding uses. The streetscape buildings will include substantial one-story elements including a trellis/arbor, front porches and covered walkways to be in keeping with one-story homes on the south side of Bagdad Avenue.
5. The proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination

of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

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 approves an amendment to Condition of Approval #8 for Architectural Review 19-10 for Coachella Valley Apartment project and subject to the amended Condition of Approval #8 as set forth in “Exhibit A”

PASSED APPROVED and ADOPTED this 7th day of December 2021.

Stephanie Virgen, 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. PC2021-28, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of December 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary