

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A MODIFICATION TO ARCHITECTURAL REVIEW 21-13 TO ALLOW THE CONSTRUCTION OF THE COACHELLA SUNLINE TRANSPORTATION HUB CONSISTING OF DESIGN MODIFICATIONS TO A 540 SQ. FT. BREAKROOM/OFFICE BUILDING, THREE BUS SHELTERS, STREETScape AND LANDSCAPE IMPROVEMENTS LOCATED AT THE SOUTHEAST OF FOURTH STREET AND CESAR CHAVEZ STREET (APN 778-080-021) SUNLINE TRANSIT AGENCY (APPLICANT).

WHEREAS Sunline Transit Agency filed an application for a modification to Architectural Review (AR) 21-13 to modify the design of a 540 sq. ft. breakroom/office building for the use of Sunline Transit Agency staff at the transit center for Sunline Transit Agency services (Line 111, Line 91, Line 92, Line 95) including three bus shelters, landscape improvements, and a corner focal point for a future public art installation located at the Southeast corner of Cesar Chavez Street and 4th Street located at the northeast corner of First Street and Cesar Chavez Street (APN 778-080-021); and,

WHEREAS on January 19, 2022, the Planning Commission of the City of Coachella considered the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and requested project design revisions; and

WHEREAS on July 6, 2022, the Planning Commission of the City of Coachella again considered the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and requested project design revisions; and

WHEREAS on June 5, 2024, the Planning Commission of the City of Coachella again considered the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and requested project design revisions; 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 qualifies for a CEQA exemption under Section 15332.

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 project qualifies for a CEQA exemption under Section 15332. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site where no more than five acres are to be developed and substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. Therefore, the City has acknowledged that the project is exempt from CEQA.

Section 3. Architectural Review Findings

With respect to Architectural Review 21-13 (Modification), the Planning Commission finds as follows for the proposed for the proposed transit hub:

1. The Architectural Review modification is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center. The Coachella Sunline Transit Hub would accomplished the General Plan goals of brining the community together by created a transit center that bring visitors to the City's Pueblo Viejo district from the City and throughout the Coachella Valley. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses 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 proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code.
3. Consideration is 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 project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The project as designed and conditioned would be consistent with architecture, streetscape, and landscape design recommended in the Pueblo Viejo District Design Guidelines.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic and buses on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design.

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 approves Architectural Review 21-13 (Modification) for the Coachella Sunline Transportation Hub subject to the conditions approval identified in Exhibit A.

PASSED APPROVED and ADOPTED this 5th day of July 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. PC2024-12, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5th day of June 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary