

RESOLUTION NO. PC 2021-20

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 21-02) FOR THE AVENUE 53 CHANGE OF ZONE PROJECT, AND RECOMMENDING APPROVAL OF A CHANGE OF ZONE (CZ 21-02) FOR THE AVENUE 53 CHANGE OF ZONE PROJECT FROM M-S (MANUFACTURING SERVICE) TO R-M URBAN (MULTIPLE-FAMILY RESIDENTIAL, 20-38 DU/AC), ON APPROXIMATELY 118 ACRES OF VACANT, AGRICULTURAL LAND LOCATED SOUTH OF AVENUE 53, NORTH OF AVENUE 54, AND WEST OF TYLER STREET (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007). CITY OF COACHELLA, APPLICANT.

WHEREAS, the Proposed Project, as set forth in Environmental Assessment (EA 21-02) and Change of Zone (CZ 21-02) consists of the above-referenced application on approximately 118 acres of vacant agricultural land located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007); and the Project seeks to bring the properties into compliance with the General Plan’s “Land Use and Community Character Element”; and,

WHEREAS, the General Plan Land Use Map policies, call for the subject property to include multi-family residential uses, and to create an urban pattern that includes short blocks with good street connectivity and pedestrian amenities; and,

WHEREAS, Prior to the approval of this Change of Zone (CZ 21-02), the project site contains the M-S (Manufacturing Service) zone which does not allow for the housing types envisioned by the General Plan; and,

WHEREAS, to bring the site into compliance with the General Plan, and to comply with the City’s Housing Element re-zoning requirements, the City of Coachella Development Services with the consent of the Property Owner proposes to create the following Zoning District:

- R-M Urban (Multiple-Family Residential, 25-38 DU/AC)

WHEREAS, the City completed Environmental Assessment/Initial Study (EA 21-02) for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

WHEREAS, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

WHEREAS, a Notice of Intent to Adopt a Negative Declaration was posted with the County Clerk and the proposed Mitigated Negative was made available for a 20-day public review period commencing on August 9, 2021 and ending on August 30, 2021; and,

WHEREAS, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

WHEREAS, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and,

WHEREAS, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

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

SECTION 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Compliance with the Environmental Quality Act (“CEQA”). As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The Planning Commission recommends that the City Council find that the Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further recommends that the City Council find that the Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

SECTION 3. Findings on Environmental Impacts. Based on the whole record before it, including the Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the Planning Commission, the Planning Commission recommends that the City Council find that all environmental impacts of the Project are insignificant as outlined in the Negative Declaration and Initial Study. The Planning Commission further recommends that the City Council find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Planning Commission recommends that the City Council find that the Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

SECTION 4. Wildlife Resources. Pursuant to Fish and Game Code Section 711.4(c), all project applicants and public agencies subject to CEQA shall pay a filing fee for each Proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a “no effect” finding is made by the California Department of Fish and Game. This fee is due and payable as a

condition precedent to the County Clerk's filing of a Notice of Determination.

SECTION 5. Recommendation Regarding Adoption of the Negative Declaration. The Planning Commission hereby finds adequacy in the environmental review documents and recommends that the City Council adopt the Negative Declaration.

SECTION 6. Findings for Change of Zone 21-02. The Planning Commission does hereby recommend to the City Council approval of Change of Zone (CZ 21-02) with the findings listed below:

Findings for Change of Zone 21-02:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood land use designation and is part of the Subarea 5 – Airport District policies, that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Urban Employment Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project complies with the applicable land use regulations and development standards of the City's Zoning Code. The Project complies with applicable sections of the General Plan and Section 17.80 of the City of Coachella Municipal Code in that the subject property is vacant land that will be developed in accordance with the R-M, Urban (Multiple-Family Residential, 25-38 DU/AC) zoning development standards and the site has conforming width and depth, is generally flat, and can accommodate intensive urban development as anticipated in the future.
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 proposed change of zone is compatible with existing surrounding land uses that include a variety of residential, institutional, and light industrial uses. There is access to Avenue 53 and Avenue 54, which are arterial roadways that can accommodate the future traffic/circulation needs of the site.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include residential single-family neighborhoods, vacant properties in unincorporated Riverside County. Armtec Defense Products complex is on Heavy Industrial zoned property and the residential zoning created by this change of zone would establish a 750-foot distance buffer. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.

5. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project contained in the Negative Declaration, Initial Study, and administrative record. The Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

SECTION 7. 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 City Hall. The Development Services Director is the custodian of the record of proceedings.

SECTION 8. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED APPROVED AND ADOPTED this 1st day of September 1 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF COACHELLA
PLANNING COMMISSION

By _____
Stephanie Virgen, Chairperson

ATTEST:

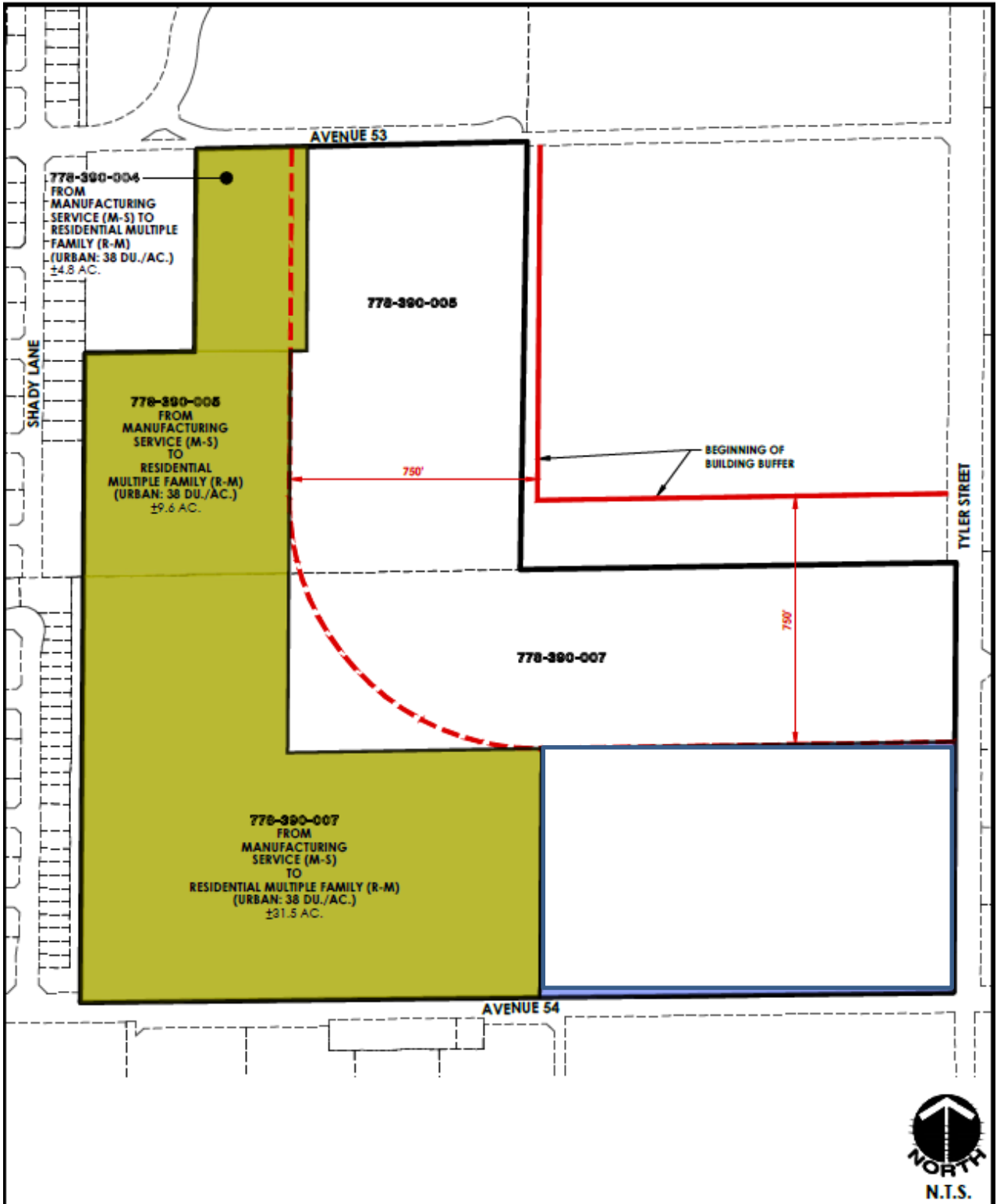
APPROVED AS TO FORM:

By _____
Yesenia Becerril
Planning Commission Secretary

By _____
Carlos Campos
City Attorney

EXHIBIT A

AVENUE 53 CHANGE OF ZONE PROJECT – CHANGE OF ZONE EXHIBITS



AVENUE 53

778-890-003
FROM
MANUFACTURING SERVICE (M-S)
TO
RESIDENTIAL MULTIPLE FAMILY (R-M)
(URBAN: 20-38 DU./AC.)
±4.7 AC.

SHADY LANE

