

RESOLUTION NO. PC2019-28

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 310 AND CUP 311) TO ALLOW A DRIVE-THRU RESTAURANT AND AUTO WASHING/TRUCK WASHING FACILITIES ON THE SITE OF THE COACHELLA TRAVEL CENTRE SITE LOCATED ON 14.1 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF AVENUE 50 BETWEEN THE WHITEWATER CHANNEL AND 86-S EXPRESSWAY IN THE C-G (GENERAL COMMERCIAL) ZONE. ALEX MUCINO, APPLICANT.

WHEREAS, Alex Mucino filed applications for applications for Conditional Use Permit 310 and 311 and attendant applications for the Coachella Travel Centre project proposed for on the south side of Avenue 50 between the Whitewater Channel and 86-S Expressway, Assessor’s Parcel No. 763-020-021 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Architectural Review No. 18-09, Conditional Use Permit 310 and 311 Variance 18-09 and environmental assessment on October 2, 2019 in the Permit Center Hearing Room, 53990 Enterprise Way, Coachella, California; 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 17.26 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit, Architectural Review, and Variance allow the Project; and,

WHEREAS, on October 2, 2019 the Planning Commission held a duly noticed public hearing at 53-990 Enterprise Way, Coachella, California to review the project, including the Change of Zone and Conditional Use Permit requests along with related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the project and continued the item to the October 16, 2019 meeting; and,

WHEREAS, on October 16, 2019 the Planning Commission continued the public hearing to the November 6, 2019 meeting wherein the public was given an additional opportunity to testify; 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 uses will have no significant deleterious effect on the environment; and,

WHEREAS, a Mitigated Negative Declaration was prepared and considered for the proposal pursuant to 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 does hereby recommend to the City Council approval of Conditional Use Permit No. 310 and 311, subject to the findings listed below and the attached Conditions of Approval for the Coachella Travel Centre Project (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit #310 and #311:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Suburban Retail District land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Suburban Retail District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable C-G (General Commercial) zoning standards as proposed, and the applications for entitlements include Change of Zone No. 18-11 which will change the zoning to C-G (General Commercial) for the property. Additionally, the building height for the hotel is exceeded and addressed with the attendant Variance No. 18-09 application request.
3. 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 Suburban Retail District land use designation of the City’s General Plan. This category provides for auto-oriented retail and commercial centers as proposed by the project. The proposed uses are compatible

with existing adjacent uses that include similar highway commercial uses along the 86-S Expressway.

4. 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 contemporary commercial buildings with attractive architectural features with one-story and four-story construction for a hotel and restaurant travel center. Surrounding properties are largely vacant but similarly zoned for highway commercial uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development. The buildings will be set back from property lines and street frontages to mitigate the impacts upon loss of sunlight to neighboring lots.
5. 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.

PASSED APPROVED and ADOPTED this 6th day of November 2019.

Javier Soliz, Chairperson
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2019-28, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of November 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary