

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW NO. 22-12 AND VARIANCE NO. 22-04 TO ALLOW THE CONSTRUCTION OF A 242-UNIT MULTI-FAMILY RESIDENTIAL GATED COMMUNITY AND ALLOW THE REDUCTION IN THE MINIMUM SIZE OF EFFICIENCY UNITS FROM 600 TO 527 SQUARE FEET FOR THE PROPOSED EFFICIENCY UNITS AND REDUCTION OF THE REQUIRED PARKING SPACES FROM 514 SPACES TO 445 SPACES ON 9.7 ACRES LOCATED ON THE SOUTH SIDE OF AVENUE 48 AND APPROXIMATELY 600 FEET WEST OF VAN BUREN STREET. (APN 612-230-018) HCM DEVELOPMENT (APPLICANT).

WHEREAS HCM Development filed an application for Architectural Review (AR) 22-12 and Variance No. 22-04 to allow for the construction of a 242-unit multi-family residential gated community with amenities such as pocket parks, on-site daycare, a recreation center community pools and spas, and other amenities, on a 9.7-acre vacant parcel of land located on the south side of Avenue 48 and approximately 600 feet west of Van Buren Street (APN 612-230-018); and,

WHEREAS, the attendant application for Variance No. 22-04 requests; a) reduced minimum of 600 square feet for efficiency units to 527 square feet for the proposed efficiency units and; b) reduced the required parking spaces from 519 spaces to 445 spaces; and

WHEREAS on January 17, 2018, the City Council of the City of Coachella held a duly noticed public hearing and approved Change of Zone No. 17-02 (1st reading of Ordinance No. 1119), Architectural Review No. 17-12, Variance No. 17-03 and a Mitigated Negative Declaration (Environmental Assessment No. 17-05); and

WHEREAS on December 6, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; 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, Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 by the City Council for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that

the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies

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 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 environmental impacts were considered under Environmental Assessment/Initial Study No. 17-05, adopted by the City Council on January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies

Section 3. Architectural Review Findings

With respect to Architectural Review No. 22-12, the Planning Commission finds as follows for the proposed for the 242 unit multi-family residential project:

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the newly adopted Coachella General Plan 2035. The site has a Neighborhood Center land use designation that allows for multi-family residential development. The proposed structures on the site are in keeping with the policies of the Neighborhood Center land use classification and the project is internally consistent with other General Plan policies for this type of development with the exception of the 600 sf minimum efficiency unit and the minimum number of parking spaces. With the approval of the Variance application, the minimum square feet for a efficiency unit will be 525 square feet and the number of parking stalls will be 445 from 514 parking stalls. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #1 policies which pursue the transformation of automobile-oriented strip commercial areas into walkable neighborhood centers that are physically connected with adjacent neighborhoods.
2. The project will be in compliance with the applicable land use regulations and

development standards of the City's Zoning Code. The site plan proposes to develop a vacant 9.7-acre site with 242 multi-family residential developments with a 5,000 sf recreation building and a 5,000 sf commercial daycare center. The project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed, with the exception of the minimum efficiency unit size from 600 sf to 525 sf, and the number of parking spaces from 514 to 445 parking spaces.

3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the Neighborhood Center land use designation of the City's general plan. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a multi-family residential use with amenities for the future residents of the site that will be permitted in the R-M (Residential Multiple Family) zone.
5. Environmental Assessment/Initial Study No. 17-05 was prepared and adopted by the City Council for the subject project pursuant to the California Environmental Quality Act Guidelines and distributed to responsible agencies for review and comment. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate for the project to be considered consistent with the Mitigated Negative Declaration that evaluated this project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project. A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project.

Section 4. Variance Findings

With respect to Variance No. 22-04, the Planning Commission finds as follows for the proposed for the 242-unit multi-family residential project:

1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the General Plan. With the approval of the change of zone, the Zoning Code seeks

to allow high-density residential developments, additionally the General Plan encourages walkable communities where automobile dependency is reduced by the new high density development with proximity to other services and availability of multi-modal transportation availability. The subject site consists of 9.7 acres capable to support the proposed density. The proposed high-density multi-family residential use project would be compatible with future new developments in the vicinity of the site and in compliance with the newly adopted General Plan.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings do not apply generally to other property in the same zone and vicinity. The subject site is capable of supporting the proposed 242 residential units with the proposed amenities, including the 5,000 sq. ft. recreational building and the future commercial daycare. The market rate efficiency units with the amenities proposed will appeal to residents who are unable to find such products available in the City of Coachella, furthermore, minimizing the number of parking stalls required from 514 to 445 stalls will encourage future residents to use alternative modes of transportation. The project represents a deviation of 15% , which is not a major deviation from the parking standards.
3. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships would be denied to the property in question. Due to the physical size of the parcel, the proposed density, including the 525 square foot efficiency units, and the parking reduction from 514 to 445 stalls, as proposed with this project, the goals and objectives of the General Plan can be accomplished by granting the proposed variance. Denial of the variance would deny the applicant of a right enjoyed by nearby future owners.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The proposed 525 square foot efficiency units and the reduction of parking stalls from 514 to 445 stalls for the proposed development would be developed in accordance with other current development standards, which include, building setbacks, building heights, new landscaping, and fencing improvements and would not create any objectionable odors, light or glare onto adjoining properties. The project is intended to provide not only new residential units at market value, but employment opportunities and there will not be any negative effect to the public welfare or property or improvements in the area.
5. The granting of the variance will not adversely affect any element of the general plan. The proposed multi-family residential development would be consistent with land use, circulation and urban design elements of the General Plan. The proposed project will consist of 242 new residential units that will be in keeping with the Neighborhood Center of the General Plan. The current General Plan land use designation of Neighborhood Center envisions a concentration of commercial businesses and civic amenities often mixed with multi-family housing within convenient walking or biking distance of nearby neighborhoods. The proposed

multi-family development will provide a variety of residential uses intended to serve the local and regional populations. The future land uses on the site will be consistent with the General Plan.

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 approves Architectural Review 22-12 and Variance No. 22-04 for the Coachella Village Apartments Project development and subject to the Conditions of Approval as set forth in “Exhibit A.”

PASSED APPROVED and ADOPTED this 6th day of December 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. PC2022-26 was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of December 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary