

**RESOLUTION NO. PC2024-20**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 19-01 MODIFICATION AMENDING CONDITIONS OF APPROVAL RELATED TO LANDSCAPING AND OUTDOOR WORKING PROHIBITIONS FOR THE FOR A 825 SQ. FT. OFFICE BUILDING, 7,500 SQ. FT. PRE-FABRICATED WAREHOUSE BUILDING, AND TWO SHADE STRUCTURES TOTALING 16,500 SQUARE FEET FOR STORAGE OF CONSTRUCTION VEHICLES AND EQUIPMENT, PLUS INCIDENTAL OUTDOOR STORAGE, ON A VACANT, 2.89 ACRE LOT IN THE M-H (HEAVY INDUSTRIAL) ZONE LOCATED AT 54-101 ENTERPRISE WAY (APN 763-280-015). ARMANDO BRAVO, APPLICANT.**

**WHEREAS** Armando Bravo filed an application for Architectural Review No. 19-01 Modification to modify the landscape plan and conditions of approval for an approved project by Oraway Engineering for a 825 sq. ft. office building, 7,500 sq. ft. pre-fabricated warehouse building, and two shade structures totaling 16,500 square feet for storage of construction vehicles and equipment, plus incidental outdoor storage, on a vacant, 2.89 acre lot in the M-H (Heavy Industrial) zone located at 54-101 Enterprise Way (APN 763-280-015); and,

**WHEREAS** on April 17, 2019 the Planning Commission approved Architectural Review No. 19-01 for the proposed industrial project; and,

**WHEREAS** on September 4, 2024, the Planning Commission of the City of Coachella published a public hearing notice and conducted a duly noticed public hearing on Architectural Review No. 19-01 Modification and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

**WHEREAS** the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act, as amended; 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 categorically exempt from 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 has been previously graded and disturbed 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.** Architectural Review Findings

With respect to Architectural Review No. 19-01, the Planning Commission finds as follows for the proposed freestanding sign request:

1. Compatibility with neighboring property. The proposed sign would be compatible with industrial properties in the vicinity in the M-H Zone and would be located at the edge of the City where there would be limited aesthetic impacts and would not affect any designated visual corridors.
2. The Zoning Ordinance development standards allows the industrial development as proposed.
3. The project does not and would not impact traffic congestion as the sign would be located in an appropriate location so as not to interfere with site line distance.
4. That approval of the Architectural Review No. 19-01 will not adversely effect any element of the general plan as the general plan does no prescribe sign standards or appearance.

**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 approves Architectural Review No. 19-01 Modification for the Oraway Engineering project subject to the conditions of approval of “Exhibit A.”

**PASSED APPROVED and ADOPTED** this 4<sup>th</sup> day of September 2024.

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Jason Hernandez, 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. PC2024-20, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 4<sup>th</sup> day of September 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary