

**RESOLUTION NO. PC2022-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. 356 TO ALLOW A 2,760 SQUARE FOOT CHURCH WITHIN THE C-G (GENERAL COMMERCIAL) ZONE LOCATED AT 51678 CESAR CHAVEZ STREET; WERCLEN AGUILAR, APPLICANT.**

**WHEREAS**, Werclein Aguilar filed an application for Conditional Use Permit No. 356 (CUP 356) to allow a 2,760 square foot church in an existing vacant building located at 51678 Cesar Chavez Street; Assessor Parcel No. 778-131-004 (“Project”); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 356 on November 2, 2022 at the Coachella City Hall, 1515 6<sup>th</sup> Street, Coachella, California regarding the proposed project; 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 Project is permitted, subject to obtaining a conditional use permit, pursuant to Chapter 17.74 of the Coachella Municipal Code and subject to certain required findings; 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 proposed 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 the Development Services Department has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301) as the proposed church will occur in conjunction with an existing business in an existing building., 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 does hereby approve Conditional Use Permit No. 356 subject to the

findings and conditions of approval listed below.

**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 proposed project is exempt from the California Environmental Quality Act as the Development Services Department has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301) as the proposed church will occur in conjunction with an existing business in an existing building., as amended; and,

**Section 3.** Conditional Use Permit Findings

With respect to Conditional Use Permit No. 356, the Planning Commission finds as follows for the proposed church:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the General Plan for the Neighborhood Center land use designation. The General Plan seeks to create a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. Centers provide gathering places for the residents of surrounding neighborhoods and are ideal locations for high-quality transit stops. The proposed use would occupy a tenant space in an older building located in the General Commercial designation of the City and would conform with the Zoning Ordinance with the landscape improvements and maintenance as conditioned in the resolution.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The Church service hours would occupy a 2,760 square foot office space and would be open from 7:00 p.m. to 9:30 p.m. Monday, Wednesday and Sunday, as conditioned. This would be compatible with the adjoining commercial uses.
3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets and to any other relevant impact of the development. The proposed church would operate on the site of a developed commercial center and there are no new structures proposed as a part of this conditional use permit. The property is maintained in compliance with the Coachella Municipal Code.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The church would not create any new adverse effects on the residences to the East and would occupy a building that has long been unoccupied promoting activity and safety commercial businesses along the Cesar Chavez Street Corridor.
5. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301) as the proposed church will occur in conjunction with an existing business in an existing building.

**Section 4.** 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 adopts Resolution No. PC2022-25 approving CUP No. 356 subject to the Conditions of Approval as set forth in “Exhibit A”.

**PASSED APPROVED and ADOPTED** this 2<sup>nd</sup> day of November 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Stephanie Virgen  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2022-25 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 2<sup>nd</sup> day of November 2022 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary