



City Council Chamber  
1515 6<sup>th</sup> Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 02, 2024**  
6:00 PM

<p>In-Person Meeting Location:  City Council Chamber 1515 6<sup>th</sup> Street, Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09">https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</a></p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 845 4425 7915</b> <b>Passcode: 380084</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**  
If participating in real time via Zoom or phone, during the Public Comment Period, use the **“raise hand”** function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - **In Writing:**  
Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the **"Watch Council Meetings"** tab located on the home page, and then clicking on the "live" button.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting minutes - September 18 2024

**WRITTEN COMMUNICATIONS:**

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

2. Pre- Zoning of “Pocket 7” Area Change of Zone No. 24-07 A proposal to pre-zone 51 parcels currently in unincorporated Riverside County to City of Coachella zoning designations of Residential Estate (R-E) and General Commercial (C-G); Applicant: City of Coachella.

**INFORMATIONAL:**

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection at the  
City Clerk’s Office at 53-462 Enterprise Way, Coachella, California, and on the  
City’s website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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# AGENDA

DE UNA REUNIÓN DE LA

COMISIÓN DE PLANIFICACIÓN  
PLANNING COMMISSION

**18 de Septiembre, 2024**  
6:00 PM

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<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

O one tap mobile:

Us: +16699006833,, 84544257915#,,,,\* 380084# US

O teléfono:

Us: +1 669 900 6833

**ID del webinar: 845 4425 7915**

**Código de acceso: 380084**

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Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

### **En vivo:**

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando \*9 en el teclado.

### **Por escrito:**

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a [gperez@coachella.org](mailto:gperez@coachella.org). Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN

**LLAMADO AL ORDEN:**

**JURAMENTO A LA BANDERA:**

**PASE DE LISTA:**

**APROBACIÓN DE LA**

**AGENDA:**

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

**APROBACION DE LAS ACTAS:**

1. Borrador de las Actas de la Comisión de Planificación - 18 de Septiembre 2024.

**COMUNICACIONES ESCRITAS:**

**COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):**

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

**INFORMES Y SOLICITUDES:**

**PUNTOS QUE NO SON DE AUDIENCIA:**

**CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):**

2. Zonificación previa del área “Pocket 7” Cambio de zona No. 24-07 Una propuesta para prezonificar 51 parcelas actualmente en la zona no incorporada del Condado de Riverside a las designaciones de zonificación de la Ciudad de Coachella de Urbanización Residencial (R-E) y Comercial General (C-G); Solicitante: Ciudad de Coachella.

**INFORMATIVO:**

**SE SUSPENDE LA SESIÓN:**

*Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad [www.coachella.org](http://www.coachella.org).*

**ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD**



City Council Chamber  
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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**September 18, 2024**  
6:00 PM

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If you would like to attend the meeting via zoom, here is the link:

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If participating in real time via zoom or phone, during the public comment period, use the “raise hand” function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.

### **In writing:**

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**IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING**

**CALL TO ORDER: 6:10 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez.

**ROLL CALL:**

Commissioners Present: Chair Hernandez, Commissioner Ramirez, Vice Chair Gonzalez, Commissioner Arvizu.

Commissioners Absent: Commissioner Murillo, Alternate Commissioner Fonseca.

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Adrian Moreno, Associate Planner.  
\*Anahi Fernandez, Management Analyst.  
\*Jason Stevens, Information Technology Manager.

**APPROVAL OF AGENDA:**

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Chair Hernandez, Commissioner Arvizu, Commissioner Ramirez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

**APPROVAL OF THE MINUTES:**

1. Planning Commission Meeting Minutes September 4, 2024.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE MEETING MINUTES.

**WRITTEN COMMUNICATIONS:**

None.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**2. Coachella Wireless Telecommunication Facilities Status Update.

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

## 3. Request for a third 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the CN-PD (Neighborhood Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE A THIRD 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 (RAVELLA) TO ALLOW A 115 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON A TOTAL OF 20 ACRES OF VACANT LAND IN THE CN-PD (NEIGHBORHOOD COMMERCIAL – PLANNED UNIT DEVELOPMENT) ZONE LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**4. AM PM – Type 21 Alcohol Sales Conditional Use Permit No. 364 (Mod) Request to modify conditions of approval for CUP 364 for liquor sales as part of the operation of a 5,170 sq. ft. “AMPM” convenience store (ABC License Type 21, Off-Sale General) in an existing commercial building located at 48055 Grapefruit Blvd. in the C-G (General Commercial) zone. GSC & Son Corporation (Applicant)

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:41 pm by Chair Hernandez.

Public Hearing Closed at 6:41 pm by Chair Hernandez.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE CONDITIONAL USE PERMIT NO. 364 MODIFICATION TO MODIFY CONDITIONS OF APPROVAL FOR CUP 364 FOR LIQUOR SALES AS PART OF THE OPERATION OF A 5,170 SQ FT “AMPM” CONVENIENCE STORE (ABC LICENSE TYPE 21, OFF SALE GENERAL) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 48055 GRAPEFRUIT BLVD.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Murillo, Alternate Commissioner Fonseca.

**INFORMATIONAL:**

Development Director’s Updates:

- Director Perez gave an update on an IID building that is planned on being demolished. The building is listed as a potential historic resource with the State of California.

- Ribbon cutting for Sunline Transit Hub will occur October 7, 2024.

Respectfully Submitted by,

Gabriel Perez  
Planning Commission Secretary

**ADJOURNMENT:** 6:54 PM

*Complete Agenda Packets are available for public inspection in the  
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES







**STAFF REPORT  
10/2/2024**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Pre- Zoning of “Pocket 7” Area

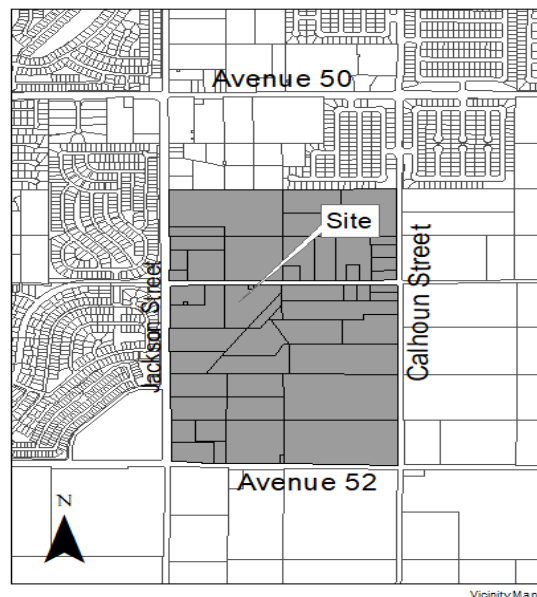
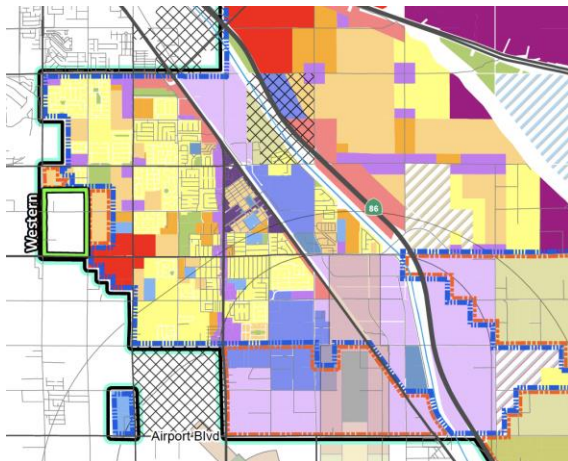
**SPECIFICS:** **Change of Zone No. 24-07** A proposal to pre-zone 51 parcels currently in unincorporated Riverside County to City of Coachella zoning designations of Residential Estate (R-E) and General Commercial (C-G); Applicant: City of Coachella.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution No. PC2024-23 recommending that the City Council approve Change of Zone No. 24-07, for the pre-zoning of 51 assessor parcels located in the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south.

**EXECUTIVE SUMMARY:**

The City of Coachella has initiated the above referenced change of zone in conjunction with the proposed annexation to the City of Coachella of the Pocket 7 area. The pre-zoning of the parcels is a pre-cursor to the submittal of the annexation request to the Riverside Local Agency Formation Commission. (LAFCO). The subject area is illustrated on the exhibits below:



Vicinity Map

The area consists of a combination of vacant properties, agricultural uses and single-family homes on large lots. A commercial use, Forest Lawn-Coachella, is located at the NE corner of Avenue 52 and Jackson Street. The area also includes the Old Polo Estate event facility and the Rancho 51 Date Garden. The project area also includes three parcels that are in Agricultural Preserves as shown on the exhibit below. The City of Indio is located adjacent to the subject area, west of Jackson Street. An aerial photograph of the subject area is shown below.

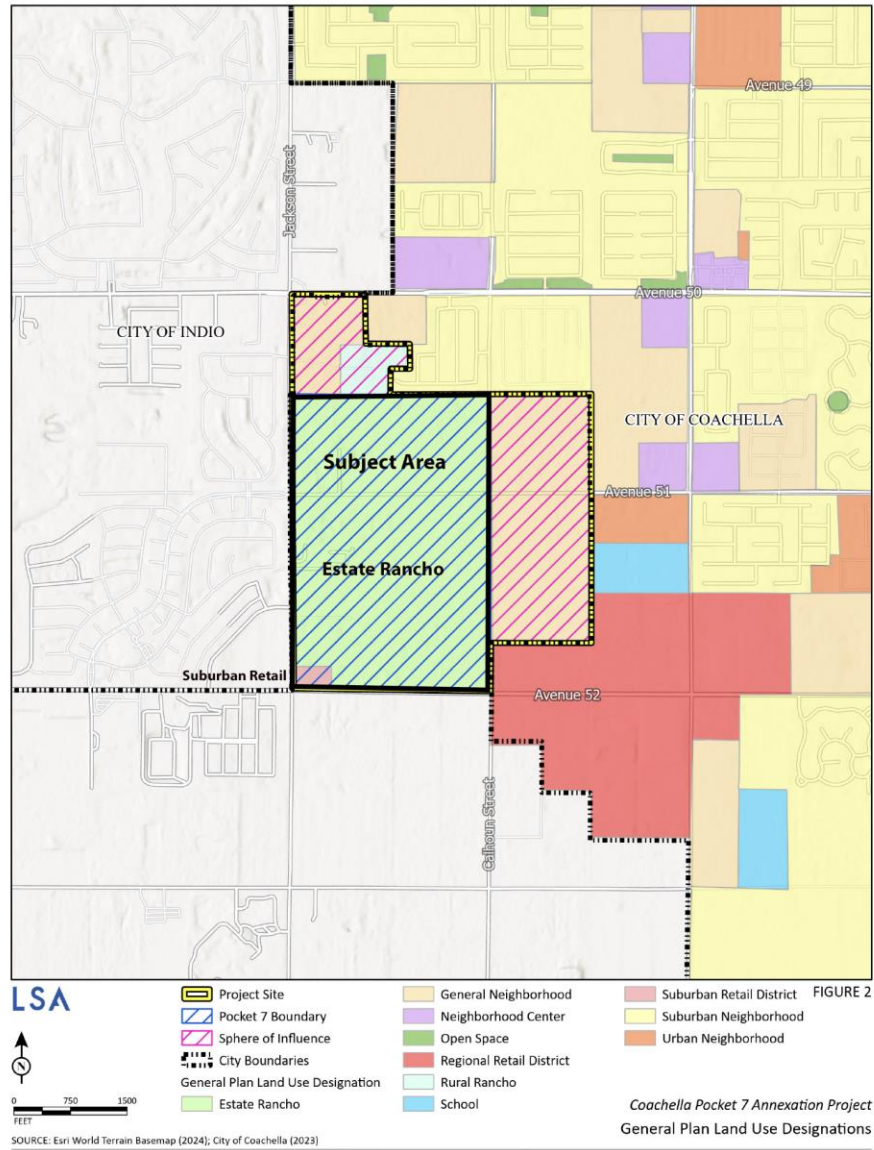
**Figure 1: Aerial of Pocket 7 Area**



**BACKGROUND:**

The above referenced area was added to the City’s General Plan Planning area in 2023 through a General Plan Amendment. The majority of the planning area was designated Estate Rancho while a small area at the NE corner of Avenue 52 and Jackson (Forest Lawn-Coachella) was designated Suburban Retail District as shown on the exhibit below.

**Figure 2: General Plan Land Use Designations and Sphere of Influence**



The pre-zoning of the subject area to Residential Estate (R-E) and General Commercial (G-C) will implement the Estate Rancho and Suburban Retail District General Plan designations within the City zoning code.

**Discussion/Analysis**

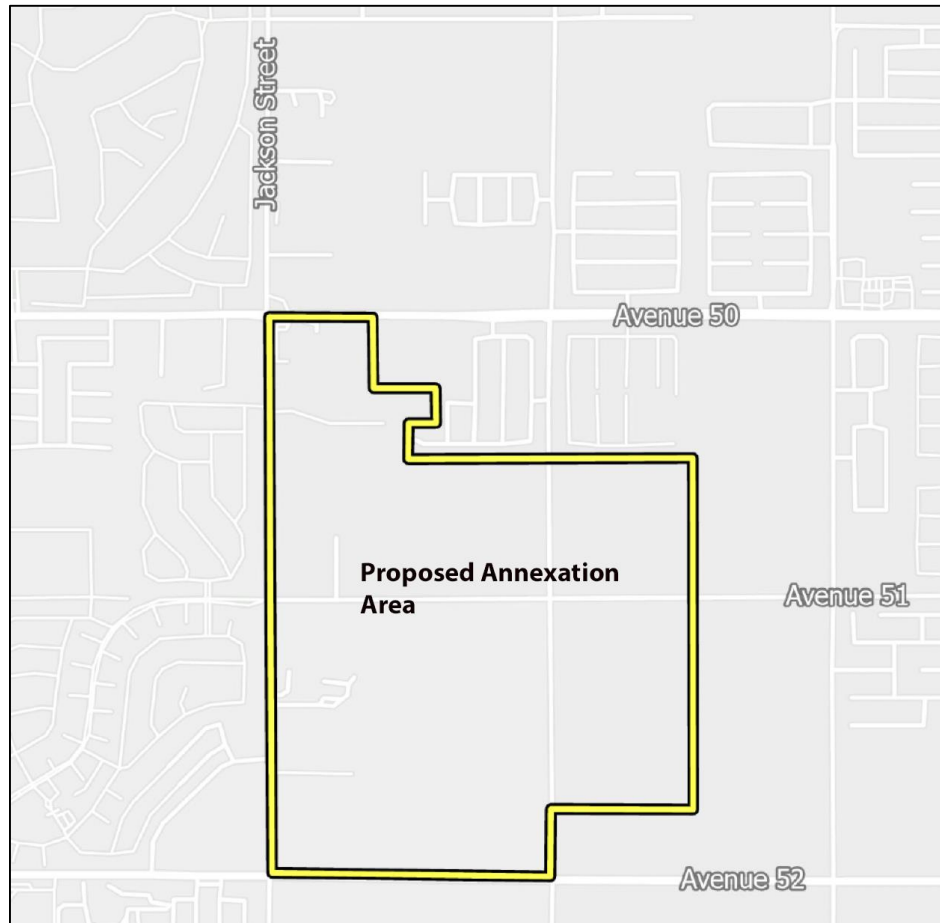
Surrounding land uses and zoning designations are as follows:

**North:** North of the subject area includes existing residential and agricultural lands with General Plan designations of General Neighborhood and Rural Residential with

corresponding zoning. The Coachella Valley Christian Church is located at the SE corner of Avenue 50 and Jackson Street.

- South:** South of the subject area is unincorporated Riverside County that includes primarily agricultural lands with a General Plan designation of Agriculture and zoning of A-1-10 and A-1-20. (Light Agriculture-10 acre and 20-acre minimum lot sizes as shown on the exhibit on page 5.
- East:** East of the subject area across Calhoun Street are vacant properties within the unincorporated County, however this area is included in the proposed annexation area. This area includes a City of Coachella General Plan designation and zoning of General Residential.
- West:** West of the subject area is the City of Indio and includes single family residential homes.

**Figure 3: Area proposed for annexation to the City of Coachella**



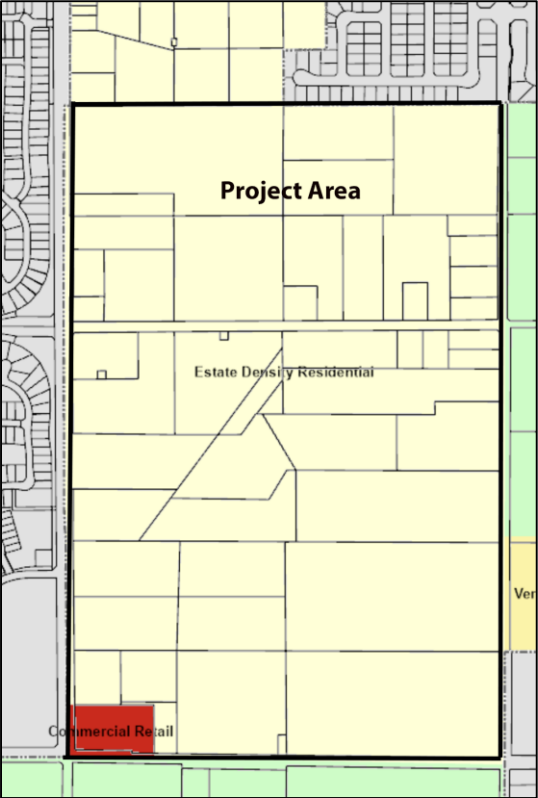
### Consistency with the Riverside County and City of Coachella General Plan

The project area is within the Estate Density Residential and the Commercial Retail Riverside County General Plan land use designations. City of Coachella land use designations include Estate

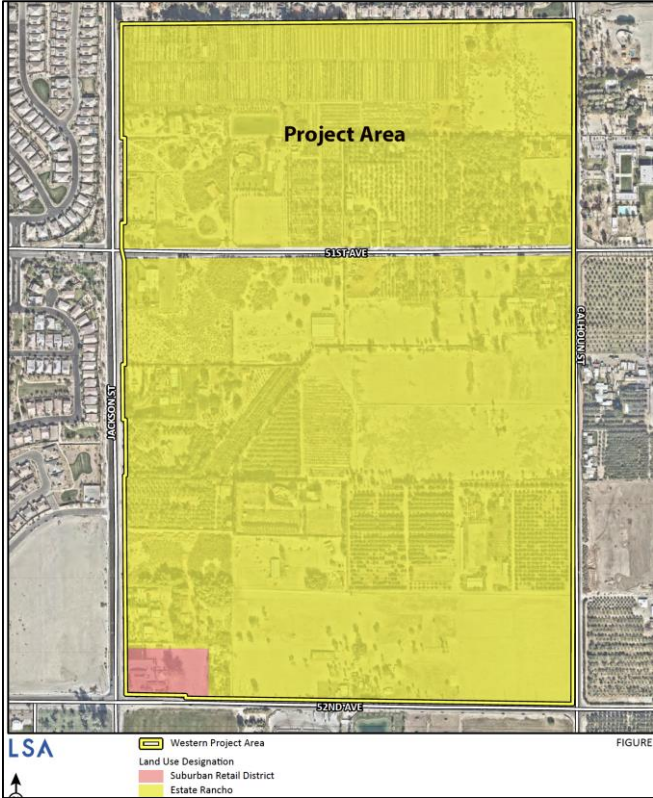


Rancho and the Suburban Retail General Plan land use designations. The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the City. The Estate Rancho land use designation is a new land use designation that was created in 2023 to match the existing County general plan designation because there was not a direct match for this density. Recent State legislation mandates that if there is a conflict in residential density between the General Plan and zoning, the higher density shall prevail (not necessarily the General Plan). The Estate Rancho designation allows up to 2.2 du/ac (1 unit per 20,000 square feet) while the existing County General Plan designation allows 0.5 du/ac. The City Estate Rancho designation would allow a density of 1.2 to 2 du/ac. The Suburban Retail designation at the southeast corner of Avenue 52 and Jackson Street is intended to provide a concentration of retail business “large format” retailers in a setting that accommodates the parking requirements of such businesses. Allowed land uses for the Suburban Retail designation primarily include retail and services, sometimes with commercial uses on upper floors with a density of 0.35 to 1.0 FAR. This site currently exists as Forest Lawn-Coachella.

**Figures 4 and 5: County and City General Plan designations**



County General Plan

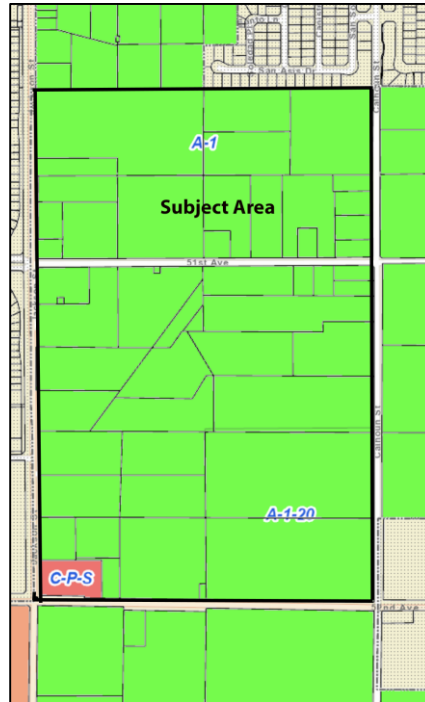


City General Plan

**Consistency with Zoning**

The project area is currently within unincorporated Riverside County and includes zoning of A-1, Light Agriculture, A-1-20, Light Agriculture with a 20-acre minimum lot size and CPS, Scenic Highway Commercial as illustrated on the exhibit below:

**Figure 6: Riverside County Zoning for Pocket 7**



The proposed Residential Estate Zoning and General Commercial zoning would be consistent with the current County of Riverside zoning.

### **Environmental Analysis**

The City has determined that analyses of project environmental effects are best provided through use of an Addendum that was adopted as Environmental Assessment No. 23-03 by the City Council on July 2, 2023 prepared in association with a General Plan Amendment that established General Plan land uses for the subject properties and that none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have been met. 1) There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR or the Addendum due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR or the Addendum; 2) Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR or the Addendum to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and 3) There is no new information of substantial

importance that was not known at the time the 2015 Program EIR or the Addendum was certified, indicating any of the following:

- The project will have one or more new significant effects not discussed in the 2015 Program EIR or the Addendum.
- There are impacts determined to be significant in the 2015 Program EIR or the Addendum that would be substantially more severe; and
- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR or the Addendum; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR or the Addendum that would substantially reduce a significant impact identified in that EIR

**ALTERNATIVES:**

- 1) Adopt Resolution No. PC 2024-23 recommending that the City Council approve Change of Zone (CZ) No. 24-07.
- 2) Deny Resolution No. PC 2024-23.
- 3) Continue this item and provide staff with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends that the Planning Commission approve Alternative #1

Attachments:

1. Attach 1 - Resolution No. 2024-23 recommending approval of CZ No. 07-08.  
Exhibit A – Ordinance No. 1216 and Change of Zone Exhibit for CZ No. 07-08
2. Attach 2 - List of Assessor's Parcels



**RESOLUTION NO. PC 2024-23**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF CHANGE OF ZONE NO. 24-07 THAT PROPOSES TO PRE-ZONE 51 PARCELS TO RESIDENTIAL ESTATE AND GENERAL COMMERCIAL, LOCATED WEST OF CALHOUN STREET, SOUTH OF AVENUE 51, NORTH OF AVENUE 52; AND EAST OF JACKSON STREET; CITY OF COACHELLA, APPLICANT.**

**WHEREAS**, the City of Coachella is proposing to pre-rezone 51 parcels located east of Jackson Street. west of Calhoun Street, south of Avenue 51 and north of Avenue 52; and

**WHEREAS**, the City has processed said application pursuant to Title 17 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

**WHEREAS**, on October 2, 2024, the Planning Commission conducted a duly noticed public hearing on CZ 24-07 in the City Council Chambers, 1515 Sixth Street, 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 the Coachella Municipal Code, for a Change of Zone; 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 area is adequate in size and shape to accommodate the proposed zoning and,

**WHEREAS**, pursuant to the provisions of the California Environmental Quality Act, it was determined that the prior EIR prepared for the 2015 General Plan Update and 2023 General Plan Addendum was sufficient and that no additional analysis is required for the proposed pre-zoning; and,

**WHEREAS**, the proposed pre-zoning as stipulated by the City is 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 acknowledge the adequacy of the prior certified General Plan Environmental Impact Report and the Addendum to the Environmental Impact Report pursuant to California Environmental Quality Act (CEQA) Guidelines and recommends to the City Council approval of Change of Zone No. 24-07 subject to the findings listed below:

With respect to the above referenced change of zone, the Planning Commission finds as follows:

1. The proposed change of zone is consistent with the City of Coachella General Plan land use designations. The subject area will allow for the pre-zoning of Residential Estate (R-E) and General Commercial (G-C) development in a manner consistent with the Estate Rancho and Suburban Retail land use designations of the general plan.
2. The site is physically suitable for the proposed zoning designations. The proposed zoning will provide for land uses consistent with the Residential Estate and General Commercial zoning designations.

**PASSED APPROVED and ADOPTED** this 2nd day of October 2024.

\_\_\_\_\_  
Jason Hernandez  
Planning Commission Chairperson

**ATTEST:**

\_\_\_\_\_  
Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2024-23, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 2nd day of October, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary

**ORDINANCE NO. 1216**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVAL OF CHANGE OF ZONE NO. 24-07 THAT PROPOSES TO PRE-ZONE 51 PARCELS TO RESIDENTIAL ESTATE AND GENERAL COMMERCIAL, LOCATED WEST OF CALHOUN STREET, SOUTH OF AVENUE 51, NORTH OF AVENUE 52; AND EAST OF JACKSON STREET. CITY OF COACHELLA, APPLICANT. (*First Reading*)**

**WHEREAS**, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

**WHEREAS**, the proposed Ordinance would pre-rezone 51 parcels located east of Jackson Street. west of Calhoun Street, south of Avenue 51 and north of Avenue 52 implement the General Plan; and

**WHEREAS**, the Project is permitted pursuant to the Coachella Municipal Code, for a Change of Zone; 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 area is adequate in size and shape to accommodate the proposed zoning and,

**WHEREAS**, the City has processed said application pursuant to Title 17 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

**WHEREAS**, pursuant to the provisions of the California Environmental Quality Act, it was determined that the prior EIR prepared for the 2015 General Plan Update and 2023 General Plan Addendum was sufficient and that no additional analysis is required for the proposed pre-zoning; and,

**WHEREAS**, the proposed pre-zoning as stipulated by the City is necessary to protect the public health, safety and welfare of the community.

**WHEREAS**, on October 2, 2024 the Planning Commission held a duly noticed public hearing to review the project at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

**WHEREAS**, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

**WHEREAS**, on October \_\_, 2024 the City Council held a duly noticed public hearing to review the project at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The City Council of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

**SECTION 2. Consistency with City of Coachella General Plan.** The proposed change of zone is consistent with the City of Coachella General Plan land use designations. The subject area will allow for the pre-zoning of Residential Estate (R-E) and General Commercial (G-C) development in a manner consistent with the Estate Rancho and Suburban Retail land use designations of the general plan. 2. The site is physically suitable for the proposed zoning designations. The proposed zoning will provide for land uses consistent with the Residential Estate and General Commercial zoning designations.

**SECTION 3. CEQA Analysis.** The City has determined that analyses of project environmental effects are best provided through use of an Addendum that was adopted as Environmental Assessment No. 23-03 by the City Council on July 2, 2023 prepared in association with a General Plan Amendment that established General Plan land uses for the subject properties and that none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have been met. 1) There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR or the Addendum due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR or the Addendum; 2) Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR or the Addendum to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and 3) There is no new information of substantial importance that was not known at the time the 2015 Program EIR or the Addendum was certified, indicating any of the following:

- The project will have one or more new significant effects not discussed in the 2015 Program EIR or the Addendum.
- There are impacts determined to be significant in the 2015 Program EIR or the Addendum that would be substantially more severe; and
- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR or the Addendum; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR or the Addendum that would substantially reduce a significant impact identified in that EIR

**SECTION 4.** Amendment to City of Coachella Zoning Map is hereby amended as identified in Change of Zone No. 24-07 Exhibit A.

**SECTION 5.** Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

**SECTION 6.** Publication and Effective Date. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law, which shall take full force and effect thirty (30) days from its adoption.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ of \_\_\_\_\_, 2024 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Steven Hernandez, Mayor  
City of Coachella

ATTEST:

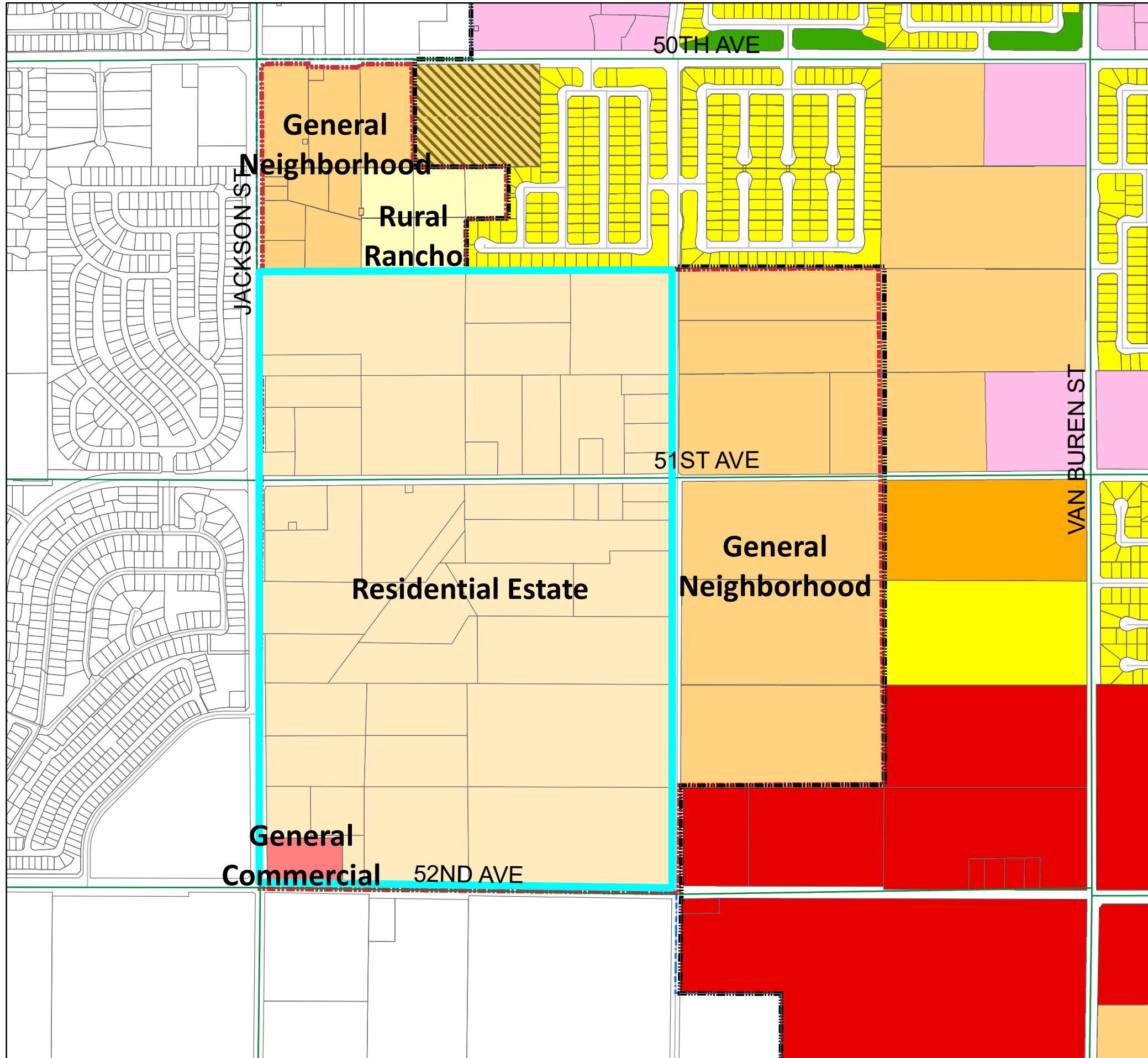
\_\_\_\_\_  
Angela M. Zepeda, City Clerk  
City of Coachella

APPROVED AS TO FORM:

\_\_\_\_\_  
Carlos Campos, Best Best & Krieger LLP  
City Attorney



**City of Coachella  
Official Zoning Map**



**Zoning Districts**

**Legend**

- Rural Rancho (R-R)
- Suburban Neighborhood (S-N)
- Mobile Home (R-MH)
- General Neighborhood (G-N)
- Urban Neighborhood (U-N)
- Neighborhood Commercial (C-N)
- General Commercial (C-G)
- Regional Commercial (R-C)
- Downtown Transition (TR-PV)
- Downtown (DT-PV)
- Resort District (R-D)
- Urban Employment (U-E)
- Manufacturing Service (M-S)
- Heavy Industrial (M-H)
- Wrecking Yard (M-W)
- Open Space (O-S)
- Specific Plan
- Residential Estate (R-E)

**Legend**

- Pocket 7 Line Boundary
- City Boundary
- Sphere of Influence (LAFCO)
- General Plan Planning Area
- Tribal Land
- Planned Unit Development

*\*Densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria that may exist at the time of project review. If the project is located in the Riverside County Airport Land Use Compatibility Plan zones, please see ALUCP and Coachella City Planning Staff for the most up-to-date regulations.*





**ATTACHMENT NO. 2**

Assessor Parcel Numbers:

779330003, 779330005, 779330008, 779330015, 779330018, 779330006, 779330002, 779330007,  
779330012, 779330017, 779330020, 779350003, 779330004, 779330014, 779330019, 779330010,  
779330013, 779330001, 779330009, 779330011, 779350001, 779350007, 779350010, 779350002,  
779350008, 779350011, 779330016, 779350004, 779350005, 779350006, 779350012, 779310009,  
779310008, 779310013, 779310001, 779310003, 779310004, 779310012, 779310014, 779310015,  
779310019, 779310006, 779310017, 779310002, 779310007, 779310016, 779310018, 779310005,  
779310010, 779310011, 779350009