

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DENYING A REQUEST TO AMEND CONDITIONS OF APPROVAL NOS. 72 AND 73 OF ARCHITECTURAL REVIEW 21-12 RELATED TO THE SCREENING OF ROOF-TOP MOUNTED EQUIPMENT OF THE PROPOSED 20,442 SQ. FT. ALDI SUPERMARKET BUILDING ON 1.94 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET (APN 778-020-007 AND 778-010-017) COACHELLA RETAL REALTY ASSOCIATES, LP (APPLICANT).

WHEREAS Coachella Retail Realty Associates, LP filed an application for an amendment to Architectural Review (AR) No. 21-12 to amend Conditions of Approval 72 and 73 of Resolution PC2021-25 related to rooftop-mounted equipment screening for the approved 20,422 sq. ft. supermarket located at the northeast corner of First Street and Cesar Chavez Street (APN 778-020-007 and 778-010-017); and,

WHEREAS on December 15, 2021 and January 5, 2022, 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 approved AR No. 21-12 and CUP 347 for the Aldi Supermarket and Panda Express and recommended approval to the City Council of Conditional Use Permit (CUP) No. 321 and AR 20-03 for Starbucks and 7-Eleven; and

WHEREAS the requested amendment to AR No. 21-12 is not desirable for the development of the community and is detrimental to the existing aesthetics and uses at the Fountainhead Plaza commercial center and commercial centers in the vicinity 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 will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

WHEREAS on March 7, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the amendment to AR 21-12, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties for the Aldi Supermarket.

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 will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

Section 3. Architectural Review Findings for Denial

With respect to Architectural Review 21-12 (Amendment), the Planning Commission finds as follows for the proposed for the 20,422 sq. ft. Aldi supermarket:

1. The Architectural Review amendment is largely consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2030, except that the requested amendment would make the proposed project inconsistent with the General Plan goals to revitalize the existing City by providing care and attention to the existing built environment and defining the form and character of new development that differentiates Coachella from its neighbors (General Plan 04-2 and 04-3). Revising a screening condition for rooftop equipment would reduce the aesthetic quality of commercial development projects and may set a precedence for future development.
2. The proposed use would not be designed and constructed to be compatible with the existing or intended character of the general vicinity and would change the essential character of the same area. Though the proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code, the proposed parapet wall for the Aldi supermarket would be below the height of the HVAC and RTU equipment and therefore inconsistent with standards conditions for new commercial development that requires a parapet wall greater in height than the rooftop-mounted equipment. The existing Walgreens, Taco Bell, and McDonalds building include elevation design where parapet walls exceed the height of rooftop-mounted equipment. The Aldi supermarket building without full rooftop screening by parapet wall would be inconsistent with existing building rooftop equipment screening pattern within the shopping center and would result in a reduction of the aesthetic quality of commercial buildings in the commercial center and along Cesar Chavez Street.

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 denies Architectural

Review 21-12 (Amendment), a request to modify conditions of approval 72 and 73 of Resolution PC2021-25.

PASSED APPROVED and ADOPTED this 7th day of March 2022.

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. PC2022-06, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of March 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary