

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 354 AND ARCHITECTURAL REVIEW NO. 21-07 FOR THE CONSTRUCTION OF TWO 2,750 SQ. FT. INDUSTRIAL BUILDINGS TO CREATE UP TO 32 WAREHOUSE CONDOMINIUMS 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 Conditional Use Permit (CUP No. 354) and Architectural Review (AR) No. 21-07 to allow the construction of a of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos on a 3.29 acre site at 53-457 and 53-459 Enterprise Way (APN 763-141-030 and 763-141-031); 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 conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

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 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. Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 354 and Architectural Review 21-07, the Planning Commission finds as follows for the proposed for the industrial development project:

1. The Conditional Use Permit and Architectural Review 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 proposed uses on the site are in keeping with the policies of the Industrial land use classification insofar as the RV Storage is a secondary part of the project and not the primary use. The proposed structures on the site are in keeping with the policies of the Industrial District land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #7 policies which envisions a diversity of job-producing uses and that would provide for industrial, warehouse and distribution uses.
2. The proposed uses 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 project is in compliance with the applicable development standards for the M-H (Heavy Industrial) Zoning District of the City's Zoning Code insofar that the RV storage portion of the project remains a secondary

portion of the development.

3. Consideration is 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. The proposed project is in compliance with the applicable development standards for the M-H (Heavy Industrial) Zoning District of the City's Zoning Code. The proposed development consists of the development of two 25,750 sq. ft. industrial buildings for manufacturing and RV storage. The proposed uses will be compatible with existing adjacent uses that include industrial and municipal uses within the immediate vicinity.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the M-H Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as the Coachella Corporate Yard, Jehovah's Witness building, and the City of Coachella Civic Center. The plans submitted for this project propose development of two 25,750 sq. ft. industrial buildings for manufacturing and RV storage. .
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

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 Conditional Use Permit (CUP No. 354), and Architectural Review No. 21-07 for the JJWR Holdings Manufacturing and RV Storage Project and subject to the Conditions of Approval as set forth in "Exhibit A":

PASSED APPROVED and ADOPTED this 18th day of May 2022.

Stephanie Virgen, 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. PC2022-18, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18th day of May 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary