

RESOLUTION NO. PC 2024-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF (7) SOLAR CANOPIES AND (1) GROUND MOUNT SOLAR GRID AT THE SOUTHWEST CORNER OF AVENUE 53 AND TYLER STREET (APN: 778-420-013 AND 778-390-008) APPLICANT: BAYWA R.E POWER SOLUTIONS

WHEREAS, BayWa r.e. Power Solutions filed an application for an Architectural Review No. 23-10 for the construction of (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street, (APN: 778-420-013 and 778-390-008); and,

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, the proposed project is exempt from the California Environmental Quality Act, as amended; 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.

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 “New Construction or Conversion of Small Structures” project (CEQA Guidelines, Section 15303) and as “Accessory Structures” (CEQA Guidelines, Section 15311), as the project consists of the new construction of accessory structures to be accessory to an existing use..

SECTION 3. Architectural Review Findings

With respect to Architectural Review No. 23-10, the Planning Commission finds as follows for the proposed construction of (7) solar canopies and (1) ground mount solar grid.

1. The proposed architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 52-acre site at two parcels with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Urban Employment and Industrial District land use designation of the General Plan and Urban Employment and Heavy Industrial 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 proposed construction of (7) solar canopies and (1) ground mount solar grid project would be located in the Urban Employment and Heavy Industrial 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 construction of (7) solar canopies and (1) ground mount solar grid is anticipated to provide renewable energy to an existing and permitted use which works towards the City’s long-term goals and policies for managing and protecting its natural resources and protecting the natural environment.

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. 23-10 for the construction of (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street, (APN: 778-420-013 and 778-390-008 subject to the Conditions of Approval as set forth in “Exhibit A” and the plans set forth in “Exhibit B”.

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-2024-06, 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