

RESOLUTION NO. PC 2024-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW MODIFICATION TO INCLUDE RECONFIGURED PARKING STRUCTURE AND RETAIL PLAZA ARE TO THE PHASED DEVELOPMENT OF A ONE HUNDRED EIGHTY EIGHT (188) LOT RECREATIONAL VEHICLE SUBDIVISION, ONE HUNDRED (100) CONDOMINIUM/TOWNHOUSES AND A TWO HUNDRED (200) ROOM, 11 STORY HOTEL AND ASSOCIATED FACILITIES AND COMMON RECREATIONAL AREAS, PARKING AND LANDSCAPING, ON A TOTAL OF 48 ACRES OF VACANT LAND IN THE R-C (REGIONAL COMMERCIAL) ZONE LOCATED AT THE NORTHEAST CORNER OF TYLER STREET AND VISTA DEL NORTE. ABRAHAM GOTTLIEB, APPLICANT.

WHEREAS, Abraham Gottlieb filed an application for an Architectural Review Modification to Architectural Review No. 16-03, Conditional Use Permit No. 266, Tentative Tract Map 37040, Environmental Assessment 16-01 to modify the project design to include the addition of a (8) story parking structure and retail plaza are to the phased development of a one hundred eighty eight (188) lot recreational vehicle subdivision, one hundred (100) condominium/townhouses and a two hundred (200) room, 11 story hotel and associated facilities and common recreational areas, parking and landscaping, on a total of 48 acres of vacant land in the R-C (Regional Commercial) zone located at the northeast corner of Tyler Street and Vista Del Norte (APN: 697-330-012, 697-330-013, 697-330-014, and APN: 697-330-002); and,

WHEREAS, on September 28, 2018, the City Council conducted a duly noticed public hearing on the originally approved project and adopted Resolution No. 2018-58, 2018-59, and Resolution No. 2018-60 with the findings and conditions as set forth in those resolutions attached as Exhibit “F”, Exhibit “G”, and Exhibit “H”.

WHEREAS, on February 29, 2024, the Planning Commission conducted a duly noticed public hearing on the proposed modification to the project in 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 Applicant and members of the public were present and were afforded an opportunity to testify regarding 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, EA No. 16-01, was prepared for the original approved project. The Initial Study concluded that the original approved project will not have a significant effect on the environment, and City Council made the determination that the project will not have a significant impact on the environment. Staff has determined that the proposed modification is consistent with the project scope evaluated in the Initial Study prepared for the originally approved project; 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. CEQA Findings. Pursuant to CEQA, an Initial Study, EA No. 16-01, was prepared for the original approved project. The Initial Study concluded that the original approved project will not have a significant effect on the environment, and City Council made the determination that the project will not have a significant impact on the environment. The City of Coachella has determined that the proposed modification is consistent with the project scope evaluated in the Initial Study prepared for the originally approved project.

SECTION 3. Conditional Use Permit, Architectural Review Findings

With respect to Conditional Use Permit No. 266 and Architectural Review No. 16-03, the Planning Commission finds as follows for the proposed modification to the project design to include the addition of a (8) story parking structure and retail plaza are to the phased development of a one hundred eighty eight (188) lot recreational vehicle subdivision, one hundred (100) condominium/townhouses and a two hundred (200) room, 11 story hotel and associated facilities and common recreational areas, parking and landscaping 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 48-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 Regional Retail District land use designation of the General Plan and Regional Commercial Zoning Designation.

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 modification to the project design to include the addition of a (8) story parking structure and retail plaza are to the phased development of a one hundred eighty eight (188) lot recreational vehicle subdivision, one hundred (100) condominium/townhouses and a two hundred (200) room, 11 story hotel and associated facilities and common recreational areas, parking and landscaping project would be located in the General Commercial area and is compatible with existing adjacent uses that are similar land uses.
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 project uses 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 use is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing a hotel, housing, and several other recreational amenities 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 4. 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 5. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. 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 Architectural Review No. 16-03 (Modification), Conditional Use Permit No. 266, Tentative Tract Map 37040, Environmental Assessment 16-01 for the Coachella Vineyards (Modification) project subject to the Conditions of Approval for Resolution No. 2018-58, 2018-59, and Resolution No. 2018-60 with the additional conditions as set forth in “Exhibit A” and the modified plans set forth in “Exhibit B” and “Exhibit C.”

PASSED APPROVED and ADOPTED this 29th day of February 2024.

Ruben Gonzalez, 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. PC-2024-05, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 29th day of February, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary