RESOLUTION NO. PC 2022-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 353 TO ALLOW ON OR OFF SALE OF BEER SPIRITS FOR THE REGISTRATION OFFICE AND CLUBHOUSE (ABC LICENSE TYPE 41-ON-SALE BEER & WINE – EATING PLACE) WITHIN THE COACHELLA LAKES RV RESORT LOCATED AT 44790 & 44800 DILLON ROAD AND 86401 SONOMA CREEK. (APN 697-330-001, 005, 006, 007, 008, 009, 010, 011); COACH RV LLC, APPLICANT.

WHEREAS, Coach RV LLC filed an application for Conditional Use Permit No. 353 (CUP 353) to allow on or off sales of beer and wine (ABC License Type 41 – On-Sale Beer & Wine – Eating Place) in an the Registration Office and Clubhouse within the Coachella Lakes RV Resort located at 44790 & 44800 Dillon Road and 86401 Sonoma Creek.; Assessor's Parcel No. 697-330-001, 005, 006, 007, 008, 009, 010, 011 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 353 on June 15, 2022, the project was continued to a date certain of July 6, 2022 at the 1515 Sixth Street Coachella, California regarding the proposed Project; 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, 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 establishments is within the Coachella Lakes RV Resort and proposed to utilize an ABC Type 41 On-Sale Beer & Wine – Eating Place; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and, The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an establishment in an approved RV Resort development.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of

Coachella, California does hereby resolve as follows:

Section1. 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 City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an existing business in an existing commercial building.

Section 3. Conditional Use Permit

With respect to the Conditional Use Permit (CUP) 353, the Planning Commission finds as follows for the proposed liquor license sales:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035. The site has a General Neighborhood and Open Space land use designation with Sub-Area No.12 (North Dillon) policies which encourage a final designation buildout with mixture of uses that includes 25% of the sub-area for Resort uses that allows gated communities. In addition, the Sub-Area No. 12 identifies a policy direction to "*capitalize on the access to the freeway and seek and encourage freeway oriented uses …regional entertainment and recreation uses that benefit from easy regional access*". The proposed Type 41- On-Sale Beer & Wine – Eating Place liquor license support the Coachella Lakes RV Resort development by enhancing the visitor and renter's experience, while utilizing on site amenities such as the Clubhouse.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of C-T, PD (Commercial Tourist Planned Development Overlay) which permits facilities such as clubhouse and registration office subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use in the C-T, PD (Commercial Tourist Planned Development Overlay) and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.

3. Consideration has been 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 development, because the Coachella Lakes RV Resort is currently being constructed incorporating all infrastructure improvements to support the amenities in the development. The Clubhouse and Registration Office in which the alcohol license will apply to was part of a previously approved entitlements by Planning Commission as Environmental Assessment (EA 18-03), Conditional Use Permit (CUP 308), and Architecture Review (AR 18-18).

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages. The Riverside County Sheriff indicated that there no concerns about the operations of this establishment including service of on-sale beer. The Sherriff's Department not recommend conditions related to public safety concerns. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.

5. The proposed use provides vehicular approaches to the property designed for reasonable interference with traffic on surrounding public streets or roads. Existing vehicular approaches from Dillon Road and Vista Del Norte will be utilized for the project. Existing on-site vehicular parking is sufficient.

6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an existing business in an existing commercial building.

Section 4. Planning Commission Approval

Based on the forgoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approve Conditional Use Permit (CUP No. 353) for the ABC License Type 41 – On-Sale Beer & Wine – Eating Place for the Registration Office and Clubhouse with the Coachella Lakes RV Resort and subject to the Conditions and Approval as set forth in "Exhibit A":

PASSED APPROVED and ADOPTED this 6th day of July 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Stephanie Virgen
Planning Commission Chairperson

ATTEST:

_____
Gabriel Perez
Planning Commission Secretary

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. PC2022-19 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 6th day of July 2022 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Gabriel Perez
Planning Commission Secretary