



STAFF REPORT
5/17/2023

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Santa Rosa Business Park LLC – GPA No. 23-01, EA No. 23-01

SPECIFICS: General Plan Amendment No. 23-01 is a proposal to change the General Plan Land Use designation of a 38.8-acre site located at the southeast corner of Avenue 54 and Tyler from the existing Urban Employment Center designation to the Industrial District designation. Environmental Assessment No. 23-01 is a proposed addendum to the General Plan Update EIR in connection with this project. Applicant: Mahlon Tobias.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- Adopt Resolution No. PC2023-09, recommending that the City Council adopt the Addendum to the Coachella General Plan Update EIR.
- Adopt Resolution No. PC2023-10, recommending that the City Council approve General Plan Amendment 23-01 for the 38.8-acre vacant site located at the southeast corner of Avenue 54 and Tyler.

BACKGROUND:

Santa Rosa Park, LLC is the landowner of the 38.8-acre vacant site located at the southeast corner of Avenue 54 and Tyler. The site is empty, with no existing structures on the property. The site was purchased as an investment property in the mid 2000's and the owners obtained City approvals at that time for an industrial park that included a 26-lot industrial subdivision map (TPM No. 33669). However, due to the downturn in the economy, the project was never developed and the tentative map expired in January 11, 2018. The requested General Plan Amendment ("GPA") is to change the land use designation from "Urban Employment Center" (UEC) to "Industrial" in order to maintain the current M-H (Heavy Industrial) zoning on the site.

DISCUSSION/ANALYSIS:

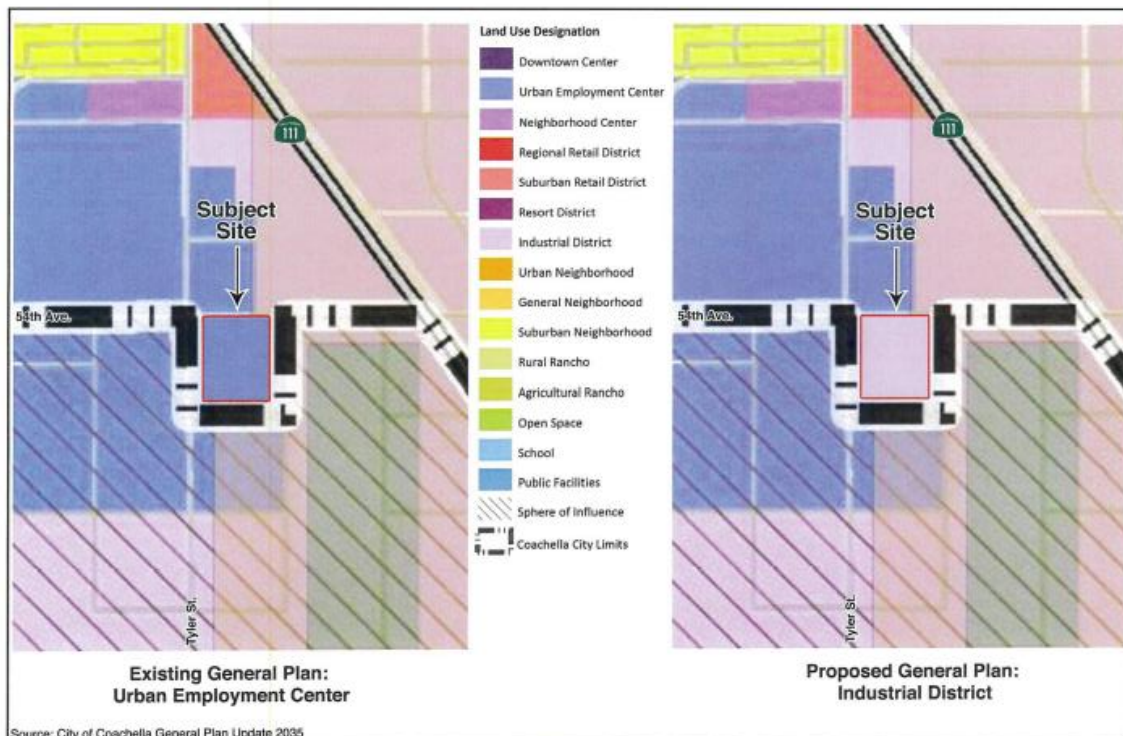
The subject site has a current zoning designation of M-H (Heavy Industrial), which allows heavy industrial uses permitted either by right or with approval of a conditional use permit. The site has

an Urban Employment Center General Plan land use designation, which is inconsistent with the M-H zone. Surrounding uses include Imperial Western Products, Baja Boyz Towing, and the Eberhard Equipment facility to the north, farmland to the northwest, west, south, and east, and residential properties to the south. The subject site is at the southern boundary of the City, and the adjacent jurisdiction is Riverside County.

A General Plan Amendment from Urban Employment Center to Industrial District would accommodate industrial uses such as manufacturing, distribution and warehouse rather than employment uses such as office and research and development. The current uses to the north of the subject property include the sale of farm machinery, a vehicle storage yard, and an alternative fuel production facility, which are permitted uses under the M-H zone and compatible with the Industrial District designation. The proposed Industrial District designation of the subject site would be compatible with the adjacent property to the east as that site is designated Industrial District. The applicant is not proposing to develop the site at this time

The subject site is located within Subarea 5 – Airport District, and complies with the policy direction of that District to limit heavy industrial to the vicinity of Grapefruit Avenue and 54th Street. The subject site is located within Zone C and D of the Airport Land Use Compatibility Plan and therefore the proposed project is required to be reviewed by the Airport Land Use Commission (ALUC). On April 13, 2023, ALUC found City of Coachella Case No. GPA 23-01 to be consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006). As such, staff is recommending that the Planning Commission recommend to the City Council, approval of this General Plan Amendment.

The exhibit below shows the subject property with its current General Plan designation, and the proposed General Plan designation.



ENVIRONMENTAL REVIEW:

Staff prepared an Addendum to the Coachella General Plan Update Environmental Impact Report (CGPU EIR - also identified as State Clearinghouse No. 2009021007) pursuant to the guidelines of the California Environmental Quality Act (CEQA), which is attached to this staff report. The Addendum concludes on the basis of substantial evidence that the proposed Project is not expected to result in impacts beyond those previously identified and mitigated in the CGPU EIR. No new significant impacts would occur as a result of the Project, nor would there be any substantial increase in the severity of any previously identified significant environmental impacts. The Project will adhere to applicable General Plan policies and zoning requirements.

Alternatives:

1. Adopt:
 - a. Resolution No. PC2023-09 recommending that the City Council adopt the Addendum to the Coachella General Plan Update EIR.
 - b. Resolution No. PC2023-10 recommending that the City Council approve General Plan Amendment No. 23-01.
2. Continue this matter and provide staff direction.
3. Take no action.

Recommended Alternative(s):

Staff recommends Alternative #1 as shown above.

Attachments:

1. Resolution No. PC2023-09
Exhibit A – Addendum to the General Plan Update EIR
2. Resolution No. PC2023-10
Exhibit A – Conditions of Approval
Exhibit B - General Plan Amendment 23-01 Exhibit
3. Vicinity Map
4. Airport Land Use Commission Letter