

RESOLUTION NO. 2019-57

A RESOLUTION OF THE CITY COUNCIL OF THE COACHELLA, CALIFORNIA ADOPTING A NEGATIVE DECLARATION FOR THE ZONA CENTRAL – DOWNTOWN EXPANSION PROJECT, PURSUANT TO CEQA GUIDELINES, CONSISTING OF CHANGE OF ZONE (CZ 18-10) FOR 206 ACRES LOCATED ON THE SOUTH SIDE OF AVENUE 50, WEST OF TYLER STREET. CITY-INITIATED.

WHEREAS, the Proposed Project, as set forth in Change of Zone No. 18-10 (CZ 18-10) consists of the above referenced application on approximately 206-acres of land located south of Avenue 50 and west of Tyler Street; and the Project includes the following requests: Change of Zone (CZ 18-10) to bring properties into full compliance with the General Plan’s “Land Use and Community Character Element”; and

WHEREAS, the Sub-Area 6 policies of the Coachella General Plan 2035 “Land Use and Community Character Element” includes a combination district that includes elements of both urban employment uses and very-high density residential uses; and,

WHEREAS, Prior to the approval of this Change of Zone (CZ 18-10), the project site contains only two zoning districts: M-S (Manufacturing Service) and R-S (Single Family Residential). Neither of these two zones provides the employment flexibility nor the variety of housing types envisioned by the General Plan; and,

WHEREAS, to bring the site into compliance with the General Plan, and to comply with the City’s Housing Element re-zoning requirements, the City of Coachella Development Services with the consent of the Property Owner proposes to create the following Zoning Districts:

- MS-IP; Manufacturing Service – Industrial Park
- C-N; Neighborhood Commercial
- CN-PD; Neighborhood Commercial Planned Development (Mixed Use, Urban Employment Center)
- R-M; Residential, Multi-Family (General Neighborhood)
- R-M; Residential, Multi-Family (Urban Neighborhood)
- O-S; Open Space
- OS-PF; Open Space Public Facilities; and,

WHEREAS, the City completed Environmental Assessment/Initial Study No. 18-04 for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and

WHEREAS, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and

WHEREAS, a Notice of Intent to Adopt a Negative Declaration for the Project was posted with the County Clerk and duly noticed and published in the Desert Sun Newspaper, a local newspaper of general circulation, on September 15, 2019; and

WHEREAS, the proposed Negative Declaration was made available for a 20-day public review period commencing on September 13, 2019 and ending on October 2, 2019; and

WHEREAS, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and

WHEREAS, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and

WHEREAS, the Coachella Planning Commission held a duly noticed public hearing on October 2, 2019 and made a finding of adequacy with the environmental documents; and,

WHEREAS, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the City Council has considered the Negative Declaration prepared for Change of Zone 18-10 (CZ 18-10) under Environmental Assessment No. 18-04 (EA 18-04), attached hereto, and has determined that the project would have no significant deleterious effect on the environment and orders that a Negative Declaration be adopted and filed pursuant to the California Environmental Quality Act, as amended, for CZ 18-10 for approximately 206-acres of land located south of Avenue 50 and west of Tyler Street further identified as Assessor Parcel Numbers 778-030-07, 12, 14; 778-170-10, 11; 778-180-02, 03, 04; and 778-191-01, 02, 03.

PASSED, APPROVED, AND ADOPTED this 23rd day of October 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2019-57 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 23rd day of October 2019 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza
Deputy City Clerk