

RESOLUTION NO. PC 2024-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT (CUP 308) AND ARCHITECTURAL REVIEW (AR 18-18) TO EXTEND THE ALLOWABLE TIME PERIOD OF LODGING BEYOND 30 DAYS AND MINOR MODIFICATIONS TO THE LANDSCAPE PLAN FOR A NEW 469-SPACE RECREATIONAL VEHICLE (RV) RESORT ON 78.3 ACRES LOCATED AT 44790 AND 44800 DILLON ROAD. APPLICANT: COACH RV LLC DBA COACHELLA LAKES RV RESOIRT COACH RV LLC, APPLICANT.

WHEREAS, Coach RV LLC filed an application for a modification to Conditional Use Permit No. 308 (CUP 308) and Architectural Review No. 18-18 for a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area. Applicant: Coach RV LLC dba Coachella Lakes RV Resort: and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 308 and Architectural Review No. 18-18 on March 6, 2019 under Resolution No. PC 2019-07 and approved the project subject to conditions of approval; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the modification to CUP No. 308 and Architectural Review No. 18-18 on March 20, 2024 and approved the modification with amended conditions of approval; 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 modification for length of stay for the Coachella Lakes RV Resort is proposed by the applicant to allow the resort to remain competitive with nearby RV resorts; and,

WHEREAS, an Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the

environment. 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:

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

The City of Coachella has determined that the proposed project is consistent with the Mitigated Negative Declaration prepared and adopted by Resolution No. PC 2019-06 for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the environment.

Section 3. Conditional Use Permit and Architectural Review

With respect to the Conditional Use Permit (CUP) 308, the Planning Commission finds as follows for the proposed liquor license sales:

1. The proposed projects are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Regional Retail District and Open Space land use designation with Sub-Area No. 12 (North Dillon) policies which encourage a final designation buildout mix that includes 25% of the sub-area for Resort uses that allows gated communities. The proposed project is part of The Vineyards Planned Development which is an RV Subdivision and Golf Course community that is in keeping with the community character envisioned by the General Plan.
2. The proposed development pattern and incidental structures will be in keeping with the policies of the General Neighborhood and land use classification and the project is internally consistent with other General Plan policies for this type of development. The General Plan seeks to have an appropriate location for resort residential uses such as this development where there is adequate access and scenic vistas that can be preserved. The City's Health and Wellness policies encourage neighborhood parks and neighborhood serving commercial uses in close proximity to the Regional Retail District designations. The proposed uses is an RV resort with easy access to services near the Dillon Road and I-10 Freeway interchange.

3. The proposed project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes a 469-Space RV Park with incidental clubhouse and laundry/restroom buildings in a gated community that is designed to substantially match the architectural Planned Development and the Design Guidelines for the project which are based on the previous City's RM (Multifamily Residential) base district zoning regulations (now the Regional Commercial Zone) and the off-street parking and landscaping standards.
4. Every use, development of 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 Regional Retail land use designation and the Sub-Area 12 policy area of the City's general plan. This category provides for medium to high density residential uses in combination with resort/tourist camp uses as proposed by this project.
5. The proposed tourist camp use 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 clubhouse building and new laundry/restroom buildings that will substantially match the architecture for the existing The Vineyards RV Subdivision. The surrounding properties to the south and west will include RV Subdivision and Resort Residential uses which are compatible with an RV Campground in an open space setting. As such, the proposed project will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.
6. An Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared and adopted for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the environment and the modifications to the landscape median and extending the length of stay beyond 30 days are in substantial conformance with the original approved project.

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 the modification to Conditional Use Permit (CUP No. 308) and Architectural Review (AR No. 18-18) for the Coachella Lakes RV Resort and subject to the modified Conditions and Approval as set forth in "Exhibit A":

PASSED APPROVED and ADOPTED this 20th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ruben Gonzalez
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. PC2024-08 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 20th day of March 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary