

**RESOLUTION No. PC2020-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 37833 TO SUBDIVIDE 5.76 ACRES (APN 768-210-025 & 026) INTO TWO PARCELS FOR FINANCING AND DEVELOPMENT PHASING PURPOSES ON PROPERTY LOCATED AT 84-900 BAGDAD AVENUE. COMMUNITY HOUSING OPPORTUNITIES CORPORATION, APPLICANT.**

WHEREAS, Community Housing Opportunities Corporation (CHOC) has filed an application for Tentative Parcel Map No. 37833 to subdivide approximately 5.76 acres into two (2) parcels, located at 84-900 Bagdad Avenue, more particularly described in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on February 5, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does recommend the approval to the City Council of Tentative Parcel Map No. 37833, subject to the recommended findings and conditions of approval contained in the staff report and contained herein.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend that the City Council approve Tentative Parcel Map 37833 with the findings and conditions listed below.

**Findings for Tentative Parcel Map 37833**

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of General Neighborhood according to the General Plan 2035 Land Use Element which allows very high density residential. The subdivision is consistent with the development intensity permitted by the Urban Neighborhood Land Use category. Tentative Parcel Map 37833 is in compliance with the standards of the Zoning Ordinance with respect to the R-M (Residential Multifamily) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of housing types and is consistent with the City's vision for this area to be redeveloped with urban residential uses with close proximity to commercial and open space amenities.

2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased multifamily residential development. The two proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by recording easements for ingress and egress and reciprocal access over the private driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than two miles away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of residential uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create two lots for future residential development with adequate street access, and utility connections to all lots. There are no known easements that would conflict with the proposed subdivision.
6. The City of Coachella has determined that the proposed project will not have significant environmental effects upon the environment pursuant to a Section 15183 CEQA analysis that was prepared for the project, and which tiers off of the City's General Plan Update Environmental Impact Report. As such, there are not additional mitigation measures required and no additional environmental reviews for the subdivision to be approved.

**Conditions:**

1. Tentative Parcel Map No. 37833 is approved for the Coachella Valley Apartments Project for a two-year period from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the conditional use permit. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.

**Final Map**

2. The Final Map shall be submitted to the City Engineering Department for plan check and final approval prior to recordation. The final map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
3. The applicant shall record an ingress-egress easement for the benefit of Parcel 1 of Tentative Parcel Map No. 37833. Reciprocal access easements over all parcels shall be included as part of the final map over the future common-area driveways proposed for the Coachella Valley Apartments development.
4. The subdivider shall dedicate any additional right-of-way as may be required for public streets fronting along the property.
5. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Coachella held on February 5, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Javier Soliz, Chair  
Planning Commission

ATTEST:

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Yesenia Becerril  
Planning Commission Secretary

APPROVED AS TO FORM:

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Carlos L. Campos, City Attorney  
City of Coachella

