

RESOLUTION NO. PC2025-01

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 24-10 (AR 24-10) FOR THE CONSTRUCTION OF A NEW SINGLE-STORY MEDICAL OFFICE BUILDING AT THE VAN BUREN PLAZA LOCATED AT THE NORTHEAST CORNER OF AVENUE 50 AND VAN BUREN STREET (APN 603-260-056) AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15332 (INFILL DEVELOPMENT PROJECTS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. ALPHA RUE, LLC (APPLICANT).

WHEREAS Alpha Rue, LLC (on behalf of Clinica Coachella) filed an application for Architectural Review (AR 24-10) to allow the construction of a new medical office building on property located at the northeast corner of Avenue 50 and Van Buren Street (Assessor's Parcel No. 603-260-056); and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Architectural Review (AR 24-10) on February 5, 2025 at the Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed project; and

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

WHEREAS, the Project is permitted pursuant to Chapter 17.72 of the Coachella Municipal Code, and the attendant applications for Architectural Review 24-10 to allow 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 site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS the site for the proposed conditional 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,

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 approve Architectural Review (AR 24-10) with the findings listed

below and subject to the Conditions of Approval for the Clinica Coachella Project contained in “Exhibit A” and made a part herein.

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 Planning Commission has independently reviewed the Notice of Exemption and the administrative record for the Proposed Use, including all oral and written comments received during the public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Development Services Department for the City of Coachella, and the Planning Commission finds that:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing an approximately 6,900 sq ft medical facility within an existing commercial center on a previously disturbed vacant retail pad. The site does not serve as a viable habitat for wildlife, is less than five acres in size and is consistent with the City of Coachella’s General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 – Infill Development Projects. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

Section 3. Architectural Review Findings.

1. The Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Neighborhood Center land use designation that allows for neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and multi-family buildings at the edge of centers. The proposed uses 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. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan for AR 24-10 proposes the construction of a new single-story 6,900 square foot medical office building that includes a 4,837 sq. ft. medical clinic and a 1,925 sq. ft. commercial suite. Exterior improvements include additional parking space, new and upgraded landscaping along with building façade.
2. 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 Project site is within the Neighborhood Center land use designation of the City's General Plan. This category provides for a broad spectrum of land uses. The proposed uses are compatible with existing adjacent and proposed land uses.

3. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project proposes the construction of a new 6,900 sq. ft. medical office building that will include a medical clinic and an additional commercial suite. Plans include the construction of a 4,837 sq. ft. medical clinic (STE. 101) that includes a lobby/reception area, thirteen (13) exam rooms, three (3) offices, a breakroom, a lab, and nurse's stations. The plans also include an additional 1,925 sq. ft. commercial suite (STE. 102) with no current proposed tenant.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 In-fill Development Projects of the CEQA guidelines that provides an exemption for developments on a site under five (5) acres substantially surrounded by urban uses, and is adequately served by all required utilities and public services. AR 24-10 meets the criteria for Section 15332-Class 32 CEQA exemption.

Section 4. Planning Commission Approval. Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** the Architectural Review application (AR 24-10) and finds that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 – In-fill Development. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in “Exhibit A” and “Exhibit B” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

PASSED APPROVED and ADOPTED this 5th day of February 2025.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best, Best, and Krieger
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-01, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of February 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary