

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP NO. 38218 FOR A CONDOMINIUM SUBDIVISION FOR 32 WAREHOUSE CONDOMINIUM SPACES AND 8 OFFICE CONDOMINIUMS ON AN APPROXIMATELY 3.29 ACRE SITE (APN 763-141-030 and 763-141-031). JJWR, LLC (APPLICANT).**

**WHEREAS** JJWR, LLC filed an application for Tentative Parcel Map No. 38218, Conditional Use Permit No. 354, Architectural Review No. 21-07 for a 3.29 acre site located at 53-457 and 53-459 Enterprise Way (APN 778-081-003 and 778-081-001); and,

**WHEREAS**, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64410, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

**WHEREAS**, on May 5, 2022 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**WHEREAS**, Tentative Parcel Map No. 37670 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and,

**WHEREAS** the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**WHEREAS** on May 18, 2022, 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

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California hereby resolve 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

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 exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**Section 3.** Tentative Parcel Map Findings

With respect to Tentative Parcel Map (TPM) No. 38218, the Planning Commission finds as follows for the proposed for the industrial development project:

1. The parcel map is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for a range of industrial uses. The project proposes manufacturing facilities and secondary RV storage facility, in keeping with the Industrial land use category for this site. The internal design 32 air-space warehouse units and 8 office units as encouraged by the General Plan.
2. The site is physically suitable for the type of development proposed under Tentative Parcel Map 38218 in that the acreage and exterior boundaries of the proposed map are consistent with the site acreage and boundaries. The project complies with all parking and loading requirements.
3. The design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidable injure fish or wildlife or their habitat. The site is

previously disturbed and there are no bodies of water near the site.

4. The design of the subdivision is not likely to cause serious health problems. The project will comply with Building Code and Fire Code regulations.
5. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that the map is for the creation of 32 warehouse condominium units and 8 office units for manufacturing and indoor RV storage use. There are not known easements that would conflict with the proposed subdivision.
6. The Planning Commission, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated May 18, 2022 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby finds that Tentative Parcel Map 38218 is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**Section 5.** 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 recommends to the City Council approval Tentative Parcel Map (CUP 351) No. 38218 and subject to the Conditions of Approval as set forth in “Exhibit A”.

**PASSED APPROVED and ADOPTED** this 18<sup>th</sup> day of May 2022.

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Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-17, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18<sup>th</sup> day of May 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary