

RESOLUTION NO. PC 2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A PARKING LOT TO SERVE THE EXISTING BUILDING AT 84650 AVENUE 49. APPLICANT: ISLAMIC SOCIETY OF PALM SPRINGS

WHEREAS, Islamic Society of Palm Springs filed an application for Conditional Use Permit No. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015); and,

WHEREAS, on June 5, 2024, the Planning Commission conducted a duly noticed public hearing on the proposed 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 “Accessory Structures” (CEQA Guidelines, Section 15311), as the project consists of the new construction of a parking lot to be accessory to an existing use.

SECTION 3. Architectural Review Findings

With respect to Conditional Use Permit No. 375 and Architectural Review No. 23-14, the Planning Commission finds as follows for the proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49.

1. The proposed architectural review and conditional use permit are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 2.38-acre site with adequate access and lot dimensions to allow for the parking lot development in a manner consistent with the Neighborhood Center land use designation of the General Plan and Neighborhood 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 proposed construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 would be located in the Neighborhood 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 use is a compatible use 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 construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 is anticipated to limit the negative transportation impacts of overflow parking from the existing use and is anticipated to limit the dust impacts from the site which works towards the City’s long-term goals and policies to promote a physical environment that support’s residential health as envision by the City of Coachella General Plan.

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. 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing mosque religious building at 84650 Avenue 49 (APN: 603-250-015) subject to the Conditions of Approval as set forth in “Exhibit A” and the plans set forth in “Exhibit B”.

PASSED APPROVED and ADOPTED this 5th day of June 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-2024-07, 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