

RESOLUTION NO. PC 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 25-02, CONDITIONAL USE PERMIT NO. 389, AND ENVIRONMENTAL ASSESSMENT 25-01 FOR THE ARMTEC EXPANSION MASTER PLAN TO ALLOW FOR THE DESIGN REVIEW OF PHASE 2 AND THE ENVIRONMENTAL REVIEW OF PHASE 2 AND 3 OF THE ARMTEC EXPANSION MASTER PLAN AT 85901 AVENUE 53 (APN: 778-420-013 AND 778-390-008) AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15073 - PUBLIC REVIEW OF A PROPOSED NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION. APPLICANT: ARMTEC DEFENSE PRODUCTS CO.

WHEREAS, on February 10, 2025, the applicant Armtec Defense Products Co., filed an application for Architectural Review No. 25-02 (AR No. 25-02), Conditional Use Permit No. 389 (CUP No. 389), and Environmental Assessment No. 25-01 (EA No. 25-01) Armtec Expansion Master Plan for the design review of Phase 2 and the environmental review of Phase 2 and 3 of the Armtec Expansion Master Plan at 85901 Avenue 53 (APN: 778-420-013 and 778-390-008) and the determination that the project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration; and

WHEREAS, Phase 2 includes the construction of a new 15,000 SF storage warehouse, a ±73,200 truck staging area and retention basin on the northern parcel, and a new 3,000 SF research and development (R&D) and production facility and two retention basins. Phase 3 includes a new 15,000 SF production facility, a new 15,000 SF storage warehouse, two new 900 SF storage structures, and a 6,000 SF expansion of an existing storage warehouse, all located on the southern parcel; and

WHEREAS, the property at APN: 778-420-013 has a land use designation of Urban Employment Center, and the property at APN: 778-390-008 has a land use designation of Industrial District pursuant to the City of Coachella General Plan; and

WHEREAS, the property at APN: 778-420-013 has a zoning designation of Urban Employment (U-E), and the property at APN: 778-390-008 has a zoning designation of Heavy Industrial (M-H) pursuant to the City of Coachella Municipal Code; and

WHEREAS, the U-E zoning designation allows for the proposed warehouse use with the approval of a conditional use permit, and the M-H zoning designation allows for the proposed explosives or fireworks manufacture use pursuant to Section 17.74.05 of the City of Coachella Municipal Code; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the City's General Plan and the Municipal Code pertaining to providing space for a range of employment uses to help expand and diversify the City's economy, and to accommodate industrial businesses; 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 Guidelines Section 15073 – Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

WHEREAS, a notice of a public hearing to consider the Conditional Use Permit(CUP No. 253), Architectural Review (AR No. 25-02), and Environmental Assessment (EA No. 25-01) applications was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on May 25, 2025, of a legal public hearing notice published in the Desert Sun, the City’s newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on May 25, 2025; and

WHEREAS, on June 4, 2025, 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, 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, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the Architectural Review No. 25-02 (AR No. 25-02), Conditional Use Permit No. 389 (CUP No. 389), and Environmental Assessment No. 25-01 (EA No. 25-01) Armtec Expansion Master Plan for the for the design review of Phase 2 and the environmental review of Phase 2 and 3 of the Armtec Expansion Master Plan at 85901 Avenue 53 (APN: 778-420-013 and 778-390-008) and the determination that the project is compliant with is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration. Phase 2 includes the construction of a new 15,000 SF storage warehouse, a ±73,200 truck staging area and retention basin on the northern parcel, and a new 3,000 SF research and development (R&D) and production facility and two retention basins. Phase 3 includes a new 15,000 SF production facility, a new 15,000 SF storage warehouse, two new 900 SF storage structures, and a 6,000 SF expansion of an existing storage warehouse, all located on the southern parcel, as conditioned, with the motion vote outcome specified in the meeting minutes for the June 4, 2025, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolves, finds, and determines 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 Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Development Services Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15073 – Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration, which provides procedures for the public review of a proposed mitigated negative declaration. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because an initial study was prepared for the Project that determined that the Project would not have a significant effect on the environment. Therefore, the project is compliant with California Environmental Quality Act Guidelines Section 15073 – Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration.

Section 3. Architectural Review Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

- 1) The proposed project is consistent with the General Plan. The northern parcel at (APN 778-420-013) has a general plan designation of Urban Employment Center, the designation promotes the development of research and development uses. The proposed project is a warehouse that will be accessory to existing research and development uses at the project site. The approval of this project would promote the development of research and development uses as promoted by the General Plan. The southern parcel at (APN: 778-390-008) has an Industrial District general plan designation which promotes the development of research and development uses. The proposed research and development (R&D) and production facility on the southern parcel would promote the development of research and development uses as promoted by the General Plan.
- 2) The proposed project complies with zoning regulations. The proposed warehouse located on the northern parcel (APN 778-420-013) is permitted in the Urban Employment (U-E) zone as light industrial uses are permitted with the approval of a conditional use permit. Warehouse uses are permitted in the M-S zone. The proposed research and development (R&D) and production facility on the southern parcel (APN: 778-390-008) is permitted in the M-H zone as explosive or fireworks manufacture would be permitted in the M-H zone with the approval of a conditional use permit.

- 3) The proposed project is consistent with the City's Design Guidelines. The project is required to meet the development standards of the U-E and M-H zones, and the project is architecturally compatible with the existing buildings.
- 4) The proposed development would not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The proposed project would not be detrimental to the public health, safety, or welfare as determined by the initial study prepared for the project and the implementation of mitigation measures as required by the conditions of approval of this project; and
- 5) The proposed project is 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 project location, design, and construction is compatible with the existing structures on the project site, and would not change the essential character of the same area. The project is required to be operated and maintained in compliance with federal regulations, which would ensure that the project is compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

Section 4. Conditional Use Permit Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

- 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 as described in Architectural Review Finding 1
- 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, as described in Architectural Review Finding 5.
- 3) Consideration was 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 the development. Additionally, there is adequate ingress and egress into and out of the existing site to maintain the adequacy of the traffic circulation system serving the proposed use. The proposed Armtec Expansion Master Plan phase 2 project will operate at an existing developed site with existing parking areas that is sufficient for the proposed project. The proposed off-site improvements are to ensure the proposed off-site improvements are in compliance with the Mobility Element of the General Plan. The applicant is required to comply with the City's development standards for the Urban Employment (U-E) and Heavy Industrial (M-H) zone and the Coachella Municipal Code for the proposed project.

- 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 proposed project would not be detrimental to the public health, safety, or welfare as determined by the initial study prepared for the project and the implementation of mitigation measures as required by the conditions of approval of this project; The proposed Armtec Expansion Master Plan phase 2 project is required to make off-site improvements that would ensure Tyler Street is in accordance with the Mobility Element of the General Plan, and would provide a pedestrian connection to existing uses on the east side of Tyler Street adjacent to the proposed project site.
- 5) The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The proposed project is located at an existing developed site that provides adequate existing vehicular approaches.
- 6) The proposed project is compliant with the provisions of the California Environmental Quality Act Guidelines Section 15073 – Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration, an initial study was prepared that determined that the project would not have a significant effect on the environment

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** Architectural Review No. 25-02 (AR No. 25-02), Conditional Use Permit No. 389 (CUP No. 389), and Environmental Assessment No. 25-01 (EA No. 25-01) Armtec Expansion Master Plan for the design review of Phase 2 and the environmental review of Phase 2 and 3 of the Armtec Expansion Master Plan at 85901 Avenue 53 (APN: 778-420-013 and 778-390-008) and the determination that the project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration. Phase 2 includes the construction of a new 15,000 SF storage warehouse, a ±73,200 truck staging area and retention basin on the northern parcel, and a new 3,000 SF research and development (R&D) and production facility and two retention basins. Phase 3 includes a new 15,000 SF production facility, a new 15,000 SF storage warehouse, two new 900 SF storage structures, and a 6,000 SF expansion of an existing storage warehouse, all located on the southern parcel. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in “Exhibit A” and development plans in “Exhibit B”, phasing plan in “Exhibit C” and environmental assessment “Exhibit D” and “Exhibit E” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

PASSED APPROVED and ADOPTED this 4th day of June 2025 by the

following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Isela Murillo
Planning Commission Chairperson

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC 2025-10 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 4th day of June 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary