

RESOLUTION NO. 2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 253 (MODIFICATION) TO ALLOW FOR A THRIFT STORE WITHIN AN EXISTING 2,538 SQUARE-FOOT TENANT SPACE LOCATED AT 1030 SIXTH STREET AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (EXISTING FACILITIES)

WHEREAS, on, March 12, 2025, the applicant Guadalupe Nuno, filed an application for a Conditional Use Permit No. 253 modification (CUP No. 253) to allow for a thrift store at an existing tenant space located at 1030 6th street (APN 778-081-002); and

WHEREAS, the establishment has a land use designation of Downtown Center pursuant to the City of Coachella General Plan; and

WHEREAS, the establishment has a zoning designation of Downtown (DT-PV) pursuant to the City of Coachella Municipal Code; and

WHEREAS, the DT-PV zoning designation allows for thrift stores with the approval of a conditional use permit 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 neighborhood-scale retail, and a diverse economy and jobs center; and

WHEREAS, the proposed use is consistent with and intended to implement the vision of the Pueblo Viejo Revitalization Plan by encouraging a vibrant street scene and providing support to existing businesses; and

WHEREAS, the proposed project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 – Existing Facilities, as amended; and,

WHEREAS, a notice of a public hearing to consider the Conditional Use Permit application (CUP No. 253) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on May 11, 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 11, 2025; and

WHEREAS, on May 21, 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 conditional approval modification of the thrift store for Los Compadres Thrift Store Discount Boutique (CUP No. 253 Modification) as conditioned, with the motion vote outcome specified in the meeting minutes for the May 21, 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 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project involves the issuance of a Conditional Use Permit for a thrift store at an existing tenant space. This action involves a negligible expansion of use. Therefore, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities.

Section 3. 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. The project site is designated Central Downtown on the City's General Plan Land Use Map. The General Plan Central Downtown designation encourages the development of retail businesses such as thrift stores. The location within the Pueblo Viejo District would assist in the General Plan Economic Development Element Goal to improve economic development in the downtown area. Retail businesses that offer the sale of reconditioned or used merchandise are permitted in the Downtown (DT-PV) zone subject to the approval of a Conditional Use Permit.

- 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 thrift store business would be located in an existing shopping center and is compatible with retail businesses in the vicinity.
- 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 center to maintain the adequacy of the traffic circulation system serving the proposed use. The proposed thrift store will operate in an existing commercial center with existing parking areas. There are no exterior improvements proposed that would change the character of the existing commercial center. The applicant is required to comply with the City's Pueblo Viejo design guidelines and the Coachella Municipal Code for installation of any commercial signs.
- 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 and any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed thrift store is anticipated to increase economic development in the Sixth Street Commercial core and provide retail opportunities that meet the needs of residents of the City of Coachella. Conditions of approval have been added to prevent outdoor storage of discarded items or merchandise related to the thrift store activities.
- 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 vehicular approaches to the rear and front parking areas are from 6th Street. The Los Compadres Thrift Store has been conditioned to restrict all deliveries to the rear parking area and entrance.
- 6) The proposed thrift store is a Class 1 Categorical Exemption of the California Environmental Quality Act (CEQA), pursuant to 15301 of the CEQA Guidelines, for "Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses." No further environmental review is required.

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Conditional Use Permit modification application (CUP No. 253 Modification) and finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in "Exhibit A" and development plans in "Exhibit B" 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 21st day of May 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 2025-08 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 21st day of May 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary