

RESOLUTION NO. 2020-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING GENERAL PLAN AMENDMENT 14-01 ON APPROXIMATELY 275 ACRES (VISTA DEL AGUA SPECIFIC PLAN) GENERALLY LOCATED ON THE SOUTH SIDE OF INTERSTATE 10 AND VISTA DEL SUR, NORTH OF AVENUE 48; EAST OF TYLER STREET AND WEST OF POLK STREET. APPLICANT: CVC PALM SPRINGS, LLC

WHEREAS, the Applicant has filed an application for General Plan Amendment 14-01 for a land use designation amendment, along with Specific Plan 14-01, Change of Zone 14-01(map amendment), TPM 36872 (large lot financing map), (collectively the "Project Approvals"), to allow for the future development of a residential and commercial project including open space on approximately 275 acres of vacant land on the south side of Interstate 10 and Vista Del Sur, north of Avenue 48; east of Tyler street and west of Polk street, as well as approximately 29 acres of off-site infrastructure improvements. (the "Vista Del Agua Project" or the "Project"); and

WHEREAS, the 275-acre project site is currently designated General Neighborhood, Urban Neighborhood, Suburban Retail District, Suburban Neighborhood and Neighborhood Center on the Coachella General Plan, 2035; and

WHEREAS, the purpose of the land use designation amendment is to provide for a Specific Plan Land Use designation within the Land Use Element of the City's General Plan; and

WHEREAS, the City has processed the Project Approvals including the General Plan Amendment pursuant to the Coachella Municipal Code and the State Government Code, and the California Environmental Quality Act as amended, under which Draft Environmental Impact Report 14-04 (SCH # 2015031003) was prepared (DEIR); and

WHEREAS, the DEIR was circulated as required by law and, together with all comments and responses to those comments, was provided to the City Council as the Final EIR (FEIR) for the project; and

WHEREAS, as required by Govt. Code Sections 65351 and 65352.3, the Native American Heritage Commission was notified as part of the DEIR Notice of Preparation on March 4, 2015, to determine the tribes to contact for potential consultation, and thereafter transmitted to such tribes, and one tribe requested consultation and submitted comments on the DEIR pursuant to 65351 and 65352.3; and

WHEREAS, notice was provided to public agencies as required by Govt. Code Section 65352 as part of the Draft Environmental Impact Report noticing; and

WHEREAS, on February 10, 2020 the City gave public notice as required by mailing notices to property owners within at least 300 feet of the Project and on February 16, 2020 published a public notice in the Desert Sun of the holding of a public hearing at which the Vista Del Agua Project and the General Plan Amendment would be considered; and

WHEREAS, on June 19, 2019 the Planning Commission of the City of Coachella held a duly noticed Public Hearing at which interested persons had an opportunity to testify in support of, or opposition to, the General Plan Amendment and at which the Planning Commission considered the General Plan Amendment as presented by the applicant, together with the recommendations of the Development Services Director; and

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of General Plan Amendment 14-01 the City Council of the City of Coachella adopted Resolution 2020-02 certifying the final Environmental Impact Report, adopting CEQA findings and Statement of Overriding Considerations for the Vista Del Agua Project Approvals; and

WHEREAS, the City Council in light of the whole record before it, including but not limited to the recommendation of the Development Services Director as provided in the Staff Report dated February 26, 2020 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby finds that the General Plan Amendment is within the scope of that EIR; and

WHEREAS, the evidence before the City Council supports the conclusion that General Plan Amendment 14-01 be approved as does the record consisting of the staff report, case file, exhibits on display and public hearing testimony; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE BE IT RESOLVED, that the City Council, in light of the whole record before it, including but not limited to the recommendation of the Development Services Director as provided in the Staff Report dated February 26, 2020 and documents incorporated therein by reference and any other written or oral evidence within the record or provided at the public hearing of this matter, hereby approves General Plan Amendment 14-01 based upon the following findings:

1. The proposed General Plan Amendment will protect and promote the general safety and welfare of the public; the proposed General Plan Amendment will allow for residential housing supporting the housing needs for the future anticipated growth of the City; Additionally, the residential housing types adds to the City's diverse mix of housing types that will be maintained to a high standard that will preserve the real estate values and quality of life for future residents consistent with the City's General Plan goals;

2. The proposed General Plan Amendment is consistent with the Land Use and Community Character Element and the other adopted elements of the Coachella General Plan and will contribute to the achievement of the goals of the General Plan as outlined on Pages 04-02 and 04-03 of the General Plan and the staff report along with the record of the hearing; The Project includes a mixture of single family and multi-family dwelling units at various densities that will provide housing opportunities for future residents; the Specific Plan will create a walkable and interconnected neighborhoods through the project's design along with creating useable areas of active and passive open space areas along with two commercial planning areas that will provide neighborhood and suburban commercial uses to future residents of Vista Del Agua and the surrounding areas that are planned for urban densities and uses by the General Plan;

3. The proposed General Plan Amendment is consistent with the goals, policies, standards and maps of the Zoning Code, as amended, the Development Code and all applicable codes and ordinances adopted by the City of Coachella; the project proposes to utilize the provisions of the Specific Plan Zone that mirrors the development standards and design guidelines contained within the specific plan.

PASSED, APPROVED and ADOPTED this 26th day of February 2020.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

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. 2020-03 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26th day of February 2020 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk