

RESOLUTION NO. PC 2024-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT MODIFICATION AND ARCHITECTURAL REVIEW FOR THE ADDITION OF A DRIVEWAY AND FOR DEVELOPMENT OF THE 4,605 SF BUILDING LOCATED AT THE SOUTHWEST CORNER OF GRAPEFRUIT BOULEVARD AND AVENUE 48, ADJACENT TO THE DILLON BRIDGE. CHANDI & KAREN LLC, APPLICANT.

WHEREAS, Chandi and Karan LLC filed an application for a Conditional Use Permit Modification and Architectural Review for the addition of a driveway and for development of the 4,605 SF building located at the southwest corner of Grapefruit Boulevard and Avenue 48, adjacent to the Dillon Bridge (APN: 603-220-056, 603-220-057, 603-220-058, 603-220-059); and,

WHEREAS, on November 7, 2012, the Planning Commission conducted a duly noticed public hearing on the originally approved project.

WHEREAS, on October 21, 2015, the Planning Commission conducted a duly noticed public hearing on the modification on the approved project and adopted, with the conditions as set forth in those resolutions attached as Exhibit “B”.

WHEREAS, on May 1, 2024, the Planning Commission conducted a duly noticed public hearing on the proposed second modification to the project 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 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 site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for the 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 amended; and,

WHEREAS, the conditions of approval as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

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 is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “In-Fill Development” project (CEQA Guidelines, Section 15332) as the proposed project consists of the development within city limits on a project site of no more than five acres substantially surrounded by urban uses. This was a previously approved project, and this is a modification of that approved project and architectural review for new proposed elevations.

SECTION 3. Conditional Use Permit, Architectural Review Findings

With respect to Conditional Use Permit No. 254 Modification and Architectural Review No. 24-02, the Planning Commission finds as follows for the addition of a driveway and for development of the 4,605 SF building located at the southwest corner of Grapefruit Boulevard and Avenue 48, adjacent to the Dillon Bridge.

1. The proposed conditional use permit modification and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 4.85-acre site on four parcels with adequate access and lot dimensions to allow for the intended commercial development in a manner consistent with the Suburban Retail District land use designation of the General Plan and General Commercial Zoning Designation.
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 modification to the project design to include addition of a driveway and development of the 4,605 SF building would be located in the General Commercial area and is compatible with existing adjacent uses that are similar land uses.
3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in 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 project uses are compatible uses with existing similar uses in the area.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed use is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing an anchor for the commercial corridor which would provide jobs and increase the City's sales tax revenues.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. 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 Conditional Use Permit No. 254 Modification and Architectural Review No. 24-02 for the Coachella Gateway project subject to and amended by conditions of approval in "Exhibit A" and includes conditions of approval in "Exhibit B", and the modified plans as set forth in "Exhibit C", a modification of the original approved plans set forth in "Exhibit D".

PASSED APPROVED and ADOPTED this 1st day of May 2024.

Jason Hernandez, 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. PC-2024-11, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 1st day of May, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary