

**RESOLUTION NO. PC 2024-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 383 TO ALLOW THE THRIFT STORE USE FOR THE 2,610 SQUARE FOOT TENANT SPACE AT AN EXISTING COMMERCIAL BUILDING AT 49291 GRAPEFRUIT BOULEVARD UNIT #1 (APN 603-480-050); GLORIA GOMEZ, APPLICANT.**

**WHEREAS**, Gloria Gomez, filed an application for Conditional Use Permit No. 383 (CUP 383) to allow a 2,610 square foot thrift store in an existing commercial building located at 49291 Grapefruit Boulevard Cesar Chavez St; Assessor’s Parcel No. 603-480-050 (“Project”); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 383 on November 6, 2024 at 1515 6<sup>th</sup> Street, Coachella, California regarding the proposed Project; and,

**WHEREAS**, at the Planning Commission hearing, 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 Chapter 17.74 of the Coachella Municipal Code.

**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 on-sale beer use; and,

**WHEREAS**, the site for 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**, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

**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 does hereby approve Conditional Use Permit No. 383, subject to the findings and conditions of approval listed below.

**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 categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed thrift store use will occur in an existing private commercial structure involving negligible or no exterior expansion of existing or former commercial use on the property.

**Section 3.** Conditional Use Permit Findings

With respect to Conditional Use Permit No. 383, the Planning Commission finds as follows for the existing Galilee Center thrift store:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed thrift store is within the Suburban Retail District land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists while also providing an attractive shopping environment. The Galilee Center thrift store will provide a unique shopping service of resale merchandise to the Suburban Retail District and citywide that accomplish the goals of the General Plan.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of ‘C-G’ (General Commercial) which permits the thrift store use subject to obtaining a conditional use permit. The proposed use is located on Grapefruit Boulevard and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the proposed thrift store use and the existing commercial parking lot.
4. Where the proposed use may be potentially hazardous or disturbing to existing or

reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment. The Sheriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.

5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed thrift store use will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.
6. The Galilee Center thrift store establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would retain the availability of jobs and continue to serve as a unique shopping service for the commercial corridor, which would continue to provide jobs and increase the City's sales tax revenues.
7. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The business is located within an existing private commercial structure.

#### **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 Conditional Use Permit No. 383 project subject to and amended by conditions of approval in "Exhibit A."

**PASSED APPROVED and ADOPTED** this 6<sup>th</sup> of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Jason Hernandez  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2024-25 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6<sup>th</sup> of November 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary