

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF CHANGE OF ZONE 22-01, A REZONING RECLASSIFICATION FROM C-G (GENERAL COMMERCIAL) TO CG-PUD (GENERAL COMMERCIAL – PLANNED UNIT DEVELOPMENT), FOR 2.8 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).**

**WHEREAS** Coachella Investment Corporation filed an application for Change of Zone No. 22-01, Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to allow the construction of a mixed-use development consisting of 108 affordable apartment units and 2 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

**WHEREAS** on April 6, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on 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 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**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 resolve as follows:

**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

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 exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

## **Section 3.** Change of Zone Findings

With respect to Change of Zone No. 22-01, the Planning Commission finds as follows for the proposed change of zone.:

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site is within the City's Downtown Center land use designation and abuts Cesar Chavez Street, between 6<sup>th</sup> Street and Bagdad Avenue. Cesar Chavez Street is designated as a Major Roadway with a bicycle lane. The re-zoning of the property will allow for new affordable, high density residential, which will promote the City's long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG.
2. The proposed change of zone is consistent with the intent and purpose of the City's General Plan in that the proposed CG-PUD zoning would allow future high density multi-family residential projects and a potential transit hub, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan which designates the subject property as a Downtown Center. The proposed CG-PUD zoning is a conforming zone in the Downtown Center General Plan land use designation.
3. The proposed change of zone is consistent with the Zoning Code Planned Unit Development regulations that allow developers to propose design guidelines, development standards and uses. The C-G, General Commercial zone, primarily allows for commercial development and the proposed Planned Unit Development would allow for mixed-used development at residential densities permitted under the Coachella General Plan 2035.

## **Section 5.** 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 recommend to the City Council approval of Change of Zone No. 22-01 for the Tripoli Mixed-Use project and subject to the Conditions of Approval and Change of Zone exhibit of the draft City Council ordinance as set forth in “Exhibit A”

**PASSED APPROVED and ADOPTED** this 6<sup>th</sup> day of April 2022.

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Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-09, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6<sup>th</sup> day of April 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary