



City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 07, 2023
6:00 PM

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 Webinar ID: 845 4425 7915 Passcode: 380084</p> <p>Spanish: 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. 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, 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 May 17, 2023

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. Monarca Salon Studio

Conditional Use Permit No. 365 to allow a salon studio at a 5,460 sq. ft. existing commercial building located at 84090 Avenue 50 in the C-G (General Commercial) zone. Humberto Cortez (Applicant)

3. Objective Design Standards for Multi-family Residential Development Zoning Ordinance Amendment No. 22-04 - Recommend approval of objective design standards for multi-family residential development (Continuance to June 21, 2023)

4. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 includes an update of the Official Zoning Map and Zoning Ordinance for consistency with the Coachella General Plan (City-Initiated - Continued from May 17, 2023)

INFORMATIONAL:

5. Development Services Department Future Agenda

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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 17, 2023
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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

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

Or one tap mobile :

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

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Public comments may be received 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 commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

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: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

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

Commissioners Absent: Commissioner Arvizu

Staff Present:

- *Gabriel Perez, Development Services Director.
- *Eva Lara, Planning Technician.
- *Jason Stevens, Information Technology Manager.
- *Jesus Medina, Information Technology Technician.

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 VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – May 3, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03 and Zoning Ordinance Amendment No. 22-03)
Gabriel Perez, Development Services Director, commented that this item would be continue on June 7, 2023.

Public Hearing Opened at 6:26 pm by Chair Gonzalez.

Luis Lopez, made comments regarding the General Zone area on the West side of Van Buren Blvd. to consider the Zone area to remain as general neighborhood designation.

Public Hearing Closed at 6:30 pm by Chair Gonzalez.

4. Santa Rosa Business Park LLC – GPA No. 23-01, EA No. 23-01
General Plan Amendment No. 23-01 is a proposal to change the General Plan Land Use designation of a 38.8-acre site located at the southeast corner of Avenue 54 and Tyler from the existing Urban Employment Center designation to the Industrial District designation. Environmental Assessment No. 23-01 is a proposed addendum to the General Plan Update EIR in connection with this project. Applicant: Mahlon Tobias.

Adrian Moreno, Associate Planner, gave brief presentation for the item.

5. Tripoli Mixed-Use Project (Third Proposed Revisions)
Third proposed amendment to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation.

Gabriel Perez, Development Services Director, narrated a power point presentation of modifications and conditions for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:01 pm by Chair Gonzalez.

Colleen Edwards, Sr. Dev. Executive of Chelsea Investment Corporation, made herself available and provided comments.

David Potter, Director of Development of Chelsea Investment Corporation, made himself available and provided comments.

Public comments Closed at 7:44 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ NOT TO APPROVE RESOLUTION PC NO. 2023-14 AND APPROVE AN EXTENSION OF TIME FOR THE PROJECT UNTIL MAY 11, 2024.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

6. Coachella Airport Business Park

Change of Zone, CZ 20-01, from MH to MS and CG; Tentative Parcel Map 37921; CUP 324 – to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; and AR 20-04 to approve site design, architecture and signage (billboard). The project includes 629,000± square feet of industrial and commercial square footage in multiple buildings, as well as a future Imperial Irrigation District (IID) substation. The site is located at the northwest corner of Airport Boulevard and SR 86 (APN# APN 763-330-013, 763-330-018, 763-330-029).

Public Hearing Opened at 7:46 pm by Chair Gonzalez.

Public comments Closed at 7:47 pm by Chair Gonzalez.

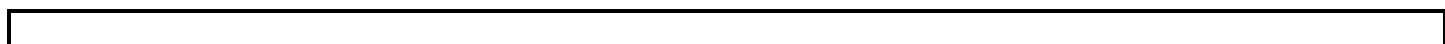
INFORMATIONAL:

Development Services Future Agenda reviewed by Director Perez

ADJOURNMENT: 7:48 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary



*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.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
6/7/2023

TO: Planning Commission Chair and Commissioners

FROM: Eva Lara, Planning Technician

SUBJECT: Monarca Salon Studio

SPECIFICS: Conditional Use Permit No. 365 to allow a salon studio at a 5,460 sq. ft. existing commercial building located at 84090 Avenue 50 in the C-G (General Commercial) zone. Humberto Cortez (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-013 approving Conditional Use permit No. 365 to allow a beauty salon studio located at 84090 Avenue 50 pursuant to the findings and conditions of approval contained in the attached resolution.

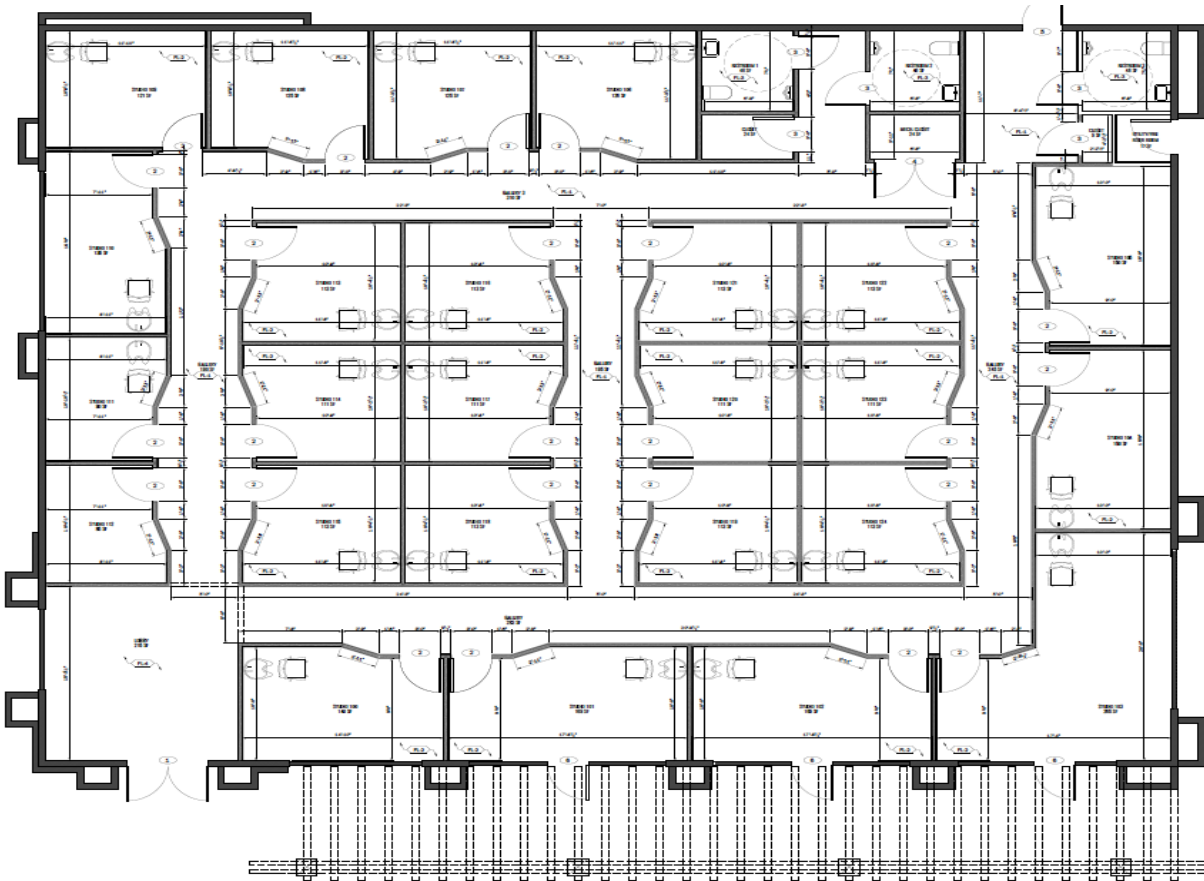
BACKGROUND:

The subject site is an existing stand-alone commercial building, known as Shops 2, located within the 7.19-acre Van Buren Plaza commercial center located at 84090 50th Ave (APN 603-260-054) and constructed in 2008. The commercial center was approved in 2007 and was part of a phased development, which included a 167 lot gated residential community on 12.81 acres to the north of the commercial center. The residential community never developed and the entitlements for the residential community (Tentative Tract Map 34434) are considered expired. The Shops 2 building is on a 1.7 acre side and was previously occupied as an educational facility operated by Coachella Imagine Charter School with approval of Conditional Use Permit (CUP) No. 257 on January 13, 2013. The Coachella Imagine Charter School has since moved into another location. Commercial Pads A and C were intended for drive thru businesses but remain vacant within the commercial center. The applicant, Humberto Cortez, owns the two multi-tenant buildings (Shops 1 and 2) and would like to convert the existing building into 25 rentable salon studios for hair, makeup, and beauty related uses.

DISCUSSION/ANALYSIS:

The applicant, submitted a request for a CUP to allow beauty salon studios within an existing building. The zoning designation where the building is situated is C-G (General Commercial) and allows for beauty salon studios within a single commercial building under a Conditional Use Permit.

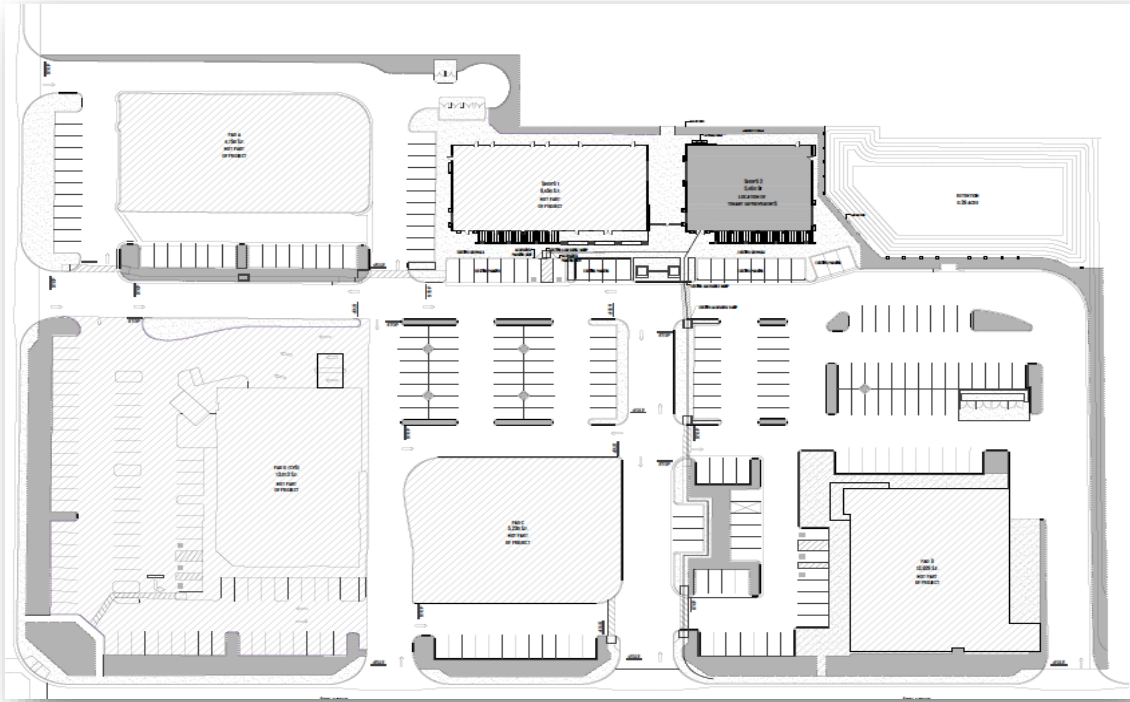
The commercial building would be converted to house 25 individual salon studios. Each client will be able to rent their own salon space for beauty related uses. One main entrance opens into a lobby where halls provide access to each individual studio. Every studio will be fully enclosed, each with their individual door. The studios vary in size, ranging from 90 sf to 265 sf. Most studios will be occupied by one tenant, while the larger studios might be occupied by two. The front facing studios will have two points of access, one from within the building and the other from the front of the building. In addition, two regular and one ADA compliant restroom can be accessed from within the building. The restrooms will be located towards the northeast rear corner of the building.



Floor Plan

Site Plan / Parking and Circulation:

The site is fully developed with five points of access, two from Van Buren Street, and three from Avenue 50. The site provides ample parking spaces for the existing commercial center, plus the structure counts with its own parking lot. The parking lot has sufficient amount of lighting and the parking pavement is in good condition. No site modifications are proposed.



Parking Availability & Points of Access

Landscape:

The previous landscape plan was approved with the CVS convenience store entitlement in 2008. The CVS store has not maintained landscape areas; however, the applicant has currently been maintaining the entire site. In review of images of landscape conditions from 2012 to 2023 it is apparent that landscape conditions of the site have deteriorated significantly and the approved landscape plan is not been maintained (Attachment 5 and 6). There are significant instances of removed trees and hundreds of missing shrubs. Although the landscape plan the applicant submitted as Attachment 4 only proposes to maintain the portion within his responsibility, he plans to contact the management companies within the Van Buren Shopping Plaza, in order to come to an agreement to bring the landscape to compliance in the rest of the shopping center. He has volunteered to maintain the landscape of the entire site as long as the rest of the property owners install their portion of the landscape per the approved plans.

The applicant improved landscape areas around the commercial buildings and parking areas under his ownership, such as adding 3/8" Desert Gold gravel and Palm Trees. The landscape proposed in the landscape plan is suitable for desert environment all year round. A condition of approval has been added to ensure that the landscape is improved with groundcover, shrubs and trees and properly maintained in association with the operation of the CUP.

Hours of Operation:

The hours of operation of the salon businesses will be:

Monday – Saturday: 8AM to 6PM

Sunday: 8AM to 2PM

Environmental Setting:

The subject site is within an existing commercial building at 84090 50th Ave, substantially surrounded by the R-S Residential Single-Family zone.

North: Vacant Lot/ R-PUD Residential Planned Unit Development (expired entitlement)

South: Residential Tract (Valencia)/ R-S Residential Single-Family

East: Residential Tract (Paseo Del Las Palmas)/ R-S Residential Single-Family

West: Residential Tract (La Morada)/ R-S Residential Single-Family

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

ALTERNATIVES:

1. Adopt Resolution No. PC 2023-13 approving Conditional Use Permit No. 365 with the findings and conditions as recommended by Staff.
2. Deny the proposed Conditional Use Permit
3. Continue this item and provide staff and the applicant with direction.

RECOMMENDATION

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 365 with the findings and conditions listed in Resolution No. PC 2023-13.

Attachments:

1. Resolution No. PC 2023-08 (CUP No. 365)
Exhibit A – Conditions of Approval CUP 365
2. Vicinity Map
3. Salon Studio Floor Plan
4. Landscape Plan – Proposed by applicant
5. Landscape Plan – Van Buren Plaza – conceptual
6. Landscape Comparison exhibit
7. Existing site landscape conditions at Van Buren Plaza
8. Site Plan – Van Buren Plaza

RESOLUTION NO. PC 2023-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 365 TO ALLOW BEAUTY SALON STUDIOS FOR THE 5,460 SQUARE FOOT EXISTING COMMERCIAL BUILDING LOCATED AT 84090 AVENUE 50 (APN 603-260-054); HUMBERTO CORTEZ, APPLICANT.

WHEREAS, Humberto Cortez filed an application for Conditional Use Permit No. 365 (CUP 365) to allow the conversion of a 5,460 square foot building into beauty salon studios in an existing commercial building located at 84090 Avenue 50.; Assessor’s Parcel No. 603-260-054 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 365 on June 7, 2023 at the Coachella City Hall, 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, 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 Chapter 17.74 of the Coachella Municipal Code.

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 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 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 does 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

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

Section 3. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 365, the Planning Commission finds as follows for the proposed for the commercial project:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed beauty salon study is within the Neighborhood Center District land use designation according to the General Plan 2035, which allows retailers located in major crosstown corridors, retail districts balance the need to provide convenient access and parking for motorists providing an attractive shopping environment. The proposed salon studios type of establishment located at the major arterial intersection supports the goals of the General Plan.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of ‘C-G’ (General Commercial) which permits beauty salon studios subject to obtaining a conditional use permit. The proposed use in the C-G zone is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been 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 development, because the existing commercial has all infrastructure available on-site for the convenient store. The project was part of a commercial center that was approved by Planning Commission as Architecture Review 07-06; therefore, the project conforms to the on-site parking pursuant to the City Parking Ordinance Chapter 17.54.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole.

- 5. The proposed use provides vehicular approaches to the property designed for reasonable interference with traffic on surrounding public streets or roads. Existing vehicular approaches from Van Buren Street and Avenue 50 will be utilized for the project. Existing on-site vehicular parking is sufficient.
- 6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed on sale service of liquor will occur in conjunction with an existing business in an existing commercial building.

Section 4. 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. 365 and subject to the Conditions of Approval as set forth in “Exhibit A”.

PASSED APPROVED and ADOPTED this 7th day of June 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ruben Gonzalez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-13 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 7th day of June 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

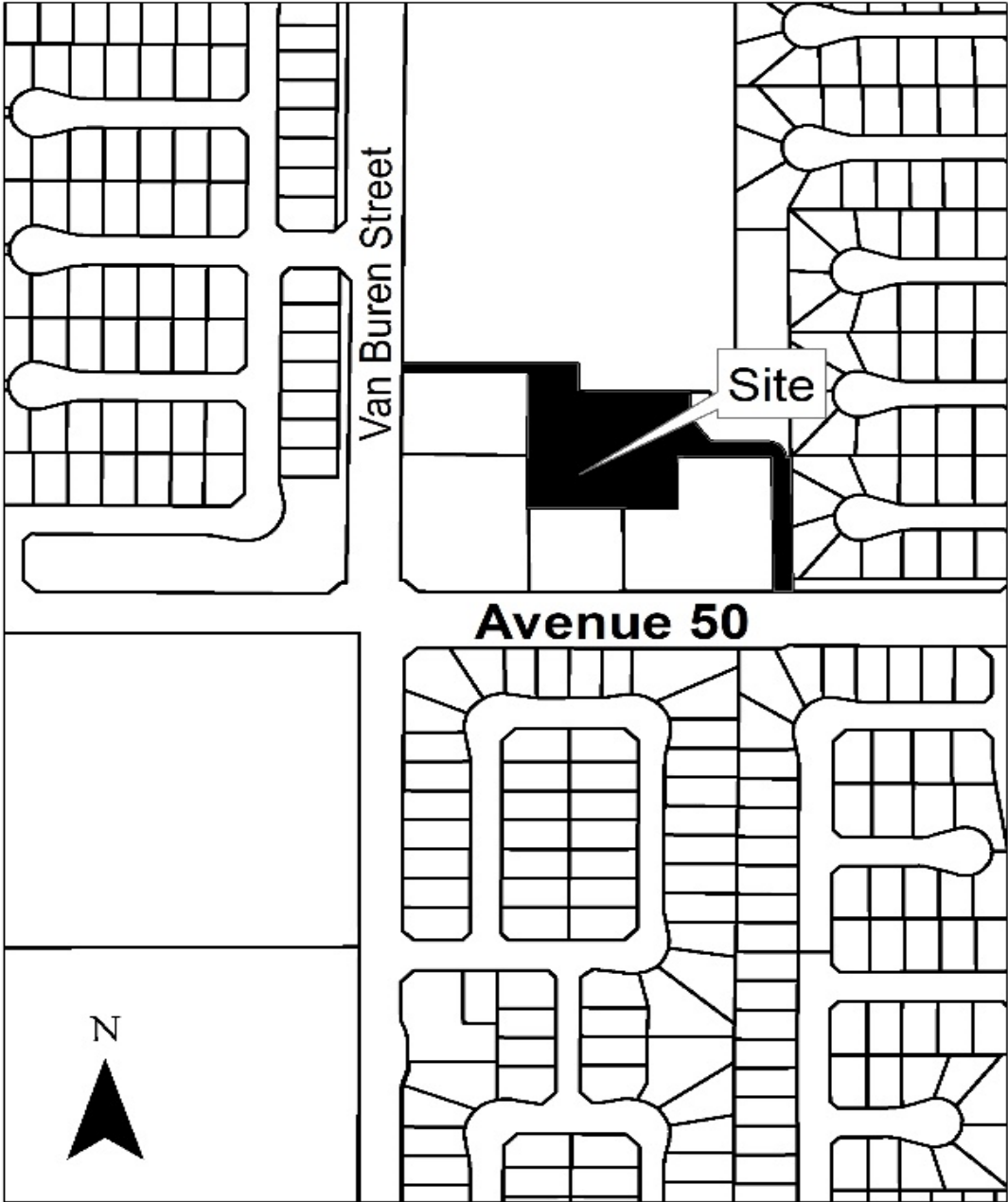
Exhibit A - Resolution No. PC2023-13
CONDITIONS OF APPROVAL
Conditional Use Permit No. 365 Monarca Salon Studio

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 365:

1. Conditional Use Permit No. 365 is an approval to allow beauty salon studios in an existing commercial building. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Facility should commence operations within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, parking stripping, building maintenance and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The document must be submitted and approved before the issuance of the Certificate of Compliance. The City of Coachella shall be listed as an express third-party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. Recordation of the amended CC&Rs with the City listed as a third-party beneficiary shall occur prior to issuance of the business license and before the Conditional Use Permit No. 365 is considered effective.
4. The CUP No. 365 will be considered effective upon replacement of on-site missing, dead or decaying landscaping and to the satisfaction of the Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed. The Development Services Director will confirm that this condition has been satisfied and that the CUP No. 365 is considered affective.
5. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable and in accordance with the approved landscape and irrigation plan.
6. The applicant proposed landscape plan shall be revised to reflect the same amount of shade trees as the approved conceptual plan for Van Buren Plaza and shrubs as reflected in Van Buren Plaza photos from 2012.

7. The applicant shall install block wall fencing along the southeast portion of the commercial center specifically directly behind the two buildings owned by the applicant, Humberto Cortez.
8. Any break in service, meaning the closure of the beauty salon studio for a period of 180 consecutive days, will result in the expiration of this CUP.
9. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
10. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
11. Hours of operation will be from Monday to Saturday, 8AM to 6PM and Sunday, 8AM to 2PM.
12. The applicant shall provide a signage plan compliant with the City standards in Section 17.56.010 before issuance of the Business License.

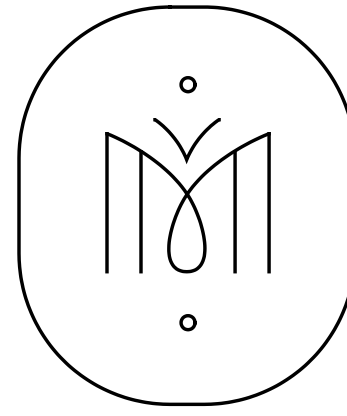
Vicinity Map



Vicinity Map

MATERIAL LEGEND

- FLOORING
- FL-1 - COMMERCIAL GRADE CARPET
 - FL-2 - VINYL FLOORING
 - FL-3 - POLISHED CONCRETE
 - FL-4 - VINYL FLOORING



16400 VIA DIEM
LA BREA, CA 92253
TEL: 951.814.211
EMAIL: cortez@monarca.com
www.monarca.com

THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY CHRISTIAN CORTEZ.

CLIENT
MONARCA SALON STUDIOS

DESIGNER
CHRISTIAN CORTEZ

FIRE SPRINKLER

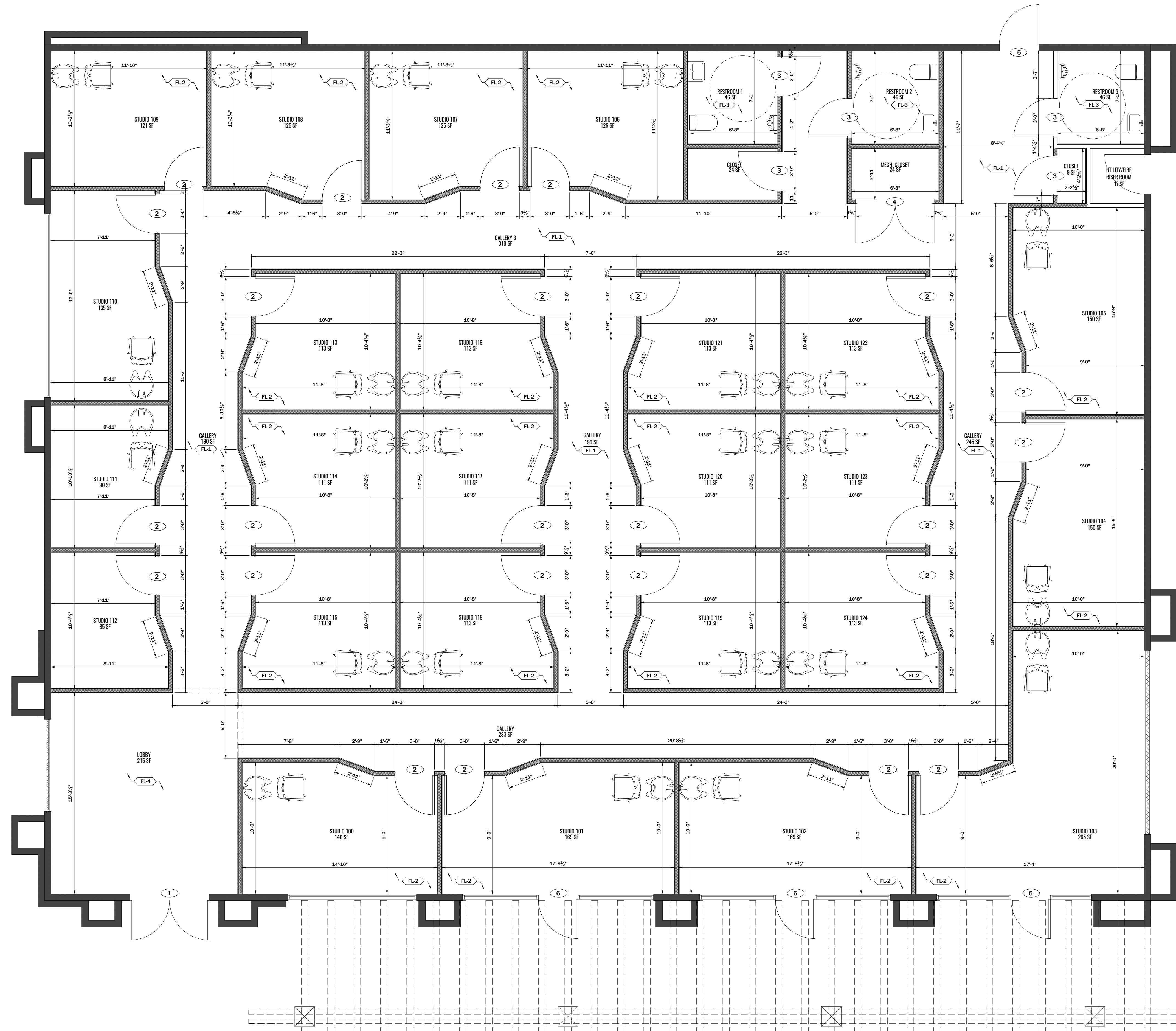
MEP ENGINEER
SSDA DESIGN

WATER
SSDA

PROJECT
MONARCA SALON STUDIOS
84-890 50TH AVENUE, COACHELLA, CA 92236

DATE	PROJECT NO.	DATE	NO.
1			
2			
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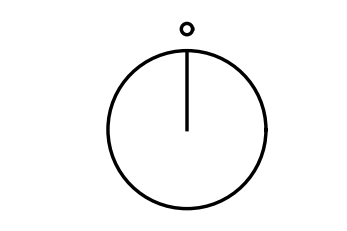
NOTES: 02.09.23



FLOOR PLAN LEGEND

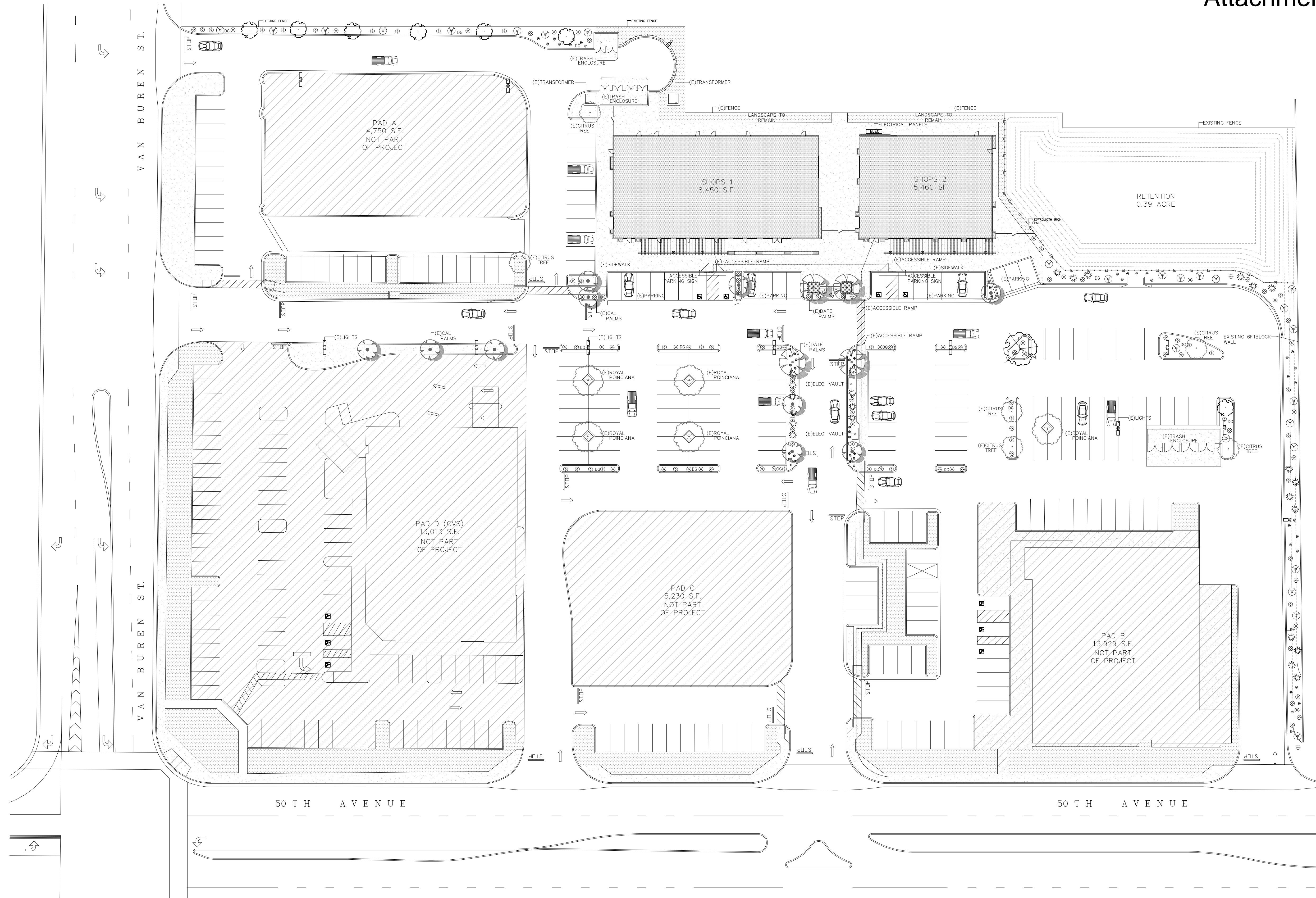
- EXISTING (BUILDING SHELL) 2x6 STUDS @ 16" O.C. W/ R-21 INSUL. @ EXTERIOR WALLS
- EXISTING 2x4 STUDS @ 16" O.C.
- NEW 2x4 STUD WALL W/ 1/2" DRYWALL AND R-15 BATT INSULATION

NOTE
PROVIDE TACTILE SIGNAGE AT ALL EXITS
PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL PRIMARY BUILDING ENTRANCES



FLOOR PLAN

SCALE: 1/4"=1'-0"



REC Russelia equisetiformis Coccinea Coral Fountain



CAP Caesalpinia pulcherrima Red Bird of Paradise



DW Dasylirion wheeleri Desert Spoon (Grey)



AE Aloe 'Blue Elf' Blue Elf



DR Delonix regia Royal Poinciana



HP Hesperaloe parviflora Break Light



3/8" DESERT GOLD

PLANT LEGEND

TREES	SYM. NAME	WATER NEEDS	SIZE	QTY.	COMMENTS	PLANT FACTOR
CIT	Citrus species		MOD 24" Box	7		.50
	see plan for varieties					
DR	Delonix regia		MOD 24" Box	1		.50
	Royal Poinciana					

SHRUBS

SYM. NAME	WATER NEEDS	SIZE	QTY.	COMMENTS	PLANT FACTOR	
CAP	Caesalpinia pulcherrima	LOW	15 gal.	26		.20
	Red Bird of Paradise					
AE	Aloe 'Blue Elf'	LOW	5 gal.	24		.20
Blue Elf						
DW	Dasylirion wheeleri	LOW	15 gal.	17		.20
Desert Spoon (Grey)						
HP	Hesperaloe parviflora	LOW	5 gal.	31		.20
Break Light						
REC	Russelia equisetiformis Coccinea	MOD	5 gal.	117	Red-Orange	.50
Coral Fountain						

GROUND COVERS

SYM. NAME	SIZE	QTY.	COMMENTS
D6:	3/8" - "Desert Gold", 2 inches thick in side yards		

NOTE: QUANTITIES LISTED ARE FOR THE CONVENIENCE OF PLAN REVIEW AND IS NOT INTENDED FOR ACCURATE BIDDING USE. PLANS TAKE PRECEDENCE.
 * DENOTED TREES WITHIN 10 FEET OF HARDSCAPE, WALLS OR BUILDINGS TO RECEIVE "DEEP ROOT" ROOT BARRIERS PER MANUFACTURER'S SPECIFICATIONS
 NOTE: ALL PLANTS WILL GET "HARVEST SUPREME" SOIL AMENDMENT (ADD 50% WITH NATIVE SOIL).

Important Notice - Underground Service Alert
 Section 4296/4297 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert Identification Number call Underground Service Alert TOLL FREE at 1-800-227-2600 two working days before you dig.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.



GM FUTURE DESIGNS INC.
 Landscape Design Services
 P.O. Box 5703
 La Quinta, California 92248
 email: GmFutureDesigns@GmFutureDesigns.com
 TEL: 760-315-7473 www.GmFutureDesigns.com TEL: 760-315-7473

MONARCA SHOPS
 VAN BUREN AND 50TH AVENUE
 COACHELLA, CALIFORNIA 92236

PLANTING PLAN

REVISIONS

Date	By	Revised	Description of Change

SHEET * **L-1**

DATE: 5-18-23

PLANTING PLAN

THESE PLANS, DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF GM Future Designs

Approved Conceptual Landscape Plan for Van Buren Plaza



Comparison of Landscape Conditions 2012-2022 (Google Streetview)



2012 (Avenue 50 Frontage)



2022 (Avenue 50 Frontage – Missing Trees and Shrubs)



2012 (Avenue 50 Frontage "Fresh and Easy")



2022 (Avenue 50 Frontage "Fresh and Easy" Missing Shrubs and Trees)



2018 (Internal Landscape Area)



2023 (reverse angle of Internal Landscape Area with missing trees and shrubs)



2018 Image near Shops 1 and 2.



2012 West Entrance to Van Buren Plaza



2022 West Entrance to Van Buren Plaza (Missing Shrubs and missing Trees)



2012 (2nd West entrance Van Buren Plaza)



2022 (2nd West Entrance Van Buren Plaza Missing Trees and Shrubs)



2012 (CVS Van Buren landscape frontage)



2022 (CVS Van Buren landscape frontage Missing shrubs and trees)

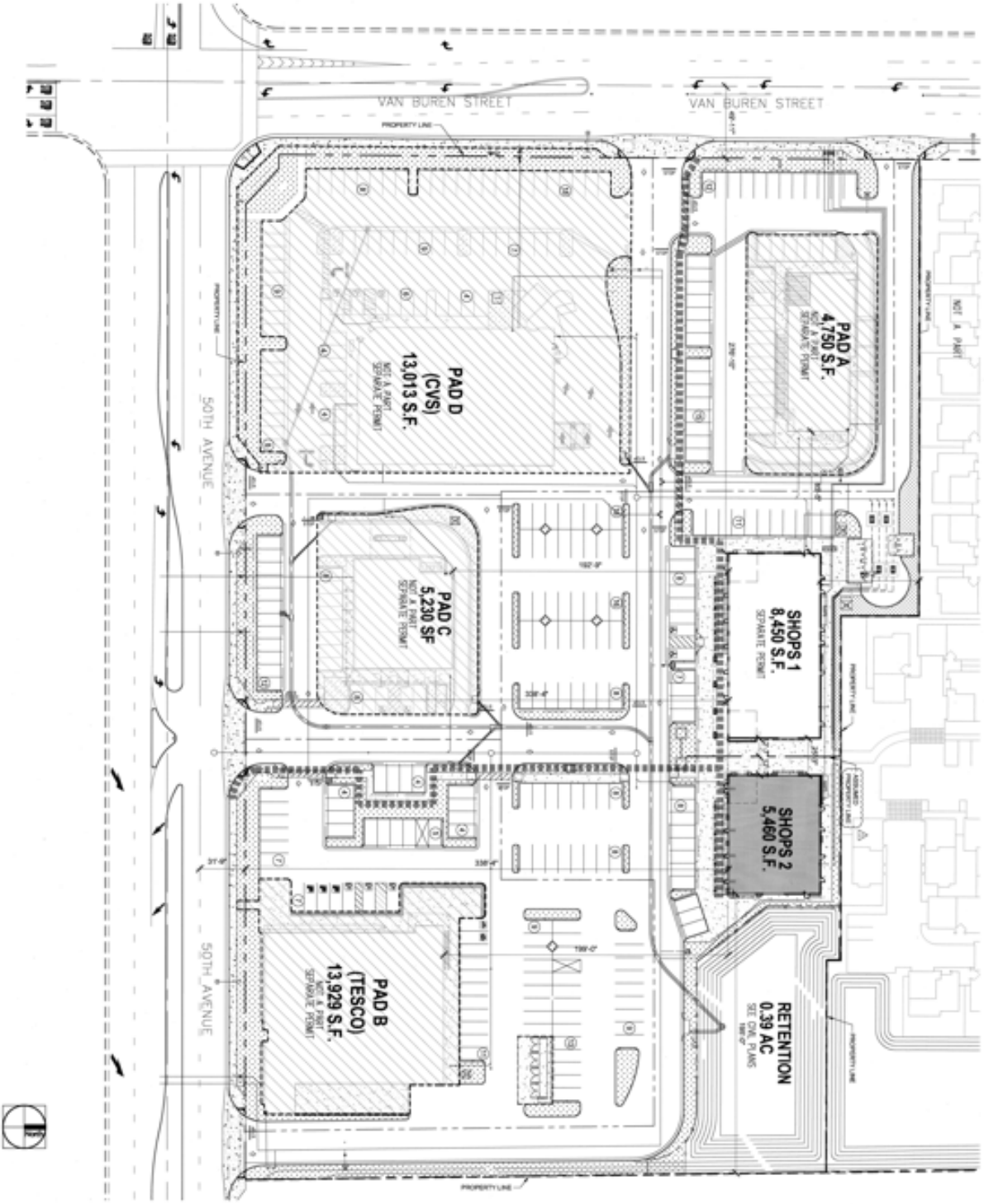
Existing Landscape Conditions Photos Van Buren Plaza











SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1"=20'



STAFF REPORT
6/7/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Objective Design Standards for Multi-family Residential Development Zoning Ordinance Amendment No. 22-04 - Recommend approval of objective design standards for multi-family residential development (Continuance to June 21, 2023)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Continue consideration of Zoning Ordinance Amendment (ZOA) No. 22-04 to the regular Planning Commission Meeting of Wednesday, June 21, 2023.



STAFF REPORT
6/7/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 includes an Update of the Official Zoning Map and Zoning Ordinance for consistency with the Coachella General Plan (Continued from May 17, 2023)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Find and determine that additional environmental review is not required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); and
2. Approve Resolution No. PC2023-11 recommending that the City Council approve General Plan Amendment No. 23-02 amending the City of Coachella 2035 General Plan and the Official General Plan Map.
3. Approve Resolution No. PC2023-12 recommending that the City Council approve Zoning Ordinance Amendment No. 22-03 and Change of Zone No. 23-01 amending the Official Zoning Map and Amending Municipal Code Title 17 (Zoning) for consistency with the City of Coachella 2035 General Plan.

BACKGROUND:

The City Council adopted the Coachella General Plan 2035 on April 22, 2015, that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella. The General Plan 2035 also included a new adopted General Plan Land Use Map and a Zoning Consistency Analysis that called for the establishment of new zoning districts that currently do not exist in the City's Official Zoning Map.

Many of the existing zoning districts are inconsistent with the General Plan Land Use Map, thereby creating a lack of regulatory clarity and hardship for residents, businesses, and developers to establish new businesses or develop their properties. In many instances, planning staff must communicate with potential applicants that the proper zoning district does not exist when they consult with staff about potential development projects or businesses. The inconsistent zoning led

the City to apply State grant funding for professional services to complete focused zoning efforts to comply with the City's Housing Element.

The City Council adopted the Pueblo Viejo Implementation Strategy Plan on October 23, 2019, and in the adopting Council Resolution 2019-59 Council requested that staff bring back General Plan Amendments, Zoning Amendments, and related environmental assessments that are necessary to implement the zoning districts drafted in the Strategy Plan. The Pueblo Viejo Plan identifies four (4) new zones that would be established in the Downtown. Since the zoning amendments have not occurred for the Pueblo Viejo District, projects such as the Pueblo Viejo Villas and Tripoli mixed-use project require planned unit development overlay zoning approvals from the Planning Commission and City Council.

In 2022 Planning staff engaged the professional services of Raimi + Associates to assist in preparation of the Zoning Consistency Update that would include the following:

- Prepare new or revised citywide zones to implement the 2035 General Plan
- Consolidate and incorporate the zones in the Pueblo Viejo Strategy Implementation Plan into the Zoning Code
- Update the Official Citywide Zoning Map
- Provide environmental clearance for the above changes to the Zoning Code and General Plan
- Update the General Plan Land Use Map for consistency with the Zoning Code and address "clean up."

DISCUSSION/ANALYSIS:

Zoning Code Updates

The City of Coachella Municipal Code (C.M.C.), Title 17, Zoning, is known as "The Comprehensive Zoning Ordinance of the City of Coachella" and is referenced herein as the "Zoning Code." The City's Zoning Code is adopted as a means to implement the General Plan and currently includes 13 zoning districts. The Zoning Consistency Analysis developed with the 2035 General Plan Update effort identified Zoning Code changes necessary to implement the General Plan as follows:

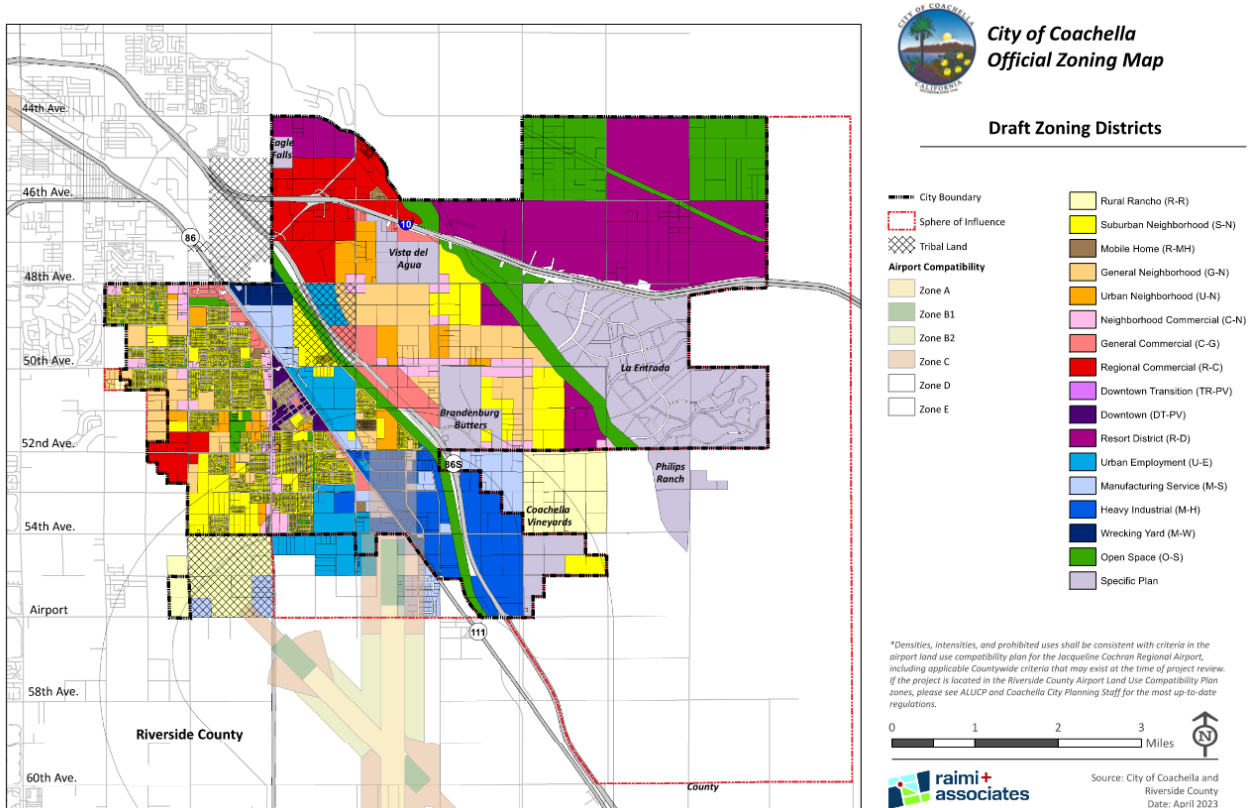
- Reclassify five (5) zones (Agricultural Transition to Rural Rancho, Residential Single Family and 6000 Overlay to Suburban Neighborhood, Residential Multiple Family to General Neighborhood, Tourist Commercial to Regional Commercial Zones)
- Revise eight (8) zones (Agricultural Reserve, Residential Estate, Mobilehome Park, Neighborhood Commercial, General Commercial, Manufacturing Service, Heavy Industrial, and Wrecking Yard Zones)
- Create four (4) new zoning districts (Urban Neighborhood, Urban Employment, Resort District, , Open Space Zones)
- Delete the Tourist Commercial District and incorporate it into the Regional Commercial and Resort Districts.

Additionally, the Pueblo Viejo Implementation Strategy Plan identified the need to create four (4) new Downtown zones rather than a single district identified in the General Plan. Staff observed that many of the permitted uses and development standards identified for the 4 recommended Downtown zones were similar and propose to simplify the recommendations by consolidating them into two new zoning districts as follows:

- Downtown Pueblo Viejo, DT-PV: Achieves more intensified urban development standards in key destination areas of Pueblo Viejo.
- Downtown Transition, DT-PV: Allows for less intensified development standards as a transition between residential zoning and more intense Downtown zoning.

The proposed Downtown Zones would allow for uses and establish development standards that would facilitate a thriving downtown environment with everyday shopping and dining as envisioned in the General Plan defined by active building facades and frontages that provide for shops, restaurants, hotels, residences, and community facilities. Currently, the existing C-G, Commercial General zone assigned to key Pueblo Viejo areas is a limiting factor in downtown growth and does not allow for mixed-use development.

Figure 1: Zoning Map Update consistent with Zoning Consistency Update



The table below provides a summary of existing zones, revised or new zones and the corresponding General Plan designation. New zones are shown in red text.

Table 1: Summary of Existing, Revised and New Zones for Zoning Consistency Update

Current Chapter #	Current Zoning District	New Chapter #	New/Revised Zoning District	New Density Range (du/ac)	New FAR	Corresponding GPLU
Residential Zones						
17.10	Agricultural Reserve (A-R)	17.10	Agricultural Reserve (A-R)	Up to 0.025	-	Agricultural Rancho
17.12	Agricultural Transition (A-T)	17.11	Rural Rancho (R-R)	0.4 to 1	-	Rural Rancho
17.14	Residential Estate (R-E)	17.12	Residential Estate (R-E)	1 to 2.2	-	Estate Rancho
17.16	Residential Single Family (R-S)	17.13	Suburban Neighborhood (S-N)	2 to 8	-	Suburban Neighborhood
17.18	6000 Overlay (R-O-6000)					
17.20	Residential Multiple Family (R-M)	17.14	General Neighborhood (G-N)	8 to 25	-	General Neighborhood
		17.15	Urban Neighborhood (U-N)	20 to 38	0.5	Urban Neighborhood
17.22	Mobilehome Park (R-MH)	17.22	Mobile Home Park (R-MH)	(1 mobile home/ 4,500 sf)	-	Varies
Commercial and Mixed Use Zones						
		17.16	Urban Employment (U-E)	30 to 65	2	Urban Employment
		17.17	Resort District (R-D)	Up to 8	0.1	Resort District
	Transition Area Pueblo Viejo Zone (TR-PV)	17.18	Downtown Transition (TR-PV)	Up to 25	1.5	Downtown Transition
Pueblo Viejo Plan	Sixth Street Pueblo Viejo Zone (SS-PV)	17.18	Downtown Zone (DT-PV) – collapses several Pueblo Viejo zones	20 to 65	3	Downtown Center
	Grapefruit Boulevard Pueblo Viejo Zone (GB-PV)					
	Cesar Chavez Street Pueblo Viejo Zone (CC-PV)					
17.24	Neighborhood Commercial (C-N)	17.24	Neighborhood Commercial (C-N)	15 to 40	1.5	Neighborhood Center
17.26	General Commercial (C-G)	17.26	General Commercial (C-G)	-	1	Suburban Retail
17.28	Tourist Commercial (C-T)	17.28	Regional Commercial (R-C)	10 to 15	2	Regional Retail
Industrial and Other Zones						
17.30	Manufacturing Service (M-S)	17.30	Manufacturing Service (M-S)	-	2	Industrial
17.32	Heavy Industrial (M-H)	17.32	Heavy Industrial (M-H)	-	2	Industrial
17.34	Wrecking Yard (M-W)	17.34	Wrecking Yard (M-W)	-	2	Industrial
		17.35	Open Space (OS)	-	-	Parks and Open Space

Several notable proposed Zoning Code modifications depart from the City’s existing development standards and permitted uses as follows:

- Affordable Housing Requirement – Pueblo Viejo. For the Downtown Pueblo Viejo, DT-PV, and Downtown Transition, TR-PV, Zones, a minimum of 10% of all residential units for projects of more than 10 units must be affordable for low and/or moderate-income residents consistent with the adopted Pueblo Viejo Revitalization Implementation Plan.
- Recreational Vehicle (RV) Storage limitation in the M-S, Manufacturing Service, M-H, Heavy Industrial Zones, and M-W, Wrecking Yard Zones. Establishes a cap of 15% for the area RV storage uses can occupy within the M-S, M-H, and M-W Zones. Currently, the Municipal Code does not expressly permit RV Storage and the use has been interpreted to be similar to a mini-storage warehouse. The Zoning Code modification is proposed to ensure that a sufficient balance of revenue and employment generating uses compatible with the intent of the M-S, M-H, and M-W Zones. Existing and proposed projects would total 62 acres, or 3% of the total area within the M-S, M-H, and M-W Zones. On May 4, 2023, the Economic Development Subcommittee discussed limitations for both RV and Mini-storage and recommended further limitations of 10% for these uses in the M-S, M-H, and M-W Zones.
- Suburban Neighborhood Zone includes a proposed minimum lot size reduction from 7,200 sq. ft. to 5,400 sq. ft. Currently, 5,000 sq. ft. lot sizes are only permitted in the R-S, Residential Single Family Zone with custom development standards approved through a planned unit development (PUD) overlay.
- Objective Design Standards for single-family residential units. State law under Senate Bill (SB) 330 requires new housing development to be reviewed against objective design standards. Currently, the City does not have any adopted objective design standards and cannot apply subjective design criteria such as compatibility with the surrounding built environment for new residential development. The proposed supplemental standards for single-family residential units address site planning and building façade standards to ensure adequate building modulation and variation of building materials. Objective design standards for multi-family residential units are under development and will be considered separately by the City Council in June 2023.

General Plan Modifications

The Zoning Consistency Update project includes addition of text in the City of Coachella 2035 General Plan Chapter 4 Land Use and Community Character to establish the Downtown Transition land use. The General Plan Designation Compatible Uses Table 4-1 is proposed to be deleted and will instead be applied within text of permitted uses of zoning districts within the Zoning Code. The General Plan map is updated to include the Vista Del Agua Specific Plan, designate the Downtown Transition land use area, and identify land uses for parcels that were erroneously omitted in the 2035 General Plan Update.

Public Review and Comments

The draft of the Zoning Consistency Update document and zoning map were published on the City website beginning May 2, 2023, and the City hosted two virtual questions and answer sessions for the public in English and Spanish on May 8 and May 11, 2023, that were advertised on the City's social media platforms. The comment letters received by Planning staff are listed in Attachment 6 and staff has outlined responses below and included modification in the draft Zoning Consistency Update. The items highlighted in blue are items that were not modified in the draft Zoning Consistency Update and require additional consideration by the Planning Commission.

- **David Turner Letter on behalf of Tyler 52 and Associates Inc regarding 51-996 Tyler Street** – Request to allow commercial day care services in the Urban Neighborhood Zone.

Staff Recommendation:

- Amend the code to allow commercial daycare facilities in Urban Employment (UE) zone.

- **David Turner Letter on behalf of Dakota Dunes, Inc regarding 85-220 Avenue 50** – 1) Request to allow legacy uses on his multitenant property with industrial type uses in the new Urban Employment Zone without being considered nonconforming and requirements of a Conditional Use Permit; and 2) Allow Towing and Impounding as a use in the Urban Employment Zone

Staff Recommendation:

- Add following language to 17.16.020.C. Conditional Uses for Urban Employment zone:

5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be permitted to continue as a permitted use without obtaining a conditional use permit.

- No recommendation for towing and impounding uses.

- **David Turner Letter on behalf of CVE regarding Manufacturing Service Zone RV Storage limitations** – Request that staff determine where storage facilities be located and create subcategory where they be allowed, whether or not that encompasses the 15% limitation.

Options for Planning Commission to consider:

- Maintain current requirement.
- Make it more restrictive - reduce to 10%. (Economic Development Subcommittee is considering making this requirement more restrictive for RV storage and ministorage.)
- Another option is to limit these uses on parcels that do not front on the major arterials.

- **Fountainhead Development Letter request to remove the Fountainhead Commercial Site (Southeast corner of Cesar Chavez Street and Avenue 50) from the Downtown Center General Plan Land Use to allow auto-oriented uses.**

Staff Recommendation: Change the GPLU and Zoning to Urban Employment to better reflect current and proposed uses in this area.

- Current GPLU – Downtown Center
- Recommended GPLU – Urban Employment
- Draft Zone – Downtown (DT-PV)
- Recommended Zone – Urban Employment (U-E)

- **Law Office of Luis Lopez Letter regarding request to rezone properties (APN 612-250-010, 612-250-011, and 612-250-012) to General Neighborhood zoning.**

Staff Recommendation: Allow existing single family uses to continue as permitted uses. The property owners referenced in the letter would be able to enjoy their property with existing single-family homes as conforming uses while also maintaining the ability to incorporate multi-family or commercial uses in the future as permitted in the Neighborhood Commercial Zone.

ENVIRONMENTAL REVIEW:

The City's proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects "which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified", except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City's General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with "a general plan of a local agency", and with Section §15183 (d) (2) which states that "an EIR was certified by the lead agency for the.... general plan".

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City's GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A memorandum of the consistency findings for the Zoning Consistency Update project with CEQA is provided as Attachment 3.

Additional General Plan Implementation Measures

The proposed General Plan and Zoning Code changes will provide greater regulatory clarity and certainty for residents, businesses and developers to establish new businesses or develop their properties. Upon adoption of the Zoning Consistency Update, the City Council is recommended to direct staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan. Currently, the City's engineering standard specifications are inconsistent with the General Plan roadway standards, which creates difficulty in administering the General Plan for new development (Attachment 1).

ALTERNATIVES:

- 1) Find and determine that additional environmental review is not required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); Adopt Resolution No. PC2023-11; and Adopt Resolution No. PC2023-12 recommending approval of the Zoning Consistency Update.
- 2) Find and determine that additional environmental review is not required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); Adopt Resolution No. PC2023-11; and Adopt Resolution No. PC2023-12 recommending approval of the Zoning Consistency Update *with amendments*.
- 3) Recommend denial of the Zoning Consistency Update.
- 4) Continue this item and provide staff with direction.

FISCAL IMPACT:

There is no expected fiscal impact of the adoption of the Zoning Consistency Update. The adoption of the Zoning Consistency Update would provide greater certainty to residents, property owners, and developers in the development review process and is anticipated to result in increased development activity in the City that could result in greater permit and sales tax revenues.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Resolution No. PC2023-11, General Plan Amendment No. 23-02
Exhibit A – City of Coachella 2035 General Plan Amendment text modifications – Chapter 4 Land Use and Community Character Element
Exhibit B – General Plan Map (clean-up land use modifications)
2. Resolution No. PC2023-12, Zoning Ordinance Amendment No. 23-03 and Change of Zone No. 23-01
Exhibit A – Draft Ordinance
Exhibit A.1 - Zoning Consistency Update Zoning Text Modifications
Exhibit A.2 - Official Zoning Map (Zoning Consistency Update changes)

3. Finding of Consistency Memorandum for compliance with the California Environmental Quality Act (CEQA) – (Exhibit C for Resolution No. PC2023-11 and Exhibit A.3 for Resolution No. PC2023-12)
4. Coachella General Plan 2035 (online version): <https://www.coachella.org/departments/general-plan-2035>
5. Pueblo Viejo Implementation Strategy Plan - 2019 (online version): <https://www.coachella.org/home/showpublisheddocument/7799/637068247169270000>
6. Recommended Changes Memo – Zoning Consistency Update
7. Public Comments Letters Received (5)
8. Updated General Plan Map – Changes in Blue Highlight
9. Existing Permitted Areas of RV and Mini-Storage Uses

RESOLUTION NO. PC2023-11

A RESOLUTION OF THE COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE OF GENERAL PLAN AMENDMENT NO. 23-02 TO AMEND THE CITY OF COACHELLA GENERAL PLAN 2035 AND THE OFFICIAL GENERAL PLAN DESIGNATION MAP. APPLICANT: CITY-INITIATED

WHEREAS, the City initiated General Plan Amendment 23-02 to address text amendments to the General plan Chapter 4 Land Use and Community Character Element which include establishment of the Downtown Transition land use and deletion of General Plan Designation Compatible Uses Table 4-1. The General Plan map was updated to include the Vista Del Agua Specific Plan, designate the Downtown Transition land use area, and identify land uses for parcels that were erroneously omitted in the General Plan 2035.

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, The City’s proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects.

WHEREAS, based on that analysis, the Planning Commission does not require preparation of a subsequent or supplemental EIR because in this case, the proposed project is consistent with the City’s General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of General Plan Amendment 23-01 the Planning Commission of the City of Coachella adopted Resolution No. PC2023-11 recommending that the City Council adopt the Addendum to the certified CGPU EIR.

WHEREAS, on June 7, 2023 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, 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 Resolution; and,

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA 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. General Plan Amendment No. 23-01. The Planning Commission hereby approves text modifications to Chapter 4 Land Use and Community Character Element as shown in “Exhibit A” and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map” as shown in “Exhibit B” attached and made a part hereto.

SECTION 3. Findings. The Planning Commission finds that the amendments to General Plan proposed by “Exhibit A” and “Exhibit B” are consistent with the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public.

The Planning Commission also finds that the proposed amendments to the Coachella General Plan 2035 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will ensure parcels within the City limits include have assigned land use and that the City’s Pueblo Viejo Implementation Strategy Plan is implemented with appropriate land use to ensure a thriving downtown environment.

SECTION 4. CEQA. The Planning Commission finds that proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City’s GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with “a general plan of a local agency”, and with Section §15183 (d) (2) which states that “an EIR was certified by the lead agency for the.... general plan”.

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project.

Specifically, the proposed project is not proposing any substantial changes to the City's GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

The proposed project is further analyzed for consistency with the certified 2015 EIR prepared for the City's General Plan 2035 in the Findings of Consistency Memorandum (Exhibit C) prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

SECTION 5. 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. City Clerk is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 7th day of June, 2023.

Ruben Gonzalez,
Planning Commission Chair

ATTEST:

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 7th day of June, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

04 | LAND USE + COMMUNITY CHARACTER

INTRODUCTION

This Element provides a long-term vision, goals and policies for land use and development in Coachella over the next 20 to 30 years. Over this time, Coachella is expected to grow significantly and transform from a small town to a medium sized city. Coachella will become a community of walkable neighborhoods, tied together by multi-modal transportation corridors and interspersed with vibrant districts for shopping, working, entertaining and commerce. The walkable neighborhoods will have a diverse mix of housing and will be in close proximity to shopping and services so the majority of one's daily needs are a short walk away. Downtown will grow and expand to serve as the cultural and economic hub of the City with a variety of retail, entertainment and office uses where residents of the region may shop and play. There will also be a significant number of new jobs in industrial areas near the airport, as well as office, and research and development space adjacent to downtown. The urban area of the City will also be supported by a vast network of parks, trails and open spaces.

While high level of growth is desired by the residents and elected officials of Coachella, it also comes with a unique set of challenges that includes maintaining the small-town character, paying for infrastructure, public facilities and services and ensuring the growth improves the quality of life for residents and the economic environment for businesses. Given the amount of development that will occur and the large geographic area of the City, the Element balances the need for long-term flexibility with necessary regulations to meet the City's vision.

The goals and policies in the Land Use and Community Character Element are critical to the overall success of the City. Thus, it goes beyond typical land use element requirements prescribed by California. In addition to regulating land use and development intensity, the Element also regulates the form and character of development that will occur and the connections between development projects. There are also regulations for the provision of the necessary public facilities and services to create the high quality of life desired by the residents of Coachella. However, the regulation of land use is highly flexible to allow for changes in economic and demographic conditions over time. This balance of flexibility and regulation will ensure project sponsors have a high degree of control of what is proposed and the City develops as a network of high-quality neighborhoods, retail areas and employment centers.

ORGANIZATION OF THIS ELEMENT

The Land Use and Community Character Element is organized into the following sections:

- **Our Community's Goals:** This section includes a brief summary of the overall goals and direction of the Element.

- **General Plan Designations:** The General Plan Designations are one of the most important components of the General Plan because they identify the intended future land use, development intensity and development character for the entire City. The designations are divided into six base designations: Ranchos, Neighborhoods, Centers, Districts, Specific Plans, and Public. This section includes descriptions of designations, a designation map, a summary table of regulations and requirements and a description of the master planning process for new development projects.
- **Subarea Descriptions:** For planning purposes and to ensure the City has unique and distinct areas, Coachella is divided into 17 distinct subareas. Each subarea includes an overview of the existing conditions of the area, a vision statement for the area and specific policies that guide future development in the subarea.
- **Goals and Policies:** This section includes broad goals and policies for land use and community design topics that apply to the entire City.

OUR COMMUNITY'S GOALS

The General Plan is designed to be a transformative vision for the future of Coachella through the year 2035 and beyond. It provides guidance not just for day-to-day planning decisions but for how these individual decisions should move the City toward a new future.

During the General Plan update process, the citizens of Coachella, along with the City Council and Planning Commission, provided their ideas for what Coachella should look like in the future. They identified the unique aspects of the City as well as the vision for the growth as Coachella transforms from a small town into a medium-sized city. As part of this process, the community identified key land use and community design concepts, described below, which are the foundation for both the City's future land-use vision, the development of General Plan designations and for the specific goals and policies contained in this Element, as well as elsewhere in the General Plan.

To achieve the community's vision as presented in Chapter 3 of the General Plan, the Land Use and Community Design Element is organized around the following broad goals.

- **Grow into a medium sized City while preserving small town character and identity.** The City is expected to grow from approximately 40,000 people in 2010 to upwards of 150,000 by 2035 and more growth is envisioned for the City beyond 2035. As the City grows, there is a strong desire to preserve the small-town character and identity while also becoming a full-service city. Allowing for growth while maintaining the character of the community is a critical goal of the plan.
- **Preserve cultural and ethnic heritage.** The City is culturally diverse with a rich heritage. While the City will change over time, the community desires that maintaining cultural and ethnic diversity be a priority of the City.
- **Create walkable and interconnected neighborhoods.** Neighborhoods are the building blocks of cities and the residents of Coachella desire those that are walkable, attractive and near goods and services.
- **Create neighborhood-oriented retail centers.** Interspersed between neighborhoods should be retail and commercial centers that provide daily goods and services for residents within a walking distance of most homes. The centers should be designed to be easily accessible from neighborhoods and have a walkable, main street character.

- **Revitalize the existing City.** While the City will grow and change over time, care and attention must be given to the current residents and businesses and the existing built environment. This plan calls for a revitalization and improvement of the City's character and infrastructure. Projects such as streetscape improvements, attracting new uses and revitalizing the downtown and the major transportation corridors will enable Coachella to move toward becoming a complete city.
- **Define the form and character of new development.** Moving forward, the City will use urban design to differentiate Coachella from its neighbors. There are standards and guidelines for how the City – its neighborhoods, centers and districts – should look, feel and function.
- **Make the City connected and multi-modal.** Connectivity for pedestrians, cyclists, transit and vehicles is a critical component of a livable and sustainable city. While much of the plan is flexible and visionary, this plan includes specific standards for how areas of the City should link to one another and how individual development projects should be connected internally and externally.
- **Preserve the natural beauty and scenic quality of the City.** The City is located in an area of striking natural beauty. While the landscape will be altered with future development, the views of the mountains and the rural, agricultural character should be respected. In general, the natural topography of the hills should be maintained, some of the existing agricultural uses should be preserved or integrated into the landscape and views of the surrounding mountains should be maintained.
- **Provide public facilities and services to improve the quality of life.** As the City grows, it is essential that quality public facilities and services be provided for residents. This includes parks, civic buildings, community centers and programs, such as athletic leagues. Providing services at the time development occurs, and requiring developers pay for their fair share of the costs, is an important part of transforming Coachella into a full-service city.
- **Revitalize and expand the Downtown.** The Downtown is the heart of the City and should be supported, revitalized and expanded to accommodate Coachella's growing population. Arts and cultural activities, civic uses and destination retail and shopping should be focused here. Festivals and farmers markets should occur Downtown whenever possible and the Downtown can be expanded to become a hub of office and economic activity for the Coachella Valley.
- **Make Coachella a destination for tourism and entertainment.** Coachella should expand the number and variety of tourism and entertainment uses as the City grows and changes over time. While difficult to attract, such uses could include hotels, theme parks, sports complexes, performing arts venues and major retail centers.
- **Expand economic development opportunities.** As the City's population grows, so too should the number and diversity of jobs. Over time, the job base should expand considerably so Coachella is not just a bedroom community but is also a thriving job center and a major hub of commerce in the Coachella Valley. There should be a diversity of jobs that match the diversity and skill level of its residents. Supplementing this should be an educational system – including a college or university – and vocational training to improve the socio-economic conditions of Coachella residents.
- **Improve the fiscal health of the City.** As the City and its economy grows and diversifies over time, the fiscal health of Coachella should also improve. New development should pay its own way and all decisions should be made with an understanding of the overall, long-term fiscal health of the City.
- **Allow for creativity and flexibility in development and growth.** Coachella is going to grow considerably over time and the exact location of each use is difficult to predict. Thus, this plan provides for significant flexibility in the location of new uses. This will allow developers to define

the range of new uses in their projects so long as it conforms to the overall vision of the City and the vision of the subarea where the project is located.

- SB 244. A description of the disadvantaged communities found in the Planning Area is in Chapter 3, Existing Conditions.

GENERAL PLAN DESIGNATIONS

State law requires that General Plans identify the future intended land use in the City and the allowable density or intensity of development. The General Plan designations are developed to provide a vision of the organization of uses in the City and a flexible structure to allow for changes in economic conditions and community visions. Further flexibility is added in the General Plan to account for the large amounts of undeveloped land that may be converted into urban uses as Coachella grows from a small town to a medium-sized city by 2035.

The General Plan designations are organized into six base designations. A description of each is below and summarized in [Table 4-1](#) and [Table 4-2](#):

- **Ranchos.** These rural areas include space for agriculture and low density residential development. The preservation of agriculture in viable sizes for continued agricultural production is critical as the City urbanizes over time.
- **Neighborhoods.** Neighborhoods are the basic building block of great cities and this General Plan identifies a range of neighborhood types. The vision of the plan is to create complete, compact and connected neighborhoods that provide a high quality of life for residents.
- **Centers.** Centers are the primary places of commerce, neighborhood-serving retail, arts and culture and civic activities. There are a variety of centers ranging from walkable, mixed-use Neighborhood Center to Downtown to higher intensity employment areas. Centers are characterized by the urban and walkable character and their mix of uses.
- **Districts.** Districts are areas of the City that are more single use and automobile-oriented. The Districts include large format retail and commercial areas, industrial areas and resorts. These areas are critical to the overall economic prosperity of the City but have a lower level of design regulation and pedestrian-orientation than other areas of the City.
- **Specific Plans.** These areas are approved Specific Plans. In these areas, the Specific Plan defines the land uses and development intensity. As approved Specific Plans are updated or modified, they should conform to the vision and policies in this General Plan.
- **Public.** This category of designations is for a range of public facilities and uses including parks, public buildings and preserved open spaces.

Within the six base designations there are [16-18](#) General Plan character designations, each of which is described in the next section.

In addition to the required information on allowed land use and intensity of development, the General Plan character designations provide more detailed information on the built form and character of the uses than is typically found in a general plan. With the exception of the Public and Specific Plan designations (which are described more generally), each designation has policy guidance on:

- **Intent and purpose.** This describes the overall purpose of the land use designation.

- **Intended physical character.** This describes the intended physical form and character that new development will take.
- **Allowed land uses.** The allowed land uses are generally described. Additional detail on specific land uses is provided in a separate table that follows the land use designation descriptions. (See Table 3-1.)
- **Development intensity.** The intensity of development as measured in dwelling units per acre for residential development and floor area ratio (FAR) for non-residential development.
- **Network and connectivity.** This includes descriptions and metrics for ensuring a high level of connectivity in the transportation system.
- **Street design.** A description of the roadways desired in each designation is included. This description works in concert with the policies and street types in the Mobility Element.
- **Parks and open space.** This includes descriptions of the range of parks and open spaces desired. Additional detail on specific park types is provided in a separate table presented in the Sustainability and Natural Environment Element. (See Table 6-1.)
- **Urban form guidelines.** This includes information on the overall urban form of the designation including lot coverage, building frontages, parking location and access and allowed building types.

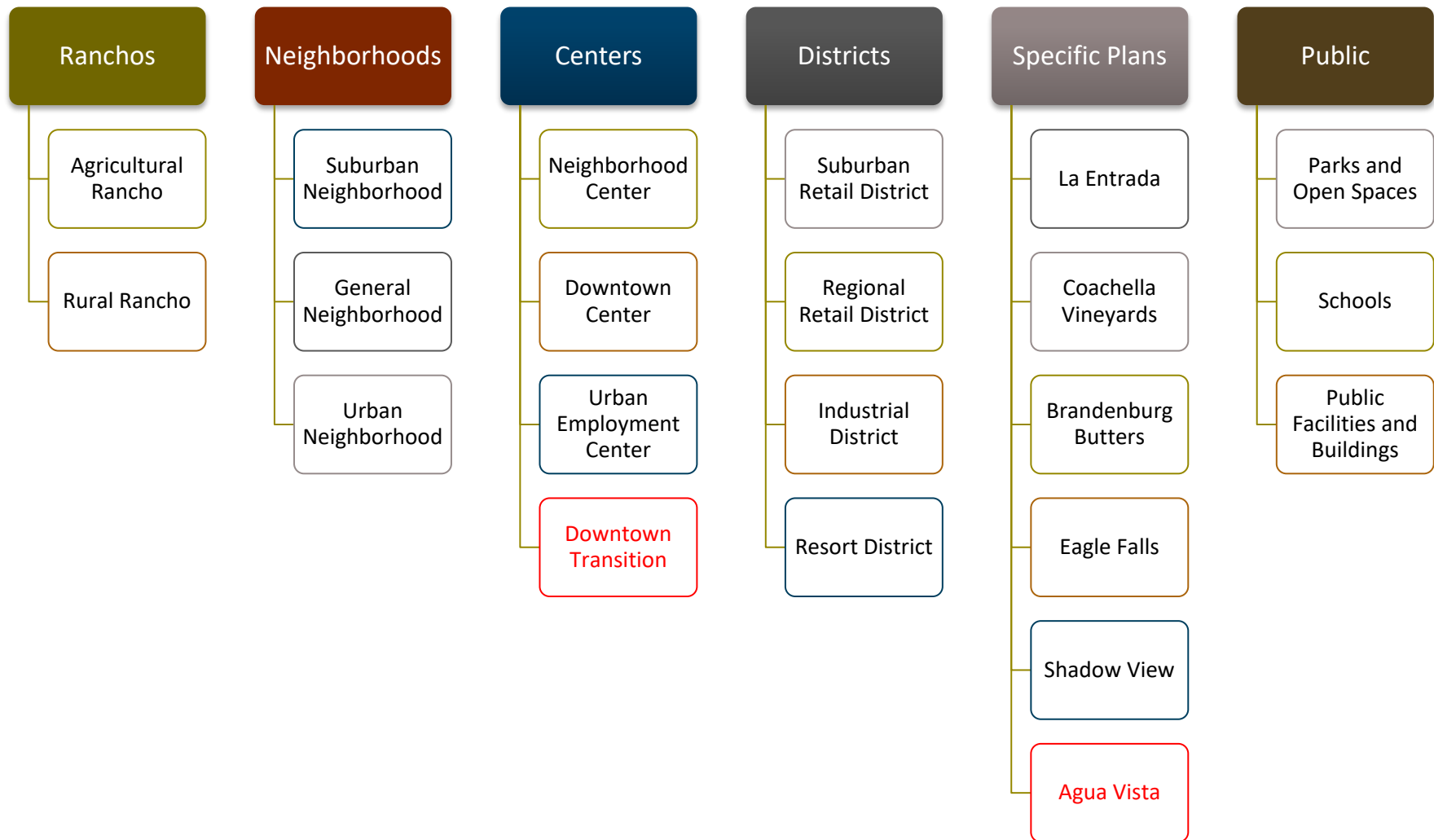


Figure 4-1: General Plan Base Designations and Character Designations.

RANCHO DESIGNATIONS

Rural and agricultural areas are part of the history and heritage of Coachella and are important aspects of the community's image and identity. These land use designations are intended to preserve agriculture in the City for economic development and aesthetic benefits. This category also allows for rural development, both in a common pattern of homes on large parcels and in developments with homes clustered together and surrounded by preserved open space. Based on these characteristics, the General Plan contains two Rancho designations: Agricultural Rancho and Rural Rancho.

AGRICULTURAL RANCHO

INTENT AND PURPOSE

The Agricultural Rancho designation provides areas for productive agriculture uses in the City. Agricultural areas provide for active uses such as date farms, field crops or grapes. In some cases, this designation also encompasses other working lands that provide an open space benefit or are in other ways a non-urban land use, such as mining. These rural environments – and the natural and agricultural systems that define them – are intended to be preserved in perpetuity and may not be converted for urban use.

INTENDED PHYSICAL CHARACTER

Areas with this designation are undeveloped except for rural roads providing access and buildings related agricultural production.

ALLOWED LAND USES

Allowed uses include agricultural lands and small amounts of accessory uses that support the agricultural use. Agricultural uses include housing for farm owners and workers, equestrian stables, barns and sheds for packaging, processing and selling produce grown on site. In certain cases, mining is also allowed.

DEVELOPMENT INTENSITY

DU/AC = 1 unit per parcel or 1 unit per 40 acres, whichever is smaller.
Commercial = 0.01 FAR max.

NETWORK AND CONNECTIVITY

“Blocks” defined by public roads through these environments are very large – in some cases 1 mile by 1 mile or ½ mile by ½ mile, in some cases transected by private roads – paved and unpaved – and by trails to the extent necessary for access. Some dead end roads may be warranted to preserve existing topography and/or natural environment.

STREET DESIGN

Streets accessing these properties are rural in character, with:

1. Paved and/or compact aggregate pedestrian and multi-use trails – generally separated from the roadway – in lieu of sidewalks.
2. Compacted shoulders in lieu of on-street parking lanes.

3. Open drainage swales (ditches) in lieu of curb and gutter improvements.
4. Minimal or no street lights.

PARKS AND OPEN SPACE

This designation is intrinsically an open space designation, so no additional open-space requirements are necessary.

RURAL FORM GUIDELINES

1. Parcels are large, ranging from 40 acres to several hundred acres.
2. Grading is strictly limited to the bare minimum necessary for access or cultivation. Buildings conform themselves to the natural terrain.
3. Buildings are generally set back from roads with deep front, side and rear setbacks. Frontages are generally defined by rustic, open fences.
4. Building heights are generally one to two stories and in some cases 2 ½ stories with a partial third floor under the roof on larger lots. In the case of agricultural barns and buildings, structures may be taller and the equivalent of multiple stories.



Existing farmlands in eastern Coachella.



Very large blocks are acceptable in Agricultural Rancho designations.



Cultivation is an integral part of the Coachella heritage and economy.



Buildings should be agricultural in character and design.

Figure 4-2: Examples of Agricultural Rancho character

RURAL RANCHO

INTENT AND PURPOSE

The Rural Rancho designation accommodates low intensity residential development within a preserved rural landscape. These areas are intended to serve as a buffer between Agriculture and any of the urban designations of this Plan or as the edge of the urbanized City.

INTENDED PHYSICAL CHARACTER

Dwellings and their accessory buildings are integrated into the natural or agricultural landscape and don't fundamentally alter that landscape. Residences may be distributed throughout the landscape on large lots or may be clustered as a village.

ALLOWED LAND USES

Residential primarily, except for home occupations, and uses accessory to agricultural cultivation.

DEVELOPMENT INTENSITY

DU/AC = 0.4 (1 unit per 2.5 acres) – 1 DU/AC

FAR = n/a

NETWORK AND CONNECTIVITY

"Blocks" defined by public roads through this rural environment are large, up to ¼ mile by ¼ mile, in some cases transected by private roads – paved and unpaved. Some dead end roads may be warranted to preserve existing topography and/or natural environment.

STREET DESIGN

Streets accessing these properties are rural in character, with:

1. Paved and/or compact aggregate pedestrian and multi-use trails – generally separated from the roadway – in lieu of sidewalks.
2. Compacted shoulders in lieu of on-street parking lanes.
3. Open drainage swales (ditches) in lieu of curb and gutter improvements.
4. Minimal or no street lights.

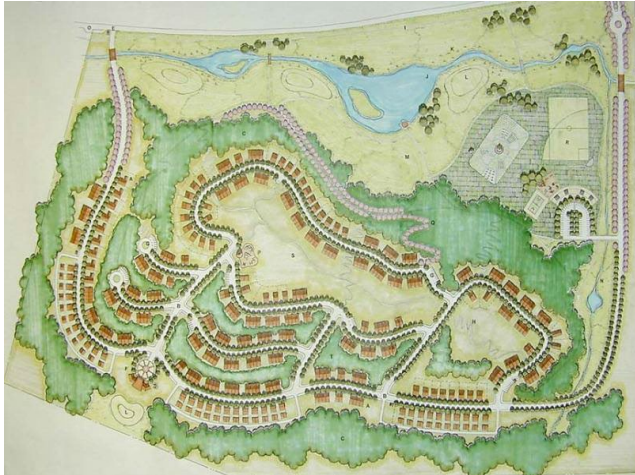
PARKS AND OPEN SPACE

1. Neighborhood Parks and Mini Parks, such as tot-lots, are required as part of rural development projects.
2. Community Parks may be located in limited amounts throughout these areas.
3. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
4. Nature, as exemplified by agriculture and open space, is acceptable, as well, when resource conservation is a priority at a given site.

RURAL FORM GUIDELINES

1. Parcels are large with low building coverage (generally less than 10 percent), except for rural cluster development (where parcels are smaller and clustered in order to preserve large open space areas for common use, public use and/or natural preservation).

2. Grading is strictly limited to the bare minimum necessary for access or cultivation. Buildings conform themselves to the natural terrain.
3. Buildings are generally set back from roads with deep front, side and rear setbacks to maintain the rural character. Frontages are generally defined by rustic, open fences.
4. Buildings are limited to single family houses, accessory second units and agricultural barns and sheds.
5. Building heights are generally one to two stories and in some cases 2 ½ stories with a partial third floor under the roof on larger lots. In the case of agricultural barns and buildings, structures may be taller and the equivalent of multiple stories.



Cluster pattern achieved through “conservation subdivision” design (Source: University of Idaho Junior Design Studio).



Rural Rancho houses have deep setbacks with rustic fencing.



Clustered development allows for substantial open-space preservation (Source: Capitol Development Design).

Figure 4-3: Examples of Rural Rancho land use character.

NEIGHBORHOOD DESIGNATIONS

Neighborhoods are the basic building blocks of a livable and sustainable Coachella. A Coachella neighborhood – as defined in this Plan – mixes a variety of residential types within a walkable network of green streets and parks, well-connected to parks, schools and neighborhood centers to serve daily shopping needs. Almost all of Coachella’s residents live in neighborhoods, which must provide safe, attractive and comfortable places to live and play. The neighborhood designations presented below call for the development of such traditional neighborhoods throughout the City. The design character and mix of residential types will vary by neighborhood and by location within town, but all neighborhoods should have the following common characteristics:

- A diversity of housing types.
- A diversity of architectural styles.
- A variety of attractive, green, walkable streets that provide a safe environment for pedestrians, bicyclists and children.
- A focus on a public amenity, such as a park, school or civic or recreational center.
- Comfortable walking and biking access to a neighborhood center with basic commercial amenities, such as shops and restaurants.
- A street network designed to provide abundant routes within the neighborhood – and connecting to adjoining neighborhoods, districts and corridors – for walking, biking and short car trips.

Neighborhoods with these simple, timeless characteristics have generally proven to be the most desirable living environments in cities throughout California over the past century, holding their value through economic downturns and enjoying multiple cycles of reinvestment and renovation. The conventional, automobile-oriented residential development patterns that have been prevalent in recent years in the Coachella Valley, and Southern California at large – such as those with gated subdivisions, cul-de-sacs, treeless walled arterial streets, and limited connectivity to adjoining neighborhoods and amenities – do not support the active, healthy lifestyles that Coachella envisions for its future.

Based on these characteristics, the Coachella General Plan identifies three designations for the creation of neighborhoods within the City. These are:

1. **Suburban Neighborhood.** Predominantly single family residential housing types.
2. **General Neighborhoods.** A mix of single-family and multi-family housing types with good non-motorized access to a range of civic and commercial amenities.
3. **Urban neighborhoods.** Predominantly – although not exclusively – multi-family housing types with very good non-motorized access to a wide range of civic and commercial amenities located at the edges and/or within the mixed-use fabric of the neighborhood.

Many existing residential areas of Coachella do not meet the criteria identified here, and most are valued by the residents who call them home. However, their long-term value and livability may be further enhanced by the introduction of selected elements of this vision for Coachella’s neighborhoods over time. Improved landscape, pedestrian and bike facilities along with enhanced access and connections to nearby civic and commercial amenities should be considered in particular.

SUBURBAN NEIGHBORHOOD

INTENT AND PURPOSE

Suburban Neighborhoods provide a lower intensity, quieter, family-living environment but are still well connected to surrounding neighborhoods, retail areas as well as natural and agricultural open spaces. Because Suburban Neighborhoods are less compact than General Neighborhoods, they are inherently less walkable and amenities such as parks, schools and convenience retail are farther from most residences. Accordingly, greater accommodation is provided to the automobile in these Neighborhoods, and greater attention must be paid to bike routes.

INTENDED PHYSICAL CHARACTER

Suburban Neighborhoods provide a more naturalistic, landscaped setting than General Neighborhoods, and tend to have larger lots, larger yards, larger setbacks, more landscaping and predominantly single-family houses.

ALLOWED LAND USES

Residential only (except for home occupations).

DEVELOPMENT INTENSITY

DU/AC = 2 – 8, with 5 DU/AC average for new projects

FAR = n/a

NETWORK AND CONNECTIVITY

1. The street network should be well connected with walkable blocks – between 400 and 600 feet long in most cases. The maximum block perimeter should be 3,200 feet. Larger blocks or dead-end streets may be considered where the community design value of natural elements – such as waterways, hills or sensitive habitats – warrant compromise.
2. Neighborhoods must be designed with at least one through street every 800 feet, unless the community design value of natural elements – such as waterways, hills or sensitive habitats – warrant compromise. Considerations warranting such compromise do *not* include increasing the number of lots or reducing the connectivity within a neighborhood or adjoining neighborhoods.

STREET DESIGN

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds, with curbside parking on both sides. Recommended curb to curb dimensions range from 34 to 36 feet, depending on expected traffic volumes.
2. Sidewalks (minimum of six feet) should be provided on both sides of the street, separated from the curb by a parkway strip least six feet wide or more.
3. Street trees should be planted approximately 30 to 40 feet apart – sometimes in uneven, naturalistic patterns – to provide a picturesque canopy to shade the yards and street while enhancing neighborhood character and identity. Broad canopied, deciduous trees are preferred near homes to provide shade in the summer and still allow heating and daylight from the winter sun.

PARKS AND OPEN SPACE

1. Mini Parks and Neighborhood Parks should be integrated into the neighborhood, approximately a quarter-mile walk distance of at least 75 percent of the dwelling units. Other allowed park

types include Community Parks, Plazas/Greens, Linear Parks, Special Use Parks, Greenways/Trails and Nature.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 40 percent.
2. Buildings should have generous front, rear and side yards.
3. The main entrance to the residence should be located within the front façade, accessed directly from the street and designed to welcome visitors.
4. Building heights are generally one and two stories, and in some cases 2 ½ stories with a partial third floor under the roof on larger lots.
5. Alleys are recommended for lots less than 60 feet wide to minimize dominating streets with garages. Driveways from the street should be as narrow as practical, and not more than 20% of the lot width within the front yard setback to minimize front yard paving.



Typical Suburban Neighborhood land use pattern.



Architecture appropriate to the Coachella context.



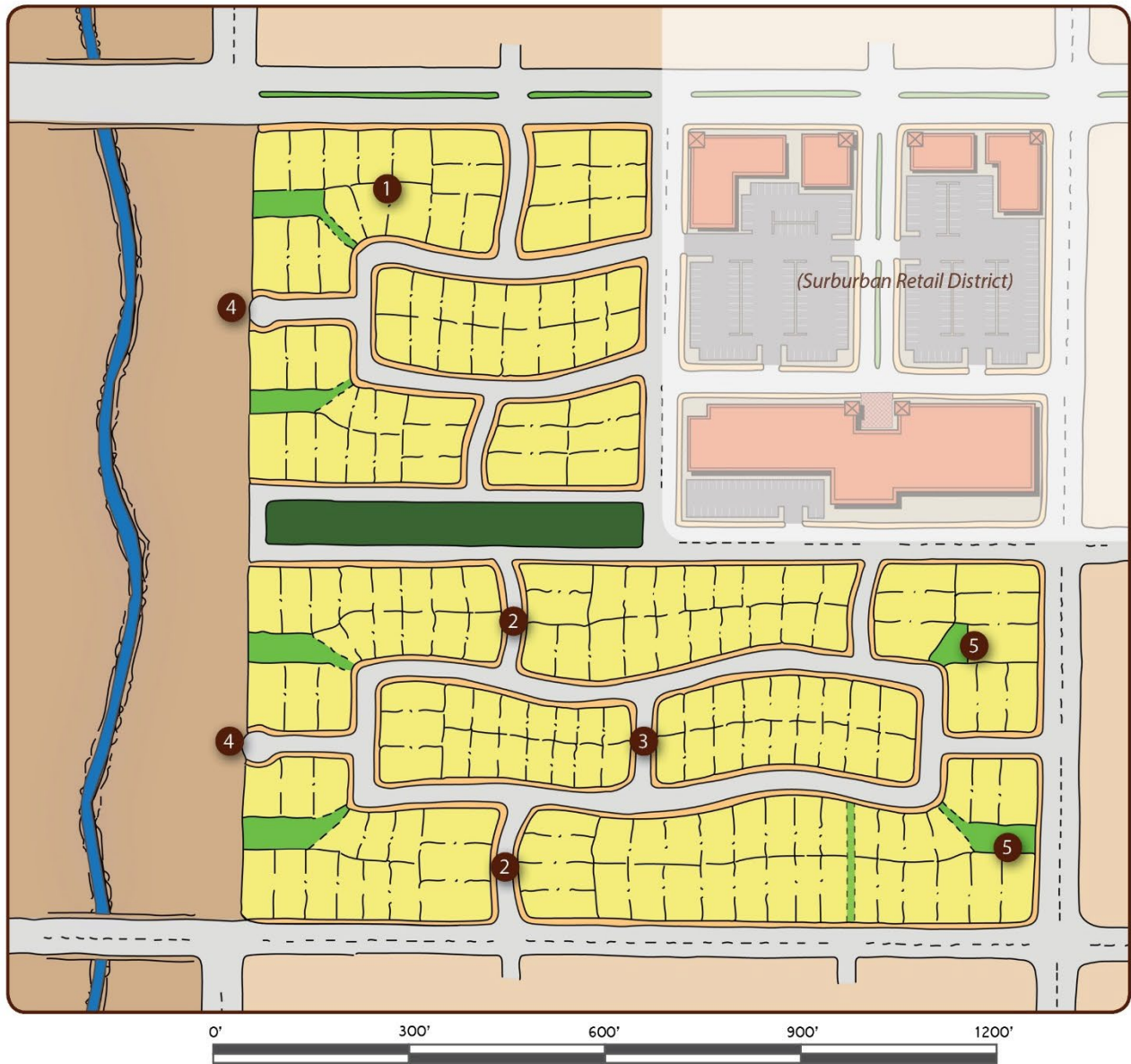
If alleys are not possible, design a frontage which minimizes the visual impact of the garage/driveway.



Generous front yard setbacks with planter strip between sidewalk and roadway.

Figure 4-4: Examples of Suburban Neighborhood pattern and character.

Suburban Neighborhood



- 1 Predominantly detached single-family housing type.
- 2 Walkable blocks with through streets at regular intervals.
- 3 Sidewalks provided on both sides of the street.
- 4 Cul-de-sacs permitted if waterways or sensitive habitats exist.
- 5 Tot lots or mini-parks integrated into neighborhood,

Figure 4-5: Illustrative land use diagram for desired character and form of Suburban Neighborhood.

GENERAL NEIGHBORHOOD

INTENT AND PURPOSE

General Neighborhoods provide a diversity of housing that meets the needs of Coachella's many household sizes, incomes and lifestyle preferences. General Neighborhoods integrate a range of single- and multi-family housing options within a green, walkable neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive.

INTENDED PHYSICAL CHARACTER

The fundamental character of these neighborhoods is defined by tree-lined streets and small blocks, well-landscaped front yards and welcoming entries to each residence. Vehicular access and parking on each lot should not intrude into the front yards, primarily places for children to play and neighbors to meet. Although most of the residences are single-family detached houses, multi-family housing is also provided in "house-form" building types – such as duplexes, garden apartments and rowhouses – that are compatible in scale and character with houses. Large apartment buildings or complexes are not compatible with this sort of neighborhood setting.

ALLOWED LAND USES

Residential only (except for home occupations)

DEVELOPMENT INTENSITY

DU/AC = 7 – 25 DU/AC, with 12 DU/AC average for new projects

FAR = n/a

NETWORK AND CONNECTIVITY

1. The street network should be well interconnected with pedestrian friendly blocks – between 400 and 500 feet long in most cases. The maximum block perimeter should be 2,400 feet. Larger blocks or dead-end streets may be considered where the community design value of natural elements – such as creeks, hills or sensitive habitats – warrant compromise.
2. Neighborhoods must be designed with at least one through street every 800 feet, unless the community design value of natural elements – such as creeks, hills or sensitive habitats – warrant compromise. Considerations warranting such compromise do *not* include increasing the number of lots or reducing the connectivity within a neighborhood or adjoining neighborhoods.

STREET DESIGN

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds, with curbside parking on both sides. Recommended curb-to-curb dimensions range from 34 to 36 feet, depending on expected traffic volume. Narrower dimensions might be acceptable if approved by the city engineer and fire department.
2. Sidewalks (minimum of six feet) should be provided on both sides of the street, separated from the curb by a parkway strip at least six feet wide.
3. Trees should be planted approximately 30 to 40 feet apart to provide a canopy and shade to enhance neighborhood character and identity. Deciduous trees and those with broad, shading canopies are preferred.

PARKS AND OPEN SPACE

1. Mini Parks and Neighborhood Parks should be integrated into the neighborhood, within approximately a ¼-mile distance of at least 75 percent of the dwelling units. Other allowed park types include Plazas/Greens, Linear Parks, Community Parks, Special Use Parks, Greenways/Trails and Nature.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 50 percent.
2. Desired building types are Single-Family Houses, Duplex/Triplex/Quadplex, Multiplex/Efficiency Dwelling, Rowhouse/Townhouse, Garden Apartment and Urban Apartment.
3. Buildings are generally one and two stories, with some three-story buildings near a Neighborhood Center.
4. Buildings – except row houses – should have front, rear and side yards.
5. The main entrance to the residence should be located within the front façade, accessed directly from the street and designed to welcome visitors.
6. Vehicular access should be provided through an alley at the rear of the lot or a driveway to the street. Driveways from the street should be as narrow as practical – and not more than 20% of the lot width – to minimize front-yard paving.



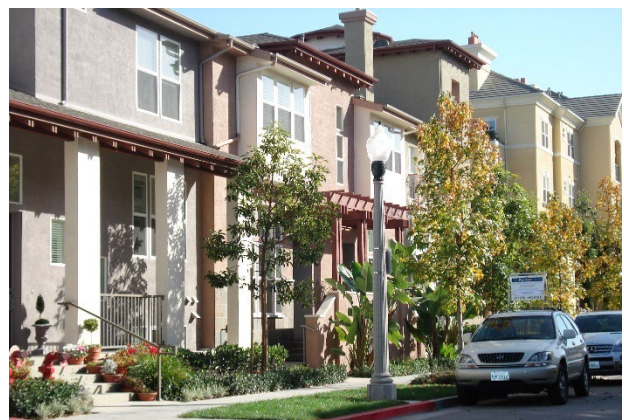
Duplexes provide a high quality street-fronting condition.



Two-story rowhouses are suitable to General Neighborhood.



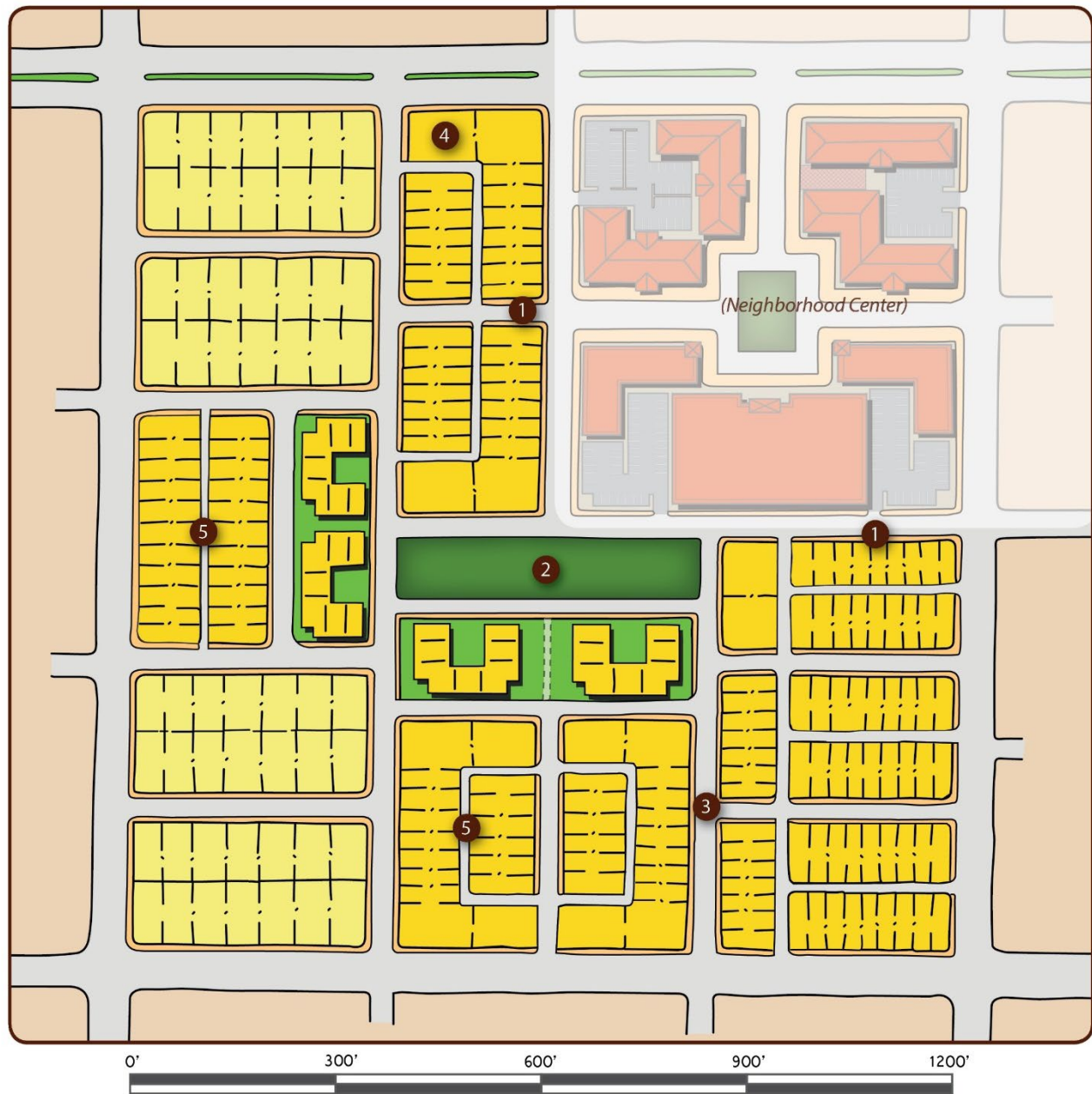
Bungalow courts are appropriate for a desired density of 7-25 DUA.



Alley-loaded townhouses face a narrow, residential street.

Figure 4-6: Examples of General Neighborhood form and character

General Neighborhood



- 1 Diversity of housing in close proximity and well-connected to neighborhood center.
- 2 Neighborhood park located near the center of the community.
- 3 Well-connected street network with 200' x 350' blocks.
- 4 Multiplex/efficiency dwelling housing type fronting arterial.
- 5 Alley-loaded attached building types can be used for narrow lots.

Figure 4-7: Illustrative land use diagram for desired character and form of General Neighborhood.



Figure 4-8: Illustrative renderings of General Neighborhood form and character (Source: Sargent Town Planning)

URBAN NEIGHBORHOOD

INTENT AND PURPOSE

Urban Neighborhoods create a high-intensity, walkable, transit-ready neighborhood with a variety of types of housing - predominantly multi-family of various types. Urban Neighborhoods should be located in close proximity to high quantities of commercial, civic and recreational uses. The value of the Urban Neighborhood derives from its compactness, and the degree to which it allows a larger number of residents to live near one another, within easy walking distance of parks, schools, shops, transit and employment.

INTENDED PHYSICAL CHARACTER

The design character of an urban neighborhood is defined by its buildings, with smaller setbacks and smaller yard area per household. This compression of more building and more activity into each block requires vehicular access, parking and services be provided primarily by alleys, to avoid degrading the pedestrian quality of the streetscapes. The design quality of public open spaces and private frontages is especially critical to making a comfortable living environment for neighborhood residents.

ALLOWED LAND USES

Primarily multi-family residential. Support retail, office, civic and recreational uses may be allowed in limited quantities. Small numbers of single-family homes may be allowed.

DEVELOPMENT INTENSITY

DU/AC = 20 – 38 DU/AC with 30 DU/AC average for new projects

FAR = 0.5

NETWORK AND CONNECTIVITY

1. The street network should be highly interconnected with pedestrian friendly blocks, between 400 and 500 feet long in most cases. Block depths are generally 250 to 300 feet to allow space for alley-accessed parking at the rear of lots. The block perimeter should be no more than 2,400 feet
2. Neighborhoods must be designed with at least one through street every 800 feet, unless the community design value of natural elements – such as waterways, hills or sensitive habitats – warrant compromise. Considerations warranting such compromise do *not* include increasing the number of lots or reducing the connectivity within a neighborhood or adjoining neighborhoods.

STREET DESIGN

1. Streets should be as narrow as practical to encourage slow, safe driving speeds, with curbside parking on both sides. Recommended curb to curb dimensions range from 34 to 36 feet, depending on expected traffic volumes.
2. Sidewalks (minimum of six feet) should be provided on both sides of the street, separated from the curb by a parkway strip at least six feet wide. On streets with multi-family housing, portions of the parkway strip may be paved to facilitate higher parking volume.
3. Trees should be planted approximately 30 to 40 feet apart to provide a canopy and shade to enhance neighborhood character and identity. Deciduous trees and those with broad, shading canopies are preferred.

PARKS AND OPEN SPACE

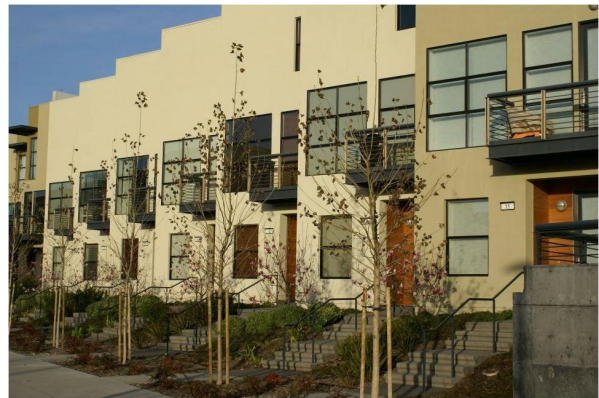
1. Mini Parks and Neighborhood Parks should be integrated into the neighborhood, within approximately a quarter-mile distance of at least 75 percent of the dwelling units. Other allowed park types include Plazas/Greens and Greenways/Trails.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 60 percent.
2. Buildings should generally have front and rear yards.
3. Desired building types are Rowhouse/Townhouse, Garden Apartment and Urban Apartment.
4. The main entrance to each building should be located within the front façade, accessed directly from the street and designed to welcome visitors.
5. Building heights are generally two to ~~three~~-four stories.
6. Vehicular access should be provided through an alley at the rear of the lot or a driveway connecting to the street. Driveways from the street, when necessary, should be as narrow as practical – and not more than 18 feet wide.



Three-story apartment complex with a landscaped setback.



Narrow townhouses contribute to a dense, walkable place.



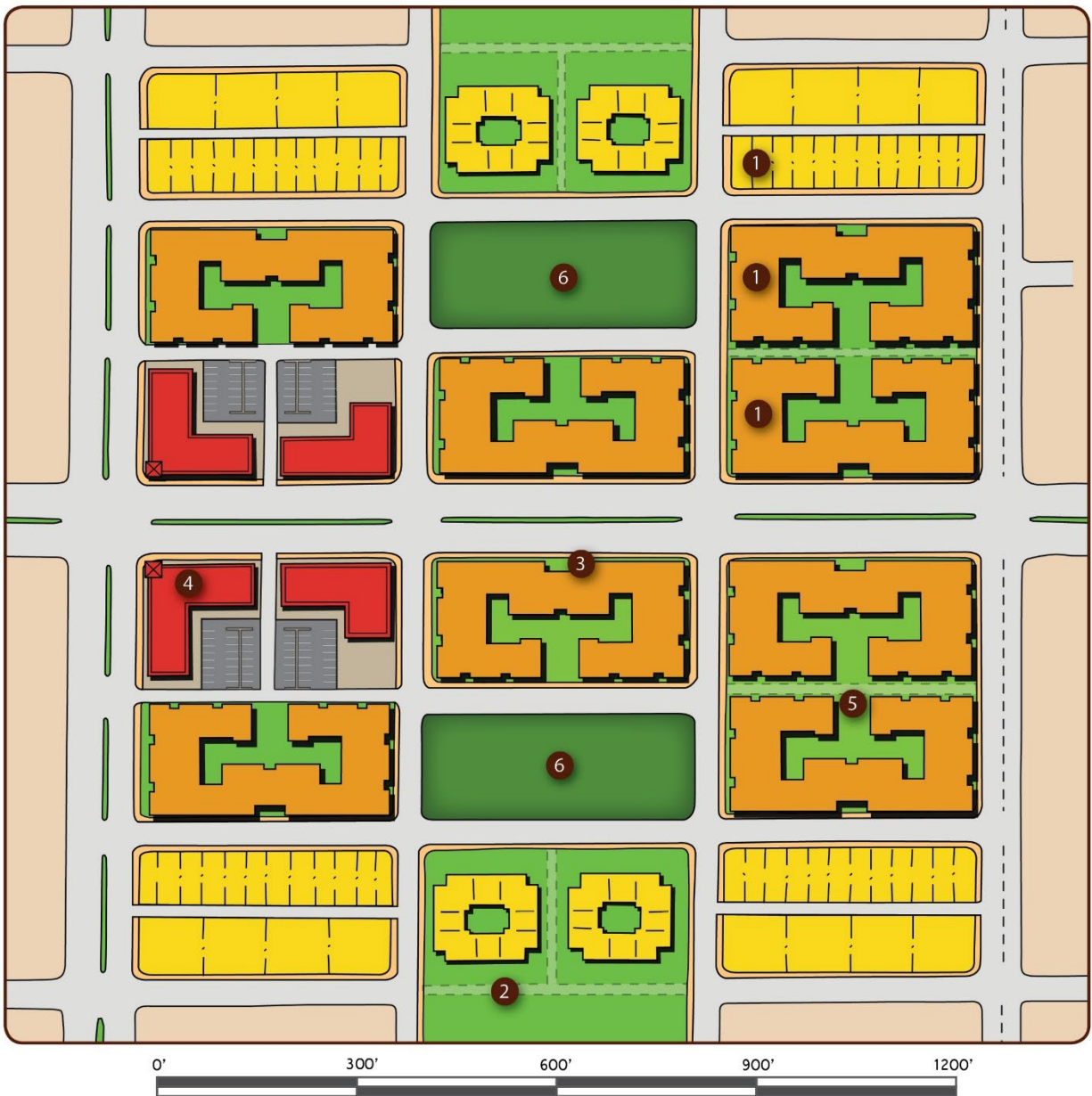
Garden multiplexes with common entrances and private yards.



Three-story modern townhouses with tuck-under parking.

Figure 4-9: Examples of Urban Neighborhood Form and Character

Urban Neighborhood



- 1 Mix of housing types, including townhouses, courtyard housing, and apartment buildings.
- 2 Pedestrian pathways allow mid-block connections.
- 3 Residential entrances located to the front.
- 4 Commercial uses within walking distance of residents.
- 5 Block sizes of approximately 300 to 400 feet.
- 6 Open spaces serve as amenity for residents.

Figure 4-10: Illustrative land use diagram for desired character and form of Urban Neighborhood Form.

CENTER DESIGNATIONS

Centers are commercial areas with a compact and walkable environment and a mix of primarily non-residential uses. Some Centers are retail and service commercial oriented and provide concentrations of goods and services that residents of the nearby neighborhoods need for their daily lives. Others provide concentrations of jobs, civic and cultural uses. Multi-family residences may also be integrated into Centers, often on upper floors of buildings above ground-floor businesses.

This General Plan presents three different Centers, each with a slightly different character and non-residential intent. Retail-oriented Centers will vary in size but are generally located on larger, cross-town avenues, where they have the benefit of significant amounts of pass-by traffic as well as connections back into adjoining neighborhoods. In some areas near the middle of town, Centers may extend along major avenues in a form similar to strip commercial but with a stronger pedestrian orientation. There can be town-scale buildings that address the avenue and neighborhood streets that provide high quality pedestrian and bicycle connections to nearby residences. In such cases, the Centers become “corridors” (or linear Centers) that derive value from the traffic on the avenue while buffering the flanking neighborhoods from the busier corridor environment.

Like neighborhoods, the design character and mix of commercial types will vary by center and by location within town but all should have the following common characteristics:

- A diversity of architectural styles.
- A variety of attractive, green, walkable streets that provide a safe environment for pedestrians, bicyclists and children.
- Comfortable walking and biking access to nearby neighborhoods.
- An interconnected street network designed to provide abundant routes connecting to adjoining neighborhoods, districts and corridors – for walking, biking and short car trips.

Based on these characteristics, the Coachella General Plan identifies three designations for the creation of centers within the City. These are:

1. **Neighborhood Center:** Provides for a concentration of neighborhood-serving commercial businesses and civic amenities - often mixed with multi-family housing - within convenient walking or biking distance of nearby neighborhoods.
2. **Downtown Center:** Serves to bring the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. The hallmark of Downtown Coachella is unique local goods, services, culture and society.
3. **Urban Employment Center:** Provides for a range of employment uses to help expand and diversify the City’s economy and transform Coachella from a small town into a full-service city. These centers are the primary location for office and professional jobs, supported by retail, services and homes.

~~3-4.~~ Downtown Transition: Serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran’s Park and City Hall.

NEIGHBORHOOD CENTER

INTENT AND PURPOSE

This designation creates a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. Centers provide gathering places for the residents of surrounding neighborhoods and are ideal locations for high-quality transit stops.

INTENDED PHYSICAL CHARACTER

Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

ALLOWED LAND USES

Primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood.

DEVELOPMENT INTENSITY

DU/AC = 15 – 40

FAR = 0.5 – 1.5

NETWORK AND CONNECTIVITY

1. Blocks may be large, up to 800 by 800 feet to accommodate parking required for such commercial centers. These blocks should be subdivided into smaller “virtual blocks” with dimensions in the 400- to 500- foot range by major driveways or internal streets that include sidewalks on at least one side, detailed as small streets within individual projects. The streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists.
2. Block perimeters should be no more than 3,200 feet and Neighborhood Centers must be connected to adjacent neighborhoods and other areas at least every 600 feet, except where connections cannot be made because of physical obstacles, such as prior platting of property, construction of existing buildings or other barriers, slopes over 20%, water bodies, railroad and utility rights-of-way, existing limited access motor vehicle rights-of-way and existing parks and dedicated open space.

ICSC CENTER TYPE CORRELATIONS

While Coachella’s Neighborhood Centers are envisioned as shopping centers and centers of social life – as well as possessing physical design characteristics particular to Coachella – the close parallel among the center types defined by the International Council of Shopping Centers (ICSC) would be the eponymous Neighborhood Center, providing a super market and other shops and restaurants to meet the daily and weekly shopping needs of residents.

STREET DESIGN

1. New internal streets should be designed for pedestrians and vehicles with comfortable sidewalks and vehicle lanes that are 10 feet wide in most cases, and up to 12 feet to accommodate

back-out movements from angled parking spaces. Parallel parking lanes should typically be 8 feet wide.

2. Sidewalks 10 to 18 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters approximately 30 feet on center.
3. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage.
4. Streets along major roadways may be wider but should be designed to be comfortable and safe for pedestrians and cyclists while also accommodating the needs of vehicles.

PARKS AND OPEN SPACE

1. Open spaces in Centers generally take the form of Plazas and Greens and should be flanked by active ground floor retail or restaurant uses and in some cases ground-floor residences. Mini Parks with playgrounds could also be utilized as a park type within Centers.

URBAN FORM GUIDELINES

1. A variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use.
2. Building entrances are direct from the sidewalk, generally via shopfronts.
3. Building heights are generally one to three stories.
4. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys.



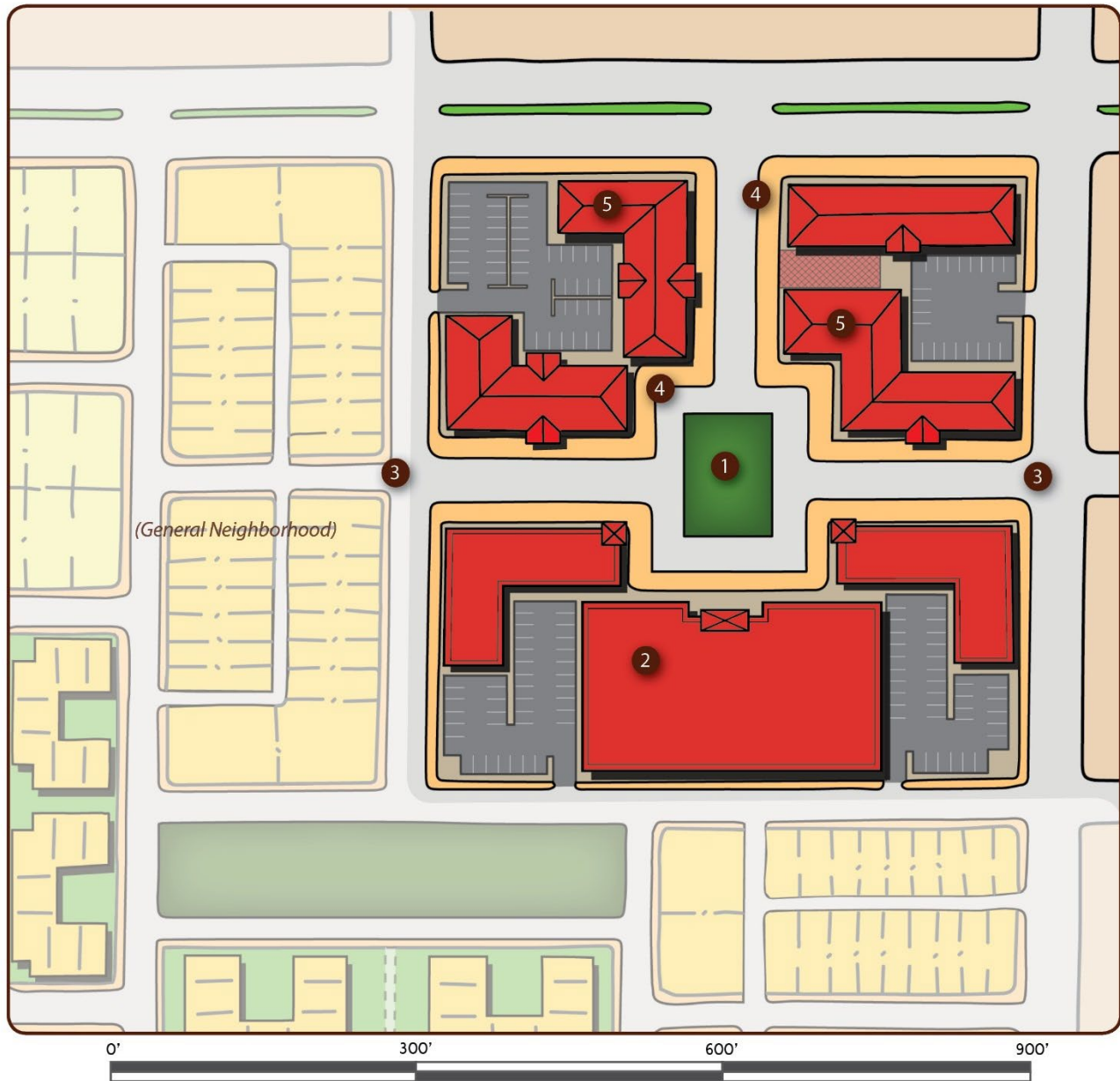
Neighborhood-serving commercial with a mix of upper-floor uses.



Two-story corner building with flats above storefronts.

Figure 4-11: Examples of Neighborhood Center Form and Character

Neighborhood Center



- 1 Green space integrated into design provides gathering place.
- 2 Supermarket or other large format retail store anchors neighborhood center.
- 3 Connections to surrounding neighborhoods allow residents to walk to shops.
- 4 Wide sidewalks (15 -18 feet) and buildings near edge of sidewalk create walkable shopping environment.
- 5 "Main street"/mixed-use buildings with minimal setback provide opportunities for local-serving retail.

Figure 4-12: Illustrative land use diagram for desired character and form of Neighborhood Center.



Figure 4-13: Examples of Neighborhood Center form and character. (Source: Sargent Town Planning)

DOWNTOWN CENTER

INTENT AND PURPOSE

As Neighborhood Centers bring residents of surrounding neighborhoods together by providing a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City.

While many of Coachella's other Centers and Districts are focused on bringing goods and services from around the region and the world to the residents of the City, the hallmark of Downtown Coachella is unique local goods, services, culture and society.

Downtown should integrate the seat of city government, include a higher educational institution and provide a variety of space for local startup businesses, local theater and entertainment, boutiques and studios focused on local goods, arts and crafts and restaurants featuring fresh local foods and produce. Most importantly, the Downtown is a place that belongs to all of the people of Coachella and provides a space where they can meet and greet one another as they enjoy the life of their town.

INTENDED PHYSICAL CHARACTER

Every Downtown street is designed as an outdoor room, defined by active building facades and frontages that provide valuable addresses for shops, restaurants, hotels, residences and community facilities of many kinds. Plazas and squares punctuate the network of streets, providing larger, comfortable spaces for formal and informal gatherings, outdoor dining, public markets and special events.

Buildings define the public realm with arcades, galleries and awnings that provide welcome shade for pedestrians. Large trees offer shade on hot days and moderate winds make open spaces more inviting.

ALLOWED LAND USES

A diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation.

DEVELOPMENT INTENSITY

DU/AC = 20 – 65

FAR = 0.5 – 3.0

"PUEBLO VIEJO IS THE CIVIC AND CULTURAL HEART OF COACHELLA. THE COMMUNITY IS PROUD OF THE HISTORIC CHARM, LOCALLY-OWNED BUSINESSES AND VIBRANT CIVIC CENTER. AS YOU ENTER THROUGH THE ATTRACTIVE GATEWAYS ON SIXTH STREET, YOU ARE IMMERSSED IN A LIVELY STREET SCENE OFFERING SHADY WALKWAYS, COOLING WATER FOUNTAINS, OUTDOOR DINING AND UNIQUE SHOPPING. ONCE EMPTY LOTS ARE NOW FILLED WITH MIXED-USE BUILDINGS THAT RESPECT THE HERITAGE, CLIMATE AND COMMUNITY VALUES. FAMILY-FRIENDLY EVENTS AND FESTIVALS FILL THE STREETS AND PUBLIC SPACES. AS YOU RELAX IN THE CLEAN, WELL-MAINTAINED CIVIC CENTER CORE, YOU KNOW . . . YOU HAVE ARRIVED IN PUEBLO VIEJO!"

PUEBLO VIEJO REVITALIZATION PLAN (MARCH 2010)

ICSC CENTER TYPE CORRELATIONS

While Coachella's Downtown is envisioned as much more than a shopping center, to the extent that a concentration of retail businesses can be attracted to and organized within the Downtown, the closest parallel among the center types defined by the International Council of Shopping Centers (ICSC) would be the Theme or Festival Center, as it emphasizes a unique theme (Coachella and the Coachella Valley) along with restaurants and entertainment.

NETWORK AND CONNECTIVITY

1. Blocks are 300 by 400 feet (the approximate size of the existing blocks in Downtown Coachella). Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks. Selected blocks may be larger if necessary to accommodate special uses such as theaters, college facilities or major municipal parking structures but multiple paseos should be provided in such blocks to ensure a high degree of connectivity and amenities for pedestrians.

STREET DESIGN

1. Downtown streets should be designed for slow driving speeds, convenient curbside parking and easy and safe pedestrian movement. Large delivery or emergency vehicles must be accommodated but the geometry of intersections and crosswalks should favor the pedestrian in all cases.
2. Vehicular lanes should be 10 feet wide in most cases, and up to 12 feet to accommodate back-out movements from angled parking spaces. Parallel parking lanes should typically be eight feet wide, although seven feet is sufficient along residential frontages.
3. Sidewalks of 14 to 20 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters approximately 30 feet on center.
4. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms can provide vertical accents in selected locations but should generally be used sparingly in combination with canopy trees that provide shade.

PARKS AND OPEN SPACE

1. Open spaces in the Downtown will generally take the form of Plazas, Squares, Courtyards and Paseos. In limited instances, Mini Parks and Neighborhood Parks would also be acceptable.

URBAN FORM GUIDELINES

1. An overall diversity of building types is allowed and encouraged. The allowed types are: Rowhouse/Townhouse; Garden Apartment; Urban Apartment and Main Street/Mixed Use.
2. Building entrances are direct from the sidewalk, via shopfronts, arcades, galleries and forecourts for shops and restaurants, and via stoops, dooryards or porches for residences.
3. Building heights are generally two to five stories, with taller buildings toward the Downtown core.
4. Vehicle access is designed to minimize impact on the pedestrian environment. Parking lots are located internally to blocks and accessed via side streets, alleys or with a minimal number of intrusions in the sidewalk.
5. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown subarea.



Main street shopping corridor with mid-block paseo.



Pedestrian-scaled frontages.



Two-story of residential above ground floor shops.



High-quality streetscape.



Mixed-use apartment building with pedestrian arcade.



Open space in Downtown Coachella.



Pedestrian zone.

Figure 4-14: Examples of Downtown Center form and character

DOWNTOWN TRANSITION

INTENT AND PURPOSE

The Downtown Transition area refers to the parcels surrounding Veterans' Park and City Hall. The area is envisioned to serve as a transition between residential and commercial use, using the existing residential structures and maintaining similar density and massing. This designation intends to utilize and improve existing structures, encourages infill development and co-exists with surrounding single-family residential use for convenience services and a transition between automobile uses and the core of the Pueblo Viejo.

INTENDED PHYSICAL CHARACTER

The Veterans' Park, City Hall and Coachella Branch Library create a civic presence in this part of Downtown. The surrounding blocks are expected to transition to provide building facades and frontages that create a gracious and active interface for new shops, restaurants, residences, and community facilities. New buildings define the public realm with arcades, galleries and awnings that provide welcome shade for pedestrians. Large trees offer shade on hot days and moderate winds make open spaces more inviting. The scale of buildings is less dense than that in the Downtown Center.

ALLOWED LAND USES

A diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation.

DEVELOPMENT INTENSITY

DU/AC = > 25

FAR = > 1.5

NETWORK AND CONNECTIVITY

1. Blocks are 300 by 400 feet (the approximate size of the existing blocks in Downtown Coachella). Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks.

STREET DESIGN

2. Downtown streets should be designed for slow driving speeds, convenient curbside parking, and easy and safe pedestrian movement. Large delivery or emergency vehicles must be accommodated but the geometry of intersections and crosswalks should favor the pedestrian in all cases.
3. Vehicular lanes should be 10 feet wide in most cases, and up to 12 feet to accommodate backout movements from angled parking spaces. Parallel parking lanes should typically be eight feet wide, although seven feet is sufficient along residential frontages.
4. Sidewalks of 10 to 14 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters approximately 30 feet on center.
5. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms can provide vertical accents in selected locations but should generally be used sparingly in combination with canopy trees that provide shade.

PARKS AND OPEN SPACE

1. Open spaces in the Downtown Transition subarea will generally take the form of Plazas, Squares, Courtyards and Paseos. In limited instances, Mini Parks and Neighborhood Parks would also be acceptable.

URBAN FORM GUIDELINES

1. An overall diversity of building types is allowed and encouraged. The allowed types are: Rowhouse/Townhouse; Garden Apartment; Urban Apartment and Main Street/Mixed Use.
2. Building entrances are direct from the sidewalk, via shopfronts, arcades, galleries and forecourts for shops and restaurants, and via stoops, dooryards, or porches for residences.
3. Building heights are generally two to three stories to be compatible with the existing fabric.
4. Vehicle access is designed to minimize impact on the pedestrian environment. Parking lots are located internally to blocks and accessed via side streets, alleys or with a minimal number of intrusions in the sidewalk.
5. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown Transition area.



Walkup apartments accessible from the sidewalk with front stoops and landscaping. A mid-block paseo.



Mix of commercial retail uses with wide sidewalks and a comfortable pedestrian environment.



Mix of commercial retail uses with wide sidewalks and a comfortable pedestrian environment. Residential over retail mixed-use featuring arcade design



Commercial use with inviting outdoor space. Mix of commercial retail uses with wide sidewalks and a

URBAN EMPLOYMENT CENTER

INTENT AND PURPOSE

This General Plan designation provides space for a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town to a full-service city. The desired employment uses are office and research and development rather than industrial uses such as manufacturing, distribution and warehouse. The employment uses are supported by retail, service and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in urban setting.

~~SUBAREA~~ INTENDED PHYSICAL CHARACTER

The buildings are configured in an urban format of walkable blocks, attractive streetscapes and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between the buildings and the sidewalk, typical of office or business parks in the Coachella Valley and Western Riverside County.

ALLOWED LAND USES

Office, research and development, live-work, multi-family residential, and support retail.

DEVELOPMENT INTENSITY

DU/AC = 30 – 65

FAR = 0.5 – 2.0

NETWORK AND CONNECTIVITY

1. Blocks should be approximately 400-500 feet in length with a block perimeter of no more than 2,400 feet.
2. Pedestrian connectivity within these centers—and connecting them to adjoining neighborhoods and the Downtown system—are top priorities as that is what will differentiate these centers from the more auto-oriented industrial district closer to the airport. Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks.

STREET DESIGN

1. Streets should be designed for slow speeds, convenient curbside parking and easy and safe pedestrian crossing. Large delivery or emergency vehicles must be accommodated but the geometry of intersections and crosswalks should favor the pedestrian.
2. Vehicular lanes should be 10 to 12 feet wide and parallel parking lanes typically eight feet wide, although seven feet is sufficient along residential frontages.
3. Sidewalks 10 to 16 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters at approximately 30-40 feet on center.
4. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms can provide vertical accents in selected locations but should generally be used in combination with canopy trees that provide welcome shade.
5. In some areas—and particularly in order to attract a large employer to locate in these center—it may be appropriate for several blocks to be joined together as a campus environment with

pedestrian-only paths that connect to the streets of the surrounding district and neighborhoods. This configuration should not be used for speculative building development but reserved as a potential enticement to a large user offering significant employment opportunities.

PARKS AND OPEN SPACE

1. Open spaces in the Urban Employment Centers will generally take the form of public Plazas/Greens, Mini Parks and perhaps a Neighborhood Park. Greenways/Trails may also be used to connect open spaces throughout the area and provide connectivity to adjacent areas.

URBAN FORM GUIDELINES

1. The primary building types allowed should be Office/R&D and Mixed Use/Main Street. Other allowed building types are Garden Apartment and Urban Apartment. Rowhouses/Townhouses may be allowed in limited circumstances to serve as a transition to lower density residential uses.
2. Buildings with ground-floor shopfronts are generally built to the sidewalk and office or R&D buildings may be set back behind shallow front yards or forecourts.
3. Building entrances are directly from the sidewalk, via forecourts, shopfronts, dooryards, stoops and porches.
4. Building heights are generally two to five stories.
5. Vehicular access is provided to parking lots or structures by alleys and driveways. Services and trash should be located behind the buildings in alleys or rear parking areas.
6. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown subarea. Concrete buildings—including good quality tilt-up buildings designed with appropriate urban facades—as well as buildings clad with metal are appropriate except in the Downtown subarea.



Office building with special corner treatment.



Cluster of office buildings.



Typical two-story office building.



“Corporate campus” style development pattern which attracts larger employers by virtue of the enhanced public realm.

Figure 4-15: Examples of Urban Employment Center form and character. (Source: Sargent Town Planning)

Urban Employment Center



- 1 Typical block size is 300' by 400'.
- 2 Ground floor retail provides services for workers.
- 3 Public spaces interspersed throughout office buildings.
- 4 Wide sidewalks (15 to 20 feet wide).
- 5 Residential uses integrated into employment district.
- 6 Buildings front streets, plazas, and parks.
- 7 Retail uses integrated with employment uses.
- 8 Multiple blocks joined together to create 'campus'.

Figure 4-16: Illustrative land use diagram for desired character and form of Urban Employment District.

DISTRICT DESIGNATIONS

Districts are areas of the City that generally have a single or limited number of uses and are more automobile-oriented. They differ from Neighborhoods and Centers in that the most important physical characteristics are the connectivity through the area and the way the districts adjoin (and potentially impacts) adjacent uses. Districts play an important role in the City since they are the primary retail and entertainment areas (Suburban Retail District and Regional Retail District), and provide jobs and economic development opportunities (Industrial District). The Resort District also provides an opportunity for the City to capitalize on the part-time living and hospitality economic sectors.

SUBURBAN RETAIL DISTRICT

INTENT AND PURPOSE

The Suburban Retail District provides concentration of retail businesses—including "big box" and "large format" retailers—in a setting that accommodates the parking requirements of such businesses. It also provides good pedestrian connectivity and town scale buildings adjacent to corridor frontages, bringing shopping amenities and fiscal resources to Coachella without unreasonably disrupting its small-town character.

INTENDED PHYSICAL CHARACTER

Located on major crosstown corridors, retail districts balance the need to provide convenient access and parking for motorists while also providing an attractive shopping environment. Buildings face the street or internal sidewalks with attractive shop fronts. Neighborhood streets connect the center to adjacent neighborhoods and urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

ALLOWED LAND USES

Primarily retail and services, sometimes with commercial uses on upper floors.

DEVELOPMENT INTENSITY

DU/AC = n/a

FAR = 0.35 – 1.0

NETWORK AND CONNECTIVITY

1. Blocks – as defined by public streets – may be very large, up to 1,000 by 1,000 feet to accommodate the parking required for such commercial centers. These blocks should be subdivided into smaller "virtual blocks" with dimensions in the 400- to 500- foot range by major drives that include sidewalks on at least one side, detailed as small streets. The streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists.
2. The internal streets should result in block perimeters that are no more than 3,200 feet.

ICSC CENTER TYPE CORRELATIONS

Coachella's Suburban Shopping Districts – integrating concentrations of larger format retail businesses with Coachella's family-oriented neighborhoods – are expected to be similar in retail tenant mix and functional format to the Community Center type as defined by ICSC. These generally include two or more anchor tenants, and occupy sites between 10 and 30 acres in size.

3. To ensure connectivity with adjacent areas, there must be a vehicle or pedestrian connection at the project boundary every 800 feet.

STREET DESIGN

1. New internal streets and drive aisles should be designed for slower speeds and provide access to the retail areas. Recommended lane widths are 10 to 12 feet, and curbside parking lanes, if any, should be eight feet wide.
2. Sidewalks of six to eight feet wide should be provided on at least one side of the private streets, and 12 to 18 feet wide along the shop front side of private drives.
3. Rows of high-branching deciduous trees with relatively open canopy structure are recommended along the private streets, in order to provide shade and spatially define those streets.

PARKS AND OPEN SPACE

1. Open spaces in Suburban Retail Districts should generally be Plazas/Greens to provide sufficient gathering space for shoppers and visitors. Mini Parks may be appropriate as supporting open space. Greenways/Parkways may be acceptable to link open spaces together.
2. Parking lots should be defined by rows of high-branching deciduous trees to provide shade and improve the visual appearance. The location of trees should be balanced with the desire to provide visibility from the major thoroughfare.
3. Drainage swales planted with drought tolerant native species are recommended between parking rows to manage storm water flow, improve stormwater quality and provide locations for planting trees.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 30 percent and building heights are generally one ~~and to two-three~~ stories.
2. The allowed building types for this District are Suburban Retail and Main Street/Mixed Use.
3. Buildings with ground-floor shop fronts are generally built to the sidewalk or walkway and are generally attached, with no side yards. Service functions (loading and trash pickup) should occur at the rear, where employee parking may also be provided to reduce the required size of front parking lots to the minimum needed for customers.
4. Vehicular access is provided to parking lots via private streets (a.k.a. common drives detailed as small streets) by driveways from adjacent neighborhood streets and by service alleys.

Suburban Retail District



- ① Liner buildings front major streets.
- ② Connections to surrounding neighborhoods improve access.
- ③ Parking lots are mostly set back from major streets.
- ④ Private, internal driveways service retail parking lots.
- ⑤ Service functions occur at the rear of building and must be separated from adjacent uses.

Figure 4-17: Illustrative land use diagram for desired character and form of Suburban Retail District.



Gateway feature at entrance to suburban retail center.



Typical façade rhythm for retail center.



Retail center that provides pedestrian speed table in front.



Parking lots may be located in front, below or on top of retail.



Retail center composed of scattered one to two-story buildings, with high visibility signage.

Figure 4-18: Examples of Suburban Retail District form and character. (Source: Sargent Town Planning)

REGIONAL RETAIL DISTRICT

INTENT AND PURPOSE

This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment.

INTENDED PHYSICAL CHARACTER

Like the other Centers and Districts of Coachella, the Regional Retail District is organized into blocks by a combination of public and private streets that provide addresses for the businesses and organize access and parking for them. The blocks of this District may be the largest in Coachella, with buildings, landscape and signage similarly scaled up in size, but not neglecting the importance of creating a comfortable and attractive pedestrian environment for shoppers.

ALLOWED LAND USES

A wide range of retail, lodging, entertainment and residential uses.

DEVELOPMENT INTENSITY

DU/ac = 10 – 15

FAR = 0.35 – 2.0

NETWORK AND CONNECTIVITY

1. The block size will vary depending on the type of uses. The majority of retail, residential and commercial uses should strive for blocks of no more than 1,000 feet in length with a block perimeter of no more than 4,000 feet.
2. Where large blocks exist, pedestrian and bicycle connections, which could be realized as sidewalks, bicycle paths and multi-use paths, should ideally occur as frequently as every 400 to 500 feet. Also, in pedestrian-oriented retail and residential environments, these blocks should be subdivided into smaller “virtual blocks” with lengths in the 400- to 500- foot range by major drives that include sidewalks on at least one side, detailed as small streets. The streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists.

ICSC CENTER TYPE CORRELATIONS

Among other uses, Coachella’s Regional Retail District will allow shopping environments similar to a number of the ICSC Center Types, including Regional Center, Superregional Center, Power Center and Outlet Center. As Coachella is able to attract significant new retail and entertainment businesses, careful and strategic consideration should be given to their location within the City. Ideally, tenants with a very large trade area should be allocated to the Regional Retail District tenants with a trade area focused more on Coachella and neighboring towns to the Suburban Retail District, and smaller scale tenants focused on food and entertainment to the Downtown.

STREET DESIGN

1. Street widths may vary depending on the adjacent uses, with some streets carrying high traffic volumes.

2. All streets should create safe and comfortable pedestrian accommodations with sidewalks, trees and safe pedestrian crossings. Sidewalks six to eight feet wide should be provided on at least one side of the private streets, and 12 to 18 feet in front of retail projects. On other major roadways, sidewalks shall be at least eight feet and separated from the vehicle travel lanes planting strips and by on-street parking or street trees. Soundwalls and other similar barriers should be avoided, except adjacent to freeways.
3. Rows of high-branching deciduous trees with relatively open canopy structure are recommended along the pedestrian-oriented streets, to provide shade, to spatially define those streets and the parking lots they organize, while providing visibility of buildings and signage.

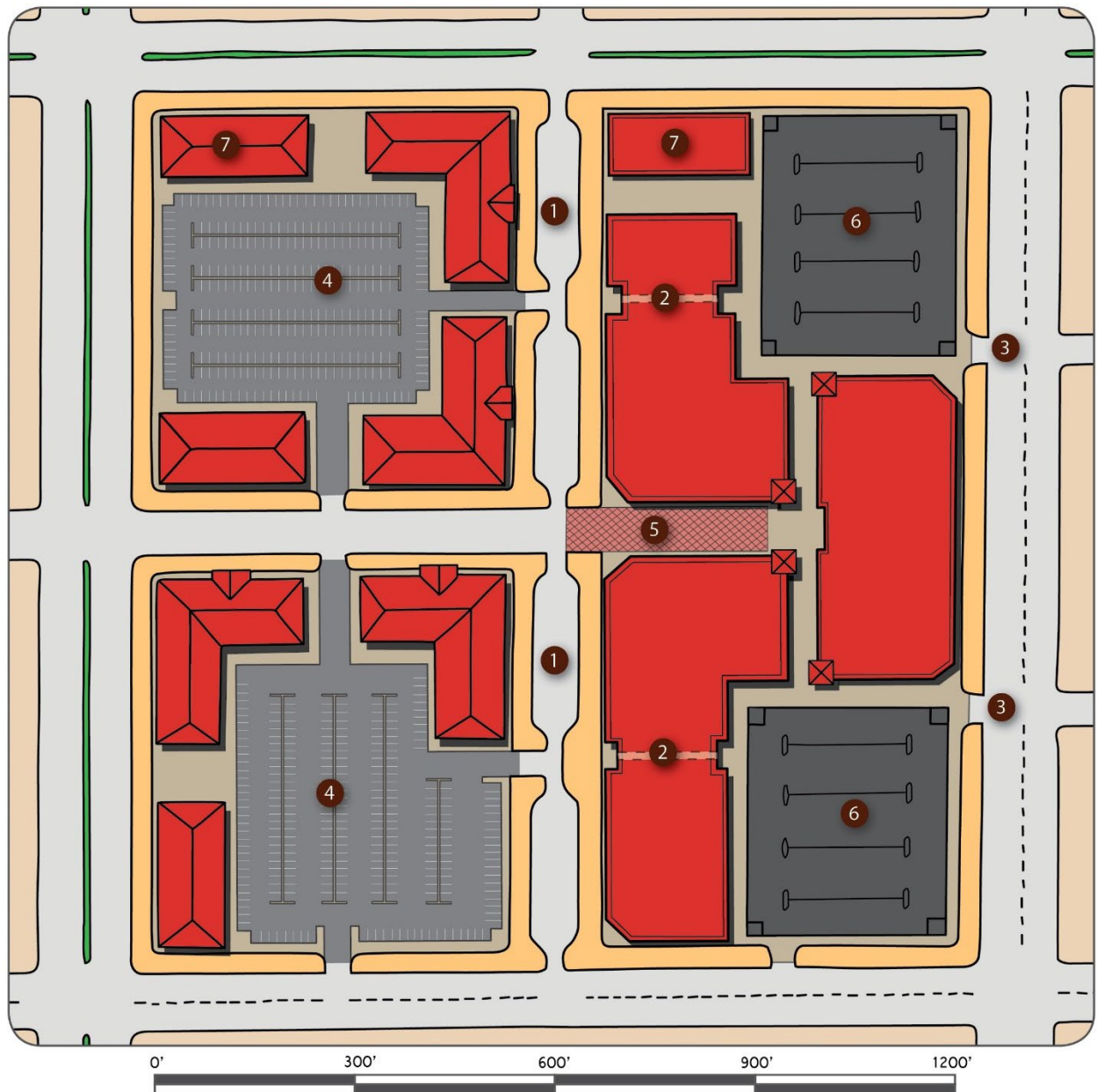
PARKS AND OPEN SPACE

1. A variety of open spaces allowed depending on the uses. These include Mini Parks, Community Parks, Plazas/Greens and Greenway/Trails.

URBAN FORM GUIDELINES

1. The primary building type envisioned for this designation is Suburban Retail. Other building types allowed include Main Street/Mixed Use, Urban Apartment and Rowhouse/Townhouse.
2. Building heights are generally one and two stories but may be up to four stories, particularly for mixed use projects. Exceptions may be made in special circumstances such as hotels, iconic buildings or structures.
3. The District—including its streets, buildings, parking fields and signage—should be designed for the comfort and wayfinding of shoppers within the District, while projecting a unique and compelling image from the adjoining highways to entice passersby to become shoppers.
4. Buildings with ground-floor shopfronts are generally built to the sidewalk and are generally attached, with no side yards. Service functions such as loading and trash pickup should occur at the rear, where employee parking may also be provided to reduce the required size of front parking lots to the minimum needed for customers.
5. Vehicular access is provided to parking lots via public and private streets (e.g., common drives detailed as small streets) by driveways from adjacent neighborhood streets, by service alleys and from the primary roadway.
6. Drainage swales planted with drought tolerant native species are recommended between parking rows to manage stormwater flow, improve stormwater quality, and provide locations for planting trees.

Regional Retail District



- 1 Wide sidewalks and on-street parking enhance district character.
- 2 Pedestrian paseos create smaller 'virtual' blocks within larger blocks.
- 3 Connections to adjacent neighborhoods allow residents to walk to services.
- 4 Parking primarily located behind buildings.
- 5 Major plaza creates central activity space.
- 6 Structured parking minimizes surface area needed for parking.
- 7 Commercial buildings front arterials.

Figure 4-19: Illustrative land use diagram for desired character and form of Regional Retail District.



Though most customers arrive by car, a regional retail district can still provide a walkable experience.



Large, nationally recognized anchors occupy significant square footage at a Regional Retail District.



Vast parking lots are necessary to serve regional retailers but facades can still front onto internal streets rather than the lots.

Figure 4-20: Examples of Regional Retail District form and pattern

INDUSTRIAL DISTRICT

INTENT AND PURPOSE

This designation accommodates a range of light and heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic than would be appropriate in the Urban Employment District.

INTENDED PHYSICAL CHARACTER

Coachella's Industrial District is characterized by larger blocks, lots and buildings that would be incompatible with the scale and character of Coachella's neighborhoods and centers. This District accommodates higher concentrations of heavy business activity. Nonetheless, the streetscapes of this District are well landscaped and include good quality pedestrian and bicycle routes so employees and visitors may conveniently arrive by bicycle or transit, while safely and comfortably walk to restaurants and service businesses in the course of their workday.

ALLOWED LAND USES

Industrial and research and development uses, with support retail and office uses.

DEVELOPMENT INTENSITY

DU/ac = n/a

FAR = 0.1 – 2.0

NETWORK AND CONNECTIVITY

1. Blocks – as defined by public streets – may be very large, up to 1,200 by 1,200 feet to accommodate the large buildings, truck loading and outdoor storage functions required for such industrial districts. Whenever practical, these blocks should be subdivided into smaller “virtual blocks” or provide non-motorized through connections with dimensions in the 400- to 600- foot range by major drives that include sidewalks on at least one side, detailed as small streets, organizing large parking areas and providing addresses for buildings within multi-building complexes or campuses.
2. External connections from individual development to adjacent areas shall occur at least every 1,200 feet.

STREET DESIGN

1. Streets are generally wider than those elsewhere in Coachella in order to accommodate higher volumes of large vehicle traffic. Curb to curb widths range from 40 to 60 feet, with curbside parking generally provided on both sides for employees and visitors and center turn lanes where appropriate. Vehicular lanes should generally be 12 feet wide and parallel parking lanes should be a minimum of eight feet wide.
2. Within multi-building complexes or campuses – whether designed for large users or as a multi-tenant industrial development – the major drives should be designed as small streets, defined by rows of “street trees” to project the image of valuable business addresses.
3. Sidewalks of six to eight feet wide should be provided on all public streets and on at least one side of private streets and major drives aisles to improve the visitor/customer experience while encouraging employees to commute by transit.
4. Rows of deciduous trees are recommended along the private streets and within the parking fields to provide shade.

PARKS AND OPEN SPACE

1. Open spaces in the District will generally take the form of small private or public Plazas/Greens to provide comfortable locations for employee breaks, dining areas for District restaurants and play areas for day-care facilities.
2. Neighborhood Parks, with athletic facilities and passive open spaces, are allowed in order to serve employees and visitors.
3. Greenways/Trails are also encouraged to increase non-motorized connectivity through the area.

URBAN FORM GUIDELINES

1. Lot coverage is generally in the 25- to 50- percent range but may be lower for uses with significant outdoor operations and higher for uses requiring only small amounts of parking.
2. Buildings should face the street with simple, attractive facades with main entries and windows, welcoming visitors, providing light and view for the occupants and animating the architecture.
3. Buildings may be set back from the street with appropriate landscaping to provide an attractive visual buffer.
4. Allowed building types are Office/R&D, Industrial and Suburban Retail.
5. Building heights are generally one and two stories but office buildings may be up to three stories. Higher height limits may be allowed if necessitated by specific uses and industries so long as there is no negative impact on health, welfare or the economic development opportunity of other properties in the District or nearby areas.
6. Office functions and activity areas – such as lunchrooms – should be organized at the frontage when feasible to provide a human scale and sense of activity along the streetscapes.
7. Loading functions should be located toward the rear of the property. Employee parking lots should also be located beside or behind buildings when possible rather than in front.
8. Simple modern masonry and concrete architecture is recommended. Large buildings should be organized into multiple simple masses and articulated with fenestration. Galleries, arcades, and projecting sunscreens are recommended architectural elements, providing valuable shade and visual depth to the architecture.
9. Natural masonry, concrete and metal materials that weather and age with grace, are recommended.



Typical two-story industrial/R&D warehouse style building.



Utilitarian architecture is appropriate for industrial districts.



Industrial building with well landscaped pedestrian path.



Large industrial manufacturing facility provides head of household jobs but should be distant from residential districts.

Figure 4-21: Examples of Industrial District form and character

RESORT DISTRICT

INTENT AND PURPOSE

This designation creates a neighborhood organized around a recreational, entertainment or vacation destination, providing a range of residential options, neighborhood-serving retail, service and restaurant amenities, and, in some cases, lodging. This designation also allows a range of entertainment and destination uses not allowed in other areas, such as theme parks, that require large amounts of land and that draw visitors to the City.

INTENDED PHYSICAL CHARACTER

The design of resorts will vary, depending upon the core amenities or intended market niche. However, a resort by its nature must be a place where visitors will go out of their way to spend time, thus must present a cohesive, comfortable and attractive vacation environment. In general, there is significant flexibility on the internal design of resorts. Critical to the City is visual appearance of the outside of the resort so its location does not affect the overall connectivity, and the economic development benefits that result for the City. This designation also provides for flexibility for certain uses, such as theme parks or large entertainment venues, which may not be able to meet the urban and pedestrian-oriented standards of other designations.

ALLOWED LAND USES

Residential, lodging, recreational and support retail and commercial services. Theme parks, sports venues and specialized entertainment uses are also allowed within this designation.

DEVELOPMENT INTENSITY

DU/AC = up to 8¹

FAR = 0.10 max, exceptions may be made for certain entertainment uses such as theme parks.

NETWORK AND CONNECTIVITY

1. An internal street network is not defined for resorts. However, residential resorts with a variety of housing types should follow the same general design principles as the Neighborhood General destination.
2. Resorts, by reduced vehicular connectivity, should be located and designed to not unreasonably disrupt the overall connectivity of Coachella. Accordingly, it is recommended they be located adjacent to elements that inherently impede such connectivity, such as the highways, the canal, and the river. Properties abutting the southerly/westerly edge of the canal are particularly suitable for resorts, being adjacent to the open space of the canal and connecting to the linear park and trails that will flank the canal, which should be designed to accommodate pedestrians, bicycles and horses. External connections around and through the resort should be at minimum

¹ Within Resorts, the distinction between lodging and vacation rentals may become blurred. A mix of houses, casitas, small multi-family buildings and larger hotels could be mixed within a single resort, making dwelling units per acre an inadequate metric. Such facilities should occupy buildings from one to four stories, having a town scale and Coachella character, which will be determined on a case-by-case basis.

every quarter-mile but exceptions may be made depending on the location and the proposed uses.

3. Resorts may be gated and provide limited public access.

STREET DESIGN

1. Streets internal to resorts may be designed according to the specifications of the resort developer. However, residential resorts with a variety of housing types should follow the same general design principles as the Neighborhood General destination.
2. Streets on the perimeter of the resort may vary based on location but all streets should provide comfortable pedestrian amenities such as sidewalks (of at least five feet in width), street trees (planted approximate every 40 feet) and safe pedestrian crossings.

PARKS AND OPEN SPACE

1. Parks should be integrated into the resort design in the form of Plazas/Greens, Mini Parks, Special Use Parks and Greenways/Trails. Parks internal to the resort may be private, however public parks outside of the project must be provided to meet City standards.

URBAN FORM GUIDELINES

1. A range of building types are allowed to suit the needs of the resort developer and expected clientele and types other than these are allowed so long as there is no negative visual or aesthetic impact to areas outside of the resort.
2. Building heights should generally be between one and four stories but higher limits may be allowed in certain circumstances such as larger hotels or other structures.



Roundabout circulation entrance is acceptable for resorts.



Tall vertical landscaping elements mark entrance to a resort.

Figure 4-22: Examples of Resort District form and character

SPECIFIC PLANS

This designation provides unique projects the City entitles under a Specific Plan. State legislation provides for the preparation and use of Specific Plans as focused implementation tools for individual developments in a defined area. In the future, the City may see fit to process and entitle special projects that may not be easily described by this General Plan and a Specific Plan would be an acceptable approach for approving such a project. If a Specific Plan is approved, that document defines the parameters of the land uses and character. However, under this General Plan designation, should an area of land be designated as “Specific Plan” and a Specific Plan be prepared for the area, the Specific Plan must conform to the Vision, Goals, and Policies of this General Plan. Additionally, when possible, the General Plan designation presented here should be used by any future Specific Plans.

At the time of this General Plan update, the City had numerous approved Specific Plans in place for various areas of the City. Given the change in the housing market and other economic and demographic changes, many of the City’s Specific Plans are undergoing revisions or expected to undergo revisions. Following The following, is a brief summary of the nature and status of the City’s larger Specific Plans.

LA ENTRADA

The La Entrada Specific Plan provides for approximately 2,200 acres on the eastern edge of the City, providing for approximately 7,800 residential units, 135 acres of mixed-use, elementary schools, 343.8 acres of parks, multi-purpose trails and 556.9 acres of open space.

COACHELLA VINEYARD

The Coachella Vineyard Specific Plan provides for 807 units in the southeastern area of the City.

BRANDENBURG BUTTERS SPECIFIC PLAN

The Brandenburg Butters project provides for 71.5 acres of commercial uses and 1,381 dwelling units.

EAGLE FALLS

The Eagle Falls is a Specific Plan that is within the boundaries of Coachella (60 acres) and Indio (30 acres) on a 90-acre site with plans for 295 units, of which 202 units will be within the City of Coachella. The Specific Plan provides for a gated golf course community and is included as a part of the Cabazon Band of Mission Indians Fantasy Springs Master Plan.

SHADOW VIEW

The Shadow View Specific Plan provides for a single-family residential community consisting of 1,600 dwelling units on 380 acres, a mixed-use commercial center on 100 acres, and a 37-acre park. The commercial site has a residential overlay that provides an option to construct up to 1,000 high-density residential units.

PUBLIC DESIGNATIONS

This category of General Plan designations is intended for a variety of public uses including parks, schools, public buildings and other similar uses. These areas host community services and/or educational, cultural, administrative and recreational facilities often located within a well-landscaped setting. These areas provide a public function and often include a significant amount of parking to accommodate users of the facilities. It should be noted many of the public uses are also allowed and located in other General Plan Designations.

PARKS AND OPEN SPACES

Parks and Open Spaces provide for the preservation, continued growth and enhancement of Coachella's parklands, recreational areas and surrounding open spaces. Open spaces are areas intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection and/or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf, natural areas, trails and public golf courses.

The following describes the variety of Parks and Open Space types included in the General Plan and additional details can be found in Table 6-1, Parks Classification Standards, within the Sustainability and Natural Environment Element:

Mini Parks. Mini Parks are spaces that exist primarily in residential areas or adjacent to light business zones and have features such as grass, shade, trees, passive areas, green space, shelters, native plant life, playgrounds and play structures. Use is limited to the local neighborhood. They may be realized in "tot-lot" configurations that provide secure recreational space for small children and typically include equipment such as swings, slides, 'monkey bars' and sandboxes while leaving sufficient room for people to sit and enjoy the space. The size of Mini Parks varies but should be up to 1.5 acres in size and are intended to serve a population within a walking or short biking distance.

Plazas/Greens. Plazas and Greens have the widest variety and the most intense activities of all open spaces. Plazas and Greens serve as formal or informal community gathering spaces. Plazas are unique to the City of Coachella and represent a connection to the culture of the community. These park types are often shaped primarily by building frontages. Plazas are shaped primarily by building frontages, primarily hardscape with occasional landscape in planters or containers. Greens are landscaped open areas located at the center of a community. Features may include gazebos, water features, trees, shade, performance areas, public artwork and other similar features. Plazas and Greens vary in size but are typically no larger than two acres.

Neighborhood Parks. Neighborhood Parks are larger than Mini Parks and provide large unobstructed areas for passive or active recreation throughout neighborhoods. Neighborhood Parks often contain community gardens and playgrounds and are primarily landscaped. Neighborhood parks are between approximately 1.5 acres and 15 acres in size. These parks provide features such as grass, trees, restrooms, tot-lots, picnic and shade shelters, grills, playground equipment, open fields, informal sport areas, swimming pools and neighborhood/community centers. Neighborhood Parks have a service area of about a 2.5-mile radius.

Community Parks. Community Parks are larger than Neighborhood Parks and the largest of formal (non-natural) open spaces for the purpose of providing regionally-oriented areas for passive or active recreation. Community Parks may contain large grass areas, large picnic and shelter areas, restrooms, on-site parking, swimming pool, community centers, sports arenas/complexes, entertainment areas and special features such as skateboard areas, outdoor theaters, disc golf, exercise stations, ponds and water features. Community parks are approximately between 10 and 45 acres in size (but may be larger under special circumstances) and have a service area of greater than 2.5 miles in radius.

Special Use Parks. Special Use Parks are not located in residential areas. Features might include large scale sports complex, special events site (such as fairs and festivals), gardens, concessions, trails, natural/open space, lakes and animal uses.

Nature/Open Space. Nature areas are generally free from development and respect the natural environmental characteristics that serve as preservation of natural, cultural and archeological resources. Specific uses include natural parks, habitat, floodplains and areas with permanent open-space easements. In some cases, Open Space also includes working lands such as farming, ranching and mining.

Greenway/Trails. Greenways and Trails are community- and regionally-oriented, active and passive open spaces. Greenways and Trails traverse or define multiple neighborhoods and can have natural or identified paths and trails. Greenways may be opportunistic such as the reclaiming of areas within overhead utility easements or may be in response to natural conditions such as an existing natural feature such as a river, canal or seismic hazard area.

Linear Parks. Linear parks are a special type whose primary purpose is to connect parks, entry ways and transportation routes with unique features. These parks and the trails may be concrete, asphalt, or crusher fine, among other options.

SCHOOLS

This designation is intended for public schools, including elementary, middle and high schools and colleges and universities within the City of Coachella. Public K through 12 schools will vary in size but all new schools should be located within or adjacent to neighborhoods to enable students to walk and bike to school. Schools should not be designed as fenced and walled-off campuses. Colleges and universities should be encouraged to integrate uses such as residential, retail, services and other public facilities in and around their campuses to augment the economic vitality of the neighborhood. They should ensure other public enhancements that contribute to a greater quality of life in Coachella, such as arts, culture, athletics, public lectures and/or medical facilities are accessible to the community.

PUBLIC FACILITIES AND BUILDINGS

This designation provides for governmental buildings and facilities to ensure a high quality of life for residents of Coachella. A wide range of public uses in this designation include city hall, libraries, community centers, senior centers, fire stations, police stations, corporate yards and similar uses. Given the activities that occur in public facilities and buildings, the urban design will vary greatly from use to use. The majority of public facilities and buildings should be located in Downtown, Neighborhood Centers or integrated within neighborhoods to ensure they are central to the residents they intend to serve. Locating city office in remote, auto-oriented areas shall be discouraged.

BUILDING TYPES

All complete cities have a wide variety of types of buildings that vary depending on the use, location and intended intensity of development. While there are a large number of building types, the following are the types that will help implement the City's vision. The information below provides a general description of the building type and general rules of thumb on the density and lot size for each type. These summaries are meant to be guides rather than standards. Other types may be used as long as they conform to the vision and character defined in this General Plan.

SINGLE-FAMILY HOUSE

A building surrounded on all four sides by setbacks and may contain one dwelling unit and/or commercial use as allowed by the zone. On-site open space is provided through a rear yard. The intensity range varies from very low density rural settings of one unit per 40 acres or large to upwards of eight units per acre. Lot areas are a minimum of 5,000 square feet.



DUPLEX/TRIPLEX/QUADPLEX HOUSE

A building with two or more dwellings surrounded on all four sides by setbacks and may contain dwelling units and/or commercial uses as allowed by the zone. Onsite open space is provided through a rear yard for all the dwellings or through individual yards for each dwelling. The density range depends on location but is generally between eight and 18 units per acre. Lot areas are generally between 5,000 and 15,000 square feet.



MULTIPLEX/EFFICIENCY DWELLING

A building with the appearance of a large house containing up to eight dwelling units or congregate living facilities. The building has a central lobby that provides access to individual units. On-site open space is provided by a rear yard for all the dwellings. The building may accommodate commercial uses allowed by the General Plan. The density of Mansion buildings is generally between 15 and 20 units per acre. Lot areas are generally between 10,000 and 15,000 square feet.



ROWHOUSE/TOWNHOUSE

A building of attached dwellings arranged side by side, with above grade to provide rooms and unit access from the street. The building is located at the front of the property, with the garage at the rear, ideally separated by a rear yard. The density range for Rowhouses/Townhouses is between 15 and 22 units per acre. The lot area is generally 2,000 to 2,500 square feet per unit.



GARDEN APARTMENT

A group of attached dwellings arranged to share one or more common courtyards with pedestrian access to the building's entrances from the courtyard and/or fronting street. Courtyard buildings may accommodate commercial/flex uses as allowed by the General Plan. The density range for Courtyard Buildings is between 25 and 35 units per acre and the lot area is generally between 15,000 and 60,000 square feet.



URBAN APARTMENT BUILDING

A building with multiple stories of dwellings that is arranged on a large open space such as a park or along a street. The building has a central lobby or multiple lobbies that provide access to individual dwellings. The ground floor may accommodate commercial/ flex uses as allowed by the General Plan. The dwelling unit range is between 30 and 65 units per acre and the lot area is generally between 20,000 and 60,000 square feet. (Note that this intensity may be increased for affordable and senior housing where smaller units and/or less on-site parking is provided.)



MAIN STREET/MIXED USE BUILDING

A building designed for occupancy by retail, service and/or office uses on the ground floor with upper floors configured for retail, service, office and/or dwellings with occupancy fronting on streets. Upper units may be directly accessed from the street through a stair or street level lobby. Residential densities range between 30 to 65 units per acre and non-residential intensities vary by General Plan Designation. The lot area is as small as 5,000 and as large as 125,000 square feet.



SUBURBAN RETAIL BUILDING

A building designed for occupancy by commercial service or retail uses on the ground floor, with upper floors configured for the same uses. The building is located away from the street typically with parking between the street and the building. Non-residential intensities vary by General Plan Designation and the minimum lot areas is 10,000 square feet.



OFFICE/R&D BUILDING

A building designed for occupancy by office and laboratory-type space on the ground floor, with upper floors configured for the same uses. Ground floors may accommodate commercial uses as allowed by the General Plan. Non-residential intensities vary by General Plan Designation and lot areas have a vast range from 10,000 to 250,000 square feet.



INDUSTRIAL BUILDING

A building designed for occupancy by industrial, commercial service or retail uses on the ground floor, with upper floors configured for service or industrial uses. The building is located anywhere on the lot to accommodate outdoor industrial activity. Non-residential intensities vary by General Plan Designation and the minimum lot size is 5,000 square feet; however parcels are usually much larger to accommodate industrial uses.



RANGE OF COMPATIBLE LAND USES

The following table, Table 3-1, further defines the range of allowed land uses expected within each General Plan Designation. The table includes three categories. The first is the primary use or uses expected within the designation. There may be more than one “primary” use in a designation. The next category is the secondary use (shown with an “S” in the table). The secondary uses are support uses that are allowed but shall not be the primary use. The last category is for uses that are not allowed within the designation. These uses are marked with the following symbol: “—”. In addition, some of the uses have annotations to further explain the vision for the use within the designation. This table of compatible uses is not the complete range of possible uses and the allowable uses will be further refined in the zoning code. [Table 4-1: General Plan Designations Summary](#)~~Table 4-2: General Plan Designations Summary~~ provides a summary of the development characteristics for each General Plan Designation.

Table 4-1: General Plan Designations Compatible Uses

	RANCHOS		NEIGHBORHOODS			CENTERS			DISTRICTS			
			SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
RANGE OF COMPATIBLE LAND USES												
SINGLE FAMILY	S	P	P	P	S	--	--	--	--	--	--	P
MULTI-FAMILY*	--	--	--	P	P	S	P	S	--	S	--	P
MOBILE HOME PARK	--	S	--	S	--	--	--	--	--	--	--	--
ENTERTAINMENT AND RECREATION	--	--	--	--	S	S	P	S	P	P	--	P
GOLF COURSE	--	S	S	--	--	--	--	--	--	--	--	P
LODGING (HOTEL, MOTEL, B&B)	B&B only	S	--	--	S (no motel)	S	S (no motel)	S	S	P	--	P
AUTOMOTIVE (INCL GAS STATION)	--	--	--	--	--	S (with limitations)	--	--	P	S	S	--
RESTAURANT	--	--	--	--	S (with limitations)	P	P	S	P	S	S	S
DRIVE THROUGH RESTAURANT	--	--	--	--	--	--	--	--	P	P	S	S
RETAIL <10,000 SF	--	S	--	--	S (with limitations)	P	P	P	P	P	S	S
RETAIL > 10,000 SF	--	--	--	--	--	P	P	--	P	P	--	S
RETAIL > 35,000 SF	--	--	--	--	--	--	S (with limitations)	--	P	P	--	--
PERSONAL SERVICES (e.g., dry cleaner, travel agent, etc.)	--	--	--	--	S	P	P	S	P	S	S	S
MEDICAL OFFICE	--	--	--	--	S	S	S	P	P	S	--	--
OFFICE/RESEARCH & DEVELOPMENT	--	--	--	--	--	S	S	P	S	--	S	--
AGRICULTURE	P	P	S (interim)	--	--	--	--	--	--	--	--	S
INDUSTRIAL/DISTRIBUTION	--	--	--	--	--	--	--	S	--	--	P	--
HOSPITAL / AIRPORT*	--	Airport	--	--	--	--	Hospital	P	--	--	P	--
CIVIC AND GOVERNMENT	--	S	S	S	S	S	P	S	S	S	S	--
RESOURCE EXTRACTION	S	S (with limitations)	--	--	--	--	--	--	--	--	--	--

KEY: P= Primary use S = Secondary Use - = Not allowed

* See additional land use regulations for non-residential development and hospitals near airport (Policies 10.9 and 10.10).

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Table 4-21: General Plan Designations Summary

	RANCHOS		NEIGHBORHOODS			CENTERS			DISTRICTS				
			SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	DOWNTOWN TRANSITION	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
DEVELOPMENT CHARACTERISTICS													
DU/AC (RANGE AND AVERAGE)* (Density varies depending on building type)	1 DU per 40 acres	1 DU/2.5 acres to 1 DU/ac	2 – 8 DU/ac with 5 DU/ac average for new projects	7-25 DU/ac with 12 DU/ac average for new projects	20 – 35 DU/ac with 30 average for new projects	15-40 DU/ac	20 - 65 DU/ac	> 25 DU/ac	30-65 DU/ac	n/a	10-15 DU/ac	n/a	Up to 8 DU/ac
FAR	0.01	n/a	n/a	n/a	0.5	0.5 – 1.5	0.5 – 2.0	> 1.5	0.5 – 2.0	0.35 – 1.0	0.35 – 2.0	0.1 – 2.0	0.1 max
STREET DESIGN, NETWORK AND CONNECTIVITY													
BLOCK PERIMETER Note: exceptions apply for natural and man-made barriers	n/a	n/a	3200 ft. max	2400 ft. max	2400 ft. max	1600 ft. max	2000 ft. max	2000 ft. max	2400 ft. max	3200 ft. max	4000 ft. max	4,800 ft. max	n/a
BLOCK LENGTHS (DESIRED) Note: exceptions apply for natural and man-made barriers	n/a	n/a	400-500 ft.	400-500 ft.	400-500 ft.	400-500 ft.	300-500 ft.	300-500 ft.	300-500 ft.	Up to 1000 ft.	Up to 1000 ft.	Up to 1200 ft.	n/a
EXTERNAL CONNECTIVITY (project or neighborhood boundary)	n/a	¼ mi. min	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 800 ft.	Min 1 connection every 1000 ft.	Min 1 connection every 1200 ft.	Min 1 connection every ¼ mi.
GATED RESIDENTIAL AREAS	--	Y	--	--	--	--	--	--	--	n/a	n/a	n/a	Y
PARKS AND OPEN SPACE													
MINI PARK	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	--	Y	Y	Y	Y	--	Y	Y	--	--	--	Y	--
COMMUNITY PARK	Y	Y	Y	Y	--	--	--	--	--	--	Y	--	Y
PLAZA/GREEN	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	--	--
GREENWAY/PARKWAY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
SPECIAL USE	--	--	Y	Y	--	--	--	--	--	--	--	--	--
NATURE/OPEN SPACE	Y	Y	Y	Y	--	--	--	--	Y	--	--	--	Y
LINEAR PARK	--	Y	Y	Y	--	--	--	--	--	--	--	--	Y

* See additional density restrictions and potential development regulations for new residential developments near airport (Policies 10.4 and 10.8).

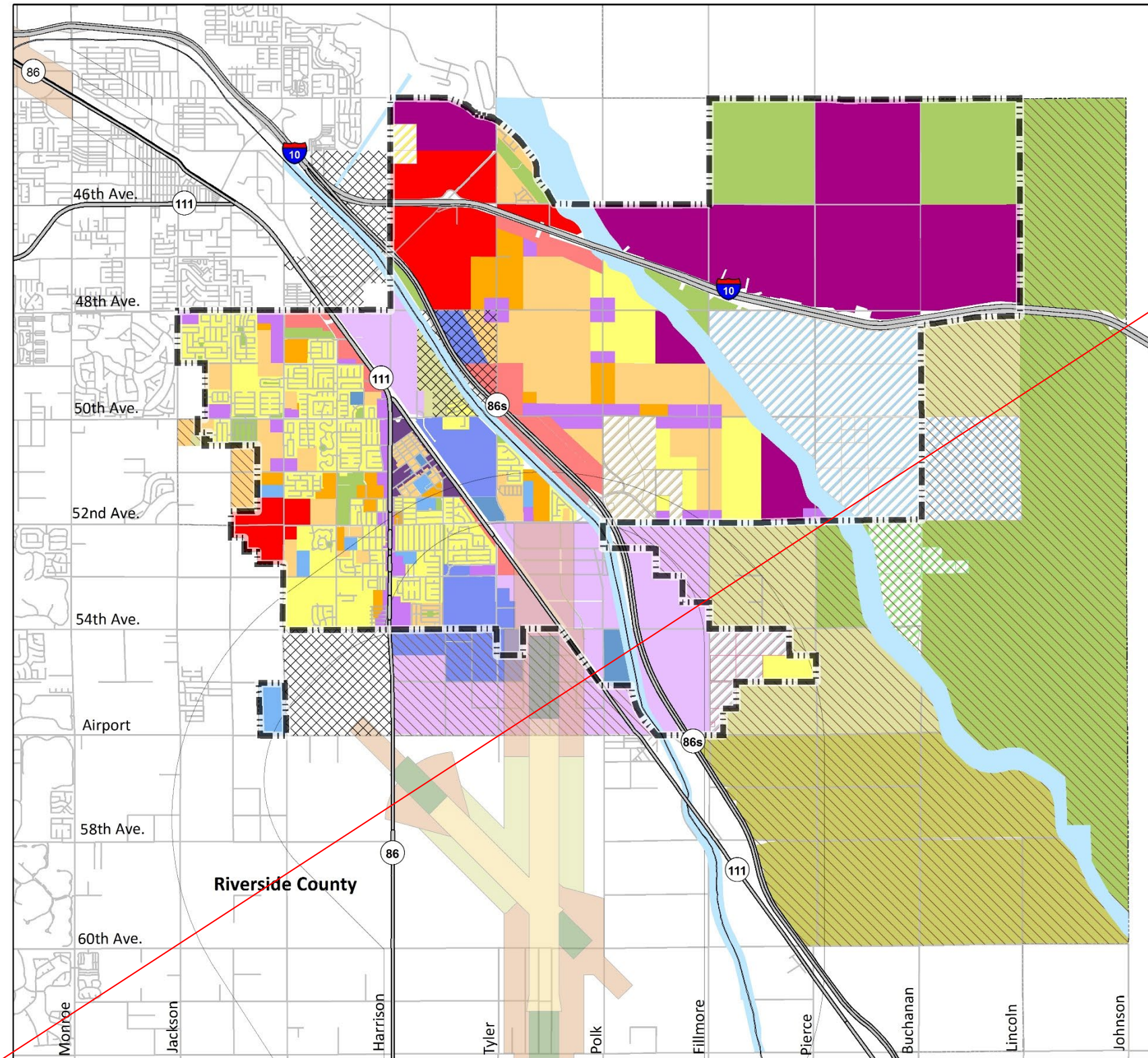
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GENERAL PLAN DESIGNATION MAP

This section presents the General Plan Designation Map for the City of Coachella. While the General Plan Designations are applied directly to each parcel, the General Plan provides for some flexibility in the ultimate range and distribution of uses for subareas 5 through 17. The ranges of appropriate uses for each of these subareas are defined in the Subarea Descriptions. It is expected that the final mix and distribution of appropriate uses would be defined for each through the City's Master Planning process. ~~Figure 4-23: General Plan Designation Map~~~~Figure 4-23: General Plan Designation Map~~ shows the General Plan Designation map and Figure 4-24: General Plan Subareas Map, shows the extent of the various subareas.

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Figure 4-23: General Plan Designation Map

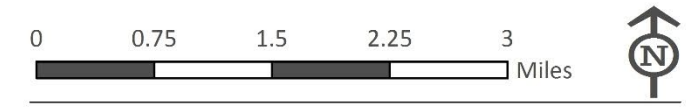


**City of Coachella
General Plan Update 2035**

General Plan Land Use Designations

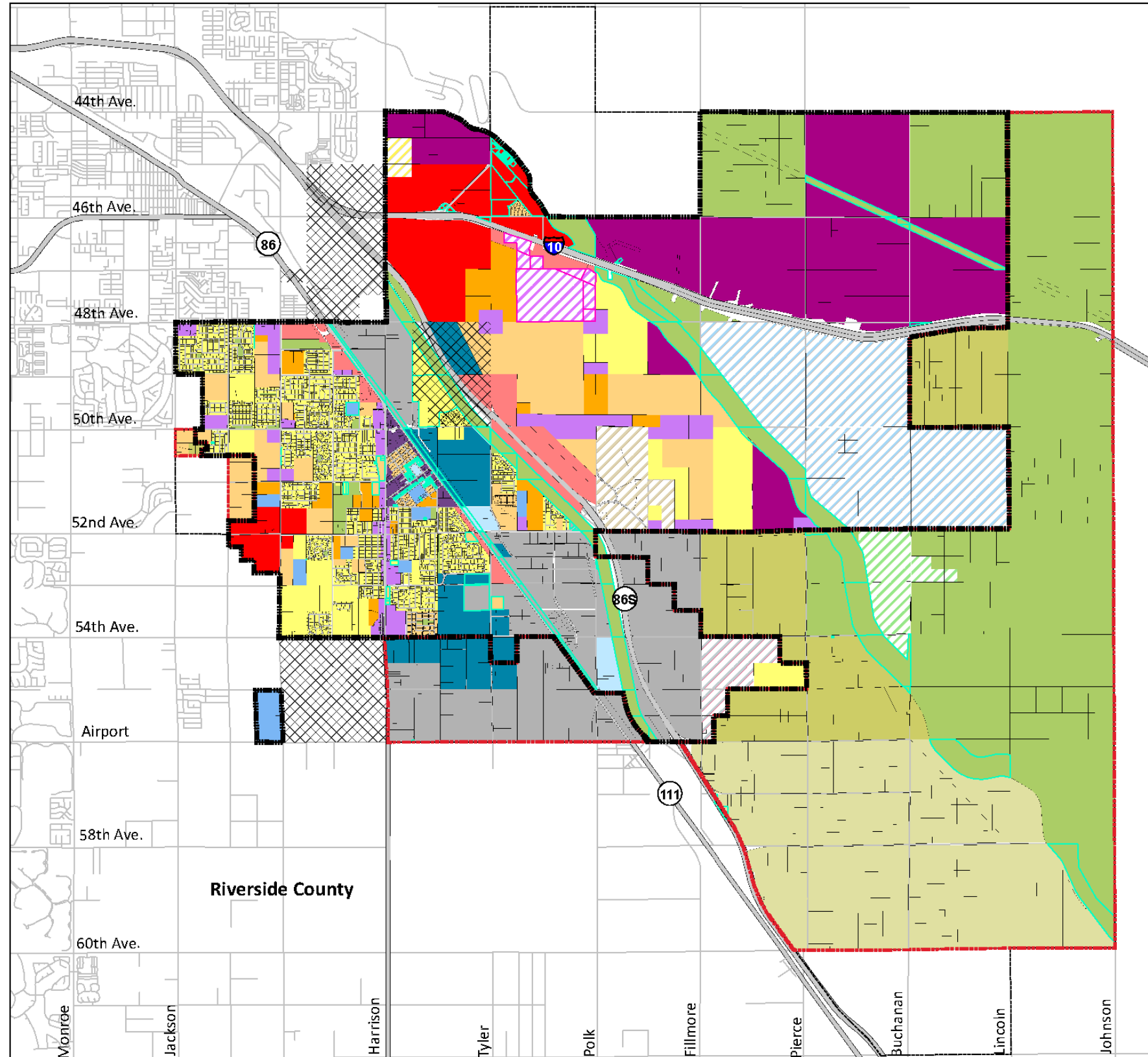
Legend

- Coachella City Limits
- Tribal Land
- Sphere of Influence
- General Plan Planning Area
- Airport Compatibility Zones**
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Land Use Designation**
- Downtown Center
- Urban Employment Center
- Neighborhood Center
- Regional Retail District
- Suburban Retail District
- Resort District
- Industrial District
- Urban Neighborhood
- General Neighborhood
- Suburban Neighborhood
- Rural Rancho
- Agricultural Rancho
- Open Space
- School
- Public Facilities
- Brandenburg Butters Specific Plan
- Coachella Vineyards Specific Plan
- Eagle Falls Specific Plan
- La Entrada Specific Plan
- Philips Ranch Specific Plan



raimi+ associates Source: City of Coachella and Riverside County
Date: January 2014

Figure 4-23: General Plan Designation Map



**City of Coachella
General Plan Update 2035**

General Plan Land Use Designations

Legend

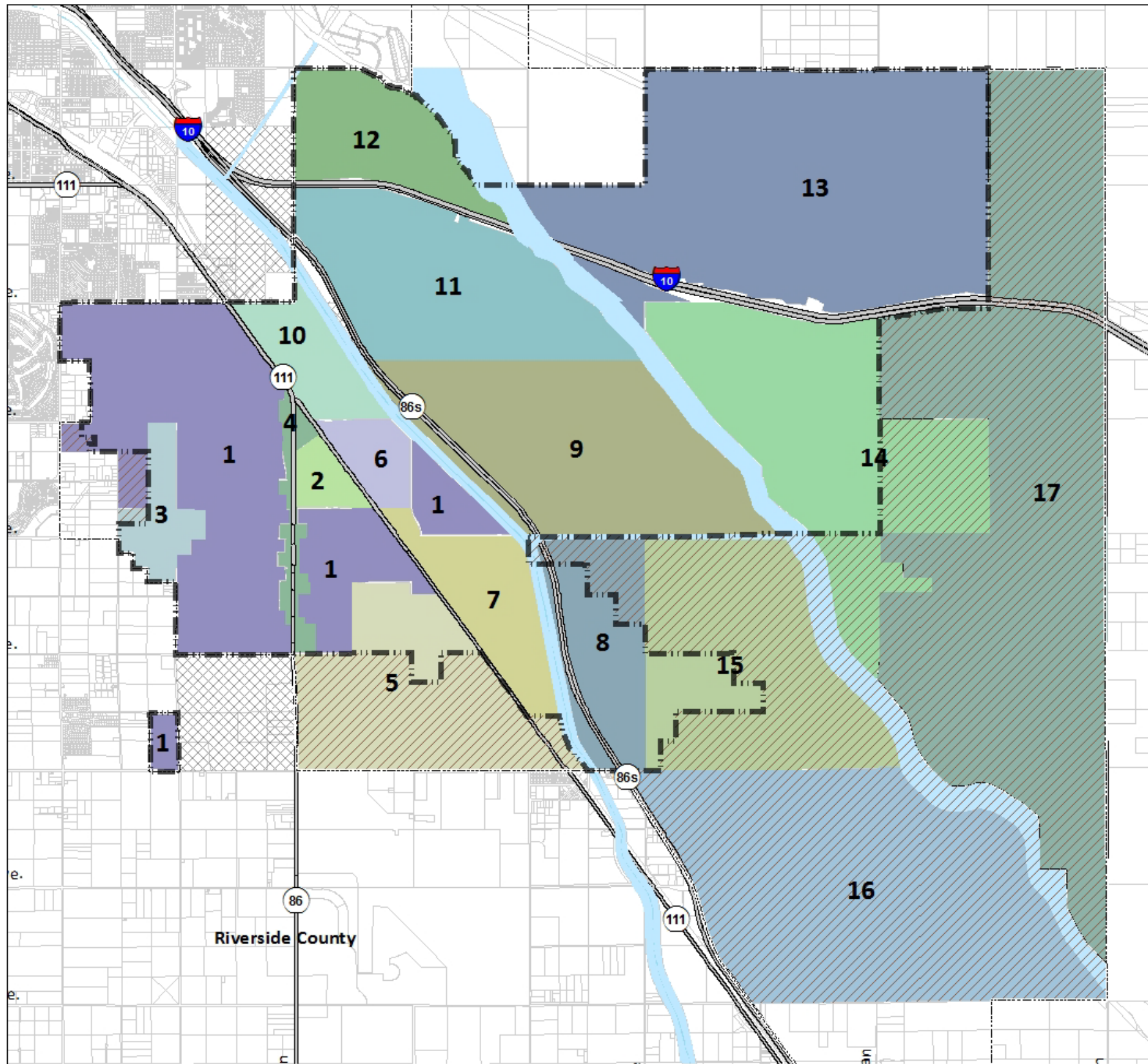
- | | |
|---|---|
| <ul style="list-style-type: none"> City Boundary Sphere of Influence General Plan Planning Area Tribal Land GP Map Cleanup From Previously Adopted GPA General Plan Amendment | <p>Land Use Designation</p> <ul style="list-style-type: none"> Agricultural Rancho Rural Rancho Suburban Neighborhood General Neighborhood Urban Neighborhood Downtown Transition Downtown Center Neighborhood Center Suburban Retail District Regional Retail District Resort District Open Space Public Facilities School Urban Employment Industrial District Brandenburg Butters Specific Plan Coachella Vineyards Specific Plan Eagle Falls Specific Plan La Entrada Specific Plan Philips Ranch Specific Plan Vista del Agua Specific Plan |
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Source: City of Coachella and Riverside County
Date: March 2023

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Figure 4-24: General Plan Subareas Map



City of Coachella
General Plan Update 2035

General Plan Subareas

Legend

- Coachella City Limits
- General Plan Planning Area
- Tribal Land
- Sphere of Influence

General Plan Subareas

- 1 - West Coachella Neighborhoods
- 2 - Downtown
- 3 - Van Buren Corridor
- 4 - Harrison Street Corridor
- 5 - Airport District
- 6 - Downtown Expansion
- 7 - South Employment District
- 8 - East Industrial District
- 9 - Central Coachella Neighborhoods
- 10 - North Employment District
- 11 - Commercial Entertainment District
- 12 - North Dillon Road
- 13 - The Uplands
- 14 - La Entrada
- 15 - Cocopah Area
- 16 - South Coachella
- 17 - Eastern Coachella



Source: City of Coachella and
Riverside County
Date: January 2014

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MASTER PLANNING PROCESS DESCRIBED

For parcels in Subareas 5 through 17, project sponsors must use the following system during the project application process. The purpose of this section is to enable incremental development of vacant parcels while generating interconnected neighborhoods and employment areas of the City. Before preparing a subdivision map, the applicant is required to prepare a Specific Plan or similar master planning document (Master Plan) for City review and comment per the following requirements.

DUE DILIGENCE STAGE

1. **Identify the location of the site in neighborhood and review General Plan policies.**
 - Project sponsors must first identify the project site and the subarea where the project site is located.
 - The project sponsor must then review the General Plan vision and policies for the subarea and the range of allowed General Plan designations. As part of this process, the project sponsor should understand the requirements for preserving open space, development of parks and public facilities and the specific network connectivity requirements in the General Plan.
2. **Meet with City staff.**
 - Once the materials have been reviewed, the project sponsor should meet with the City to determine if any other Master Plans have been created for the subarea.
 - For land controlled by others, those owners are to be invited to participate in the master planning process. The requirements for land not controlled by the applicant are focused on minimum connectivity and adjacencies.
3. **Identify non-buildable land.**
 - For all land within the subarea, the project sponsors should identify and map the general extent of existing and potential future land not buildable because of environmental constraints such as soils, drainage, seismic conditions, endangered species or other factors. This may require reviewing existing technical studies or working with resource agencies.
 - A detailed parcel-by-parcel assessment and major technical studies are not required at this point in the process and the information should be more detailed within the project site than outside of the project site.
 - This analysis should also include consideration of projects within the subarea that are built or in the development pipeline.

PRE-APPLICATION REVIEW STAGE

4. **Identify City-wide transportation network.**
 - Once the major non-buildable land is identified, the project applicant should identify the major transportation network through the entire subarea, if this has not already been created by a previous project or the City.
 - The project sponsor should map this network (which is assumed to be approximately every quarter-mile) and show connections to the project site.

5. **Identify street network and blocks for land controlled by applicant.**
 - The next step is to develop the internal transportation network for the project site. Requirements in the General Plan designations shall be followed to understand the intersection spacing.
 - Connections to existing roadways adjacent to the site should be, wherever feasible, continued into the site and the project should plan for connections to adjacent undeveloped areas. The point of this critical step is to ensure that isolated subdivisions are not created and new neighborhoods, centers and districts connect to one another throughout the City.
 - This process will result in both a transportation network and block pattern within the project site.
6. **Apply General Plan Designations, parks and building types to blocks.**
 - For each block, the project applicant should then apply the allowed General Plan designations and identify the approximate location and amount of various types of parks to be located within the project site. While the General Plan has a map of designations, it is understood that in large, undeveloped areas the designations may change as long as the vision of the General Plan and subareas is met. The policy guidance for each subarea provides a range of designations allowable.
 - As part of this step, the project sponsor should further identify the potential building types by block to more precisely define the form and character of their development.
7. **Identify net development yield.**
 - Using the information in the previous step, the project sponsor should create a block-by-block development program table that calculates the various building types, number of units, non-residential square footage and other site conditions.

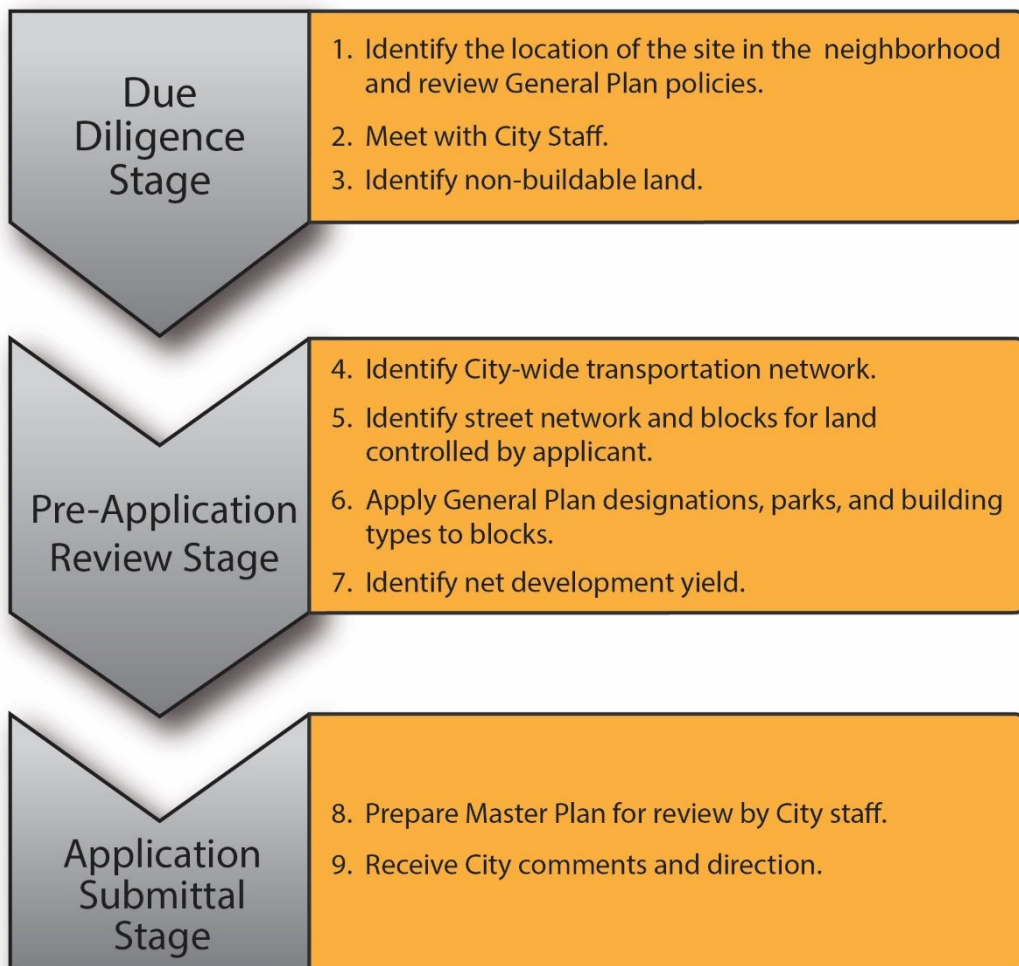
APPLICATION SUBMITTAL STAGE

8. **Prepare Master Plan for review by City staff.**
 - The project sponsor shall prepare a master plan for site review by City staff. The Master Plan should have the following components:
 - Land not controlled by project sponsor:
 - Subarea map with project site identified.
 - Undevelopable land due to environmental or other constraints (generalized if specific data is not available).
 - Existing streets in the subarea.
 - Planned major streets at approximately quarter-mile intervals
 - Existing planned and approved projects in the subarea
 - Land controlled by project sponsor:
 - Site boundary map.
 - Undevelopable land due to environmental or other constraints (must be more detailed than land not controlled by project sponsor).
 - Existing streets in the project site.

- Planned streets and network connections within and external to the project site
- Blocks for development (based on the street network requirements).
- Required park locations, types and acreages.
- Map of General Plan designations applied to blocks (or portions of blocks).
- Map of building types applied to blocks (or portions of blocks).
- Development program table calculating net development yield and the amounts of other uses (such as parks, roads, open space, etc.).

9. Receive City comment and direction.

- Present Master Plan to the City for review and comment. At its discretion, the City may retain an outside consultant such as a “town planner” to provide guidance on compliance with the vision and the policies. Additionally, the Planning Commission or the City Council may provide input or guidance on compliance with the vision and policies.
- Upon receiving direction from the Planning Commission, the applicant may proceed with preparing a subdivision map.



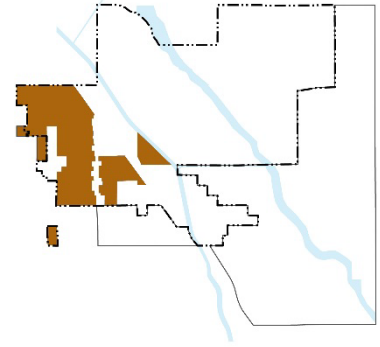
SUBAREA DESCRIPTIONS

For planning purposes, the City of Coachella is divided into 17 unique subareas and every parcel in the City is located in one of these areas. Figure 4-24: General Plan Subareas Map, shows the subareas. The purpose of the subareas is to define an overall vision and specific policy direction that supplements the General Plan Designations and the citywide goals and policies.

SUBAREA 1 – WEST COACHELLA NEIGHBORHOODS

EXISTING CONDITIONS

The West Coachella neighborhoods are located west, south and east of downtown and encompass most of the urbanized area in 2010. The area is predominantly single-family homes but also contains various types of retail uses, apartments, schools and parks. The area was built over a long period with a significant number of homes and retail centers built in the past 20 years. While there are some areas that are highly walkable and built on a traditional street grid, a significant amount of the area is in conventional subdivisions characterized by cul-de-sacs, sound walls and automobile-oriented roadways. The development pattern has resulted in a lack of connectivity, between both residential subdivisions and residential and commercial areas along with a limited amount of parks space.



VISION

The West Coachella Neighborhoods will evolve over time with new development and improvements to existing neighborhoods to create a block and street network that links existing and new development into a coherent town. West Coachella will provide much needed housing that ranges from single-family houses to house-scale multi-family buildings. New development will occur as infill development completes and repairs the neighborhood fabric of West Coachella. The discontinuous street networks are retrofitted to interconnect with all new areas fully connected, providing easy access to shopping and jobs located within adjacent areas. Streets are pedestrian friendly with on-street parking, sidewalks shaded by trees and safe crosswalks.

POLICY DIRECTION

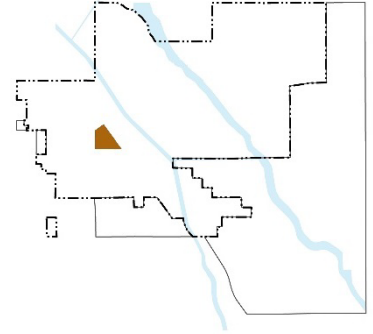
1. Encourage the infill of vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations and expand the range of housing available.
2. Retrofit existing neighborhoods with a variety of improvements including improved connections to adjacent neighborhoods and commercial districts, pedestrian-friendly streets, parks and open spaces.
3. Pursue the transformation of automobile-oriented strip commercial areas into walkable Neighborhood Centers that are physically connected with the adjacent neighborhoods.
4. Retrofit existing streets to be more pedestrian friendly, including trees, safe crossings, road diets, and traffic calming.
5. Encourage and facilitate the development of new parks and related recreational opportunities.

6. Balance the development of new homes and the preservation of existing residences to realize a dynamic mix of housing vintages.
7. Pursue the creation of new and improved physical connections to Downtown and the Harrison Street corridor from adjacent neighborhoods.

SUBAREA 2 – DOWNTOWN

EXISTING CONDITIONS

The Downtown subarea of Coachella is diverse and dynamic, containing historic homes, shops, and numerous civic uses, housing City Hall, the Post Office, churches, schools and parks. The Downtown is an original railroad town and is laid out in a walkable, small-block pattern west of the railroad tracks. Harrison Street also runs through the Downtown Subarea, providing a variety of new and old commercial uses and a fairly auto-focused transportation system.



VISION

Downtown will continue as the physical, civic and cultural heart of Coachella.

As the City grows, new civic uses, cultural facilities, housing and retail will be located in Downtown to enhance its role as the central meeting and gathering place for Coachella residents. Sixth Street, the central spine of Downtown, will continue to evolve as a lively, mixed-use street offering shady walkways, cooling water fountains, outdoor dining and unique shopping. New mixed-use, town-scale buildings that respect the heritage and community values of Coachella will be built to expand the retail, commercial and cultural offerings. The existing residential areas north and south of the central core will evolve over time as existing homes are upgraded and new housing added. As Coachella grows into a large city, the Downtown area will grow, expanding into the area east of the railroad with additional specialty and local-serving retail, civic uses, restaurants, services, arts, and cultural opportunities and diverse employment opportunities (See subarea 3).

POLICY DIRECTION

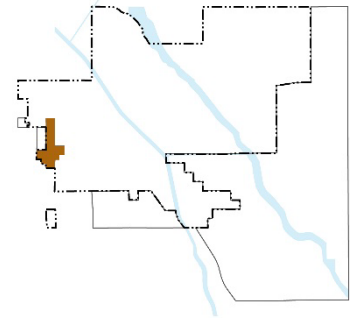
1. Actively facilitate the implementation of the Pueblo Viejo Plan through appropriate new development approvals and targeted public investments.
2. Ensure new development does not conflict with the Pueblo Viejo Plan. If there are inconsistencies between the Pueblo Viejo Plan and this General Plan, the General Plan shall govern.
3. Recognizing that Downtown is the heart of the City, encourage development there.
4. Focus a variety of cultural arts and cultural uses in the Downtown.
5. Improve Sixth Street as the “main street” of Downtown with a pedestrian-oriented environment and a diverse mix of retail and commercial activity.
6. Maintain a strong civic focus and ensure that City Hall remains in the area.
7. Pursue mixed-use development on vacant parcels and create a new gateway to Downtown at the intersection of Sixth Street and Harrison Street.
8. Improve residential neighborhoods adjacent to Downtown by upgrading existing housing and infilling vacant and underutilized parcels with a diverse mix of housing types.
9. Conduct streetscape improvements throughout Downtown to make the area safe and inviting for pedestrians.

10. Develop a plan to provide for the evolution of Downtown and its expansion east across the railroad tracks into an active, livable civic core, appropriate for a large city.
11. Seek to construct multiple, safe connections across the railroad tracks from Downtown to the Downtown Expansion subarea.
12. Work with local and regional transit and transportation agencies to establish a transportation center in Downtown provides for bus and rail transit to the City.
13. Work with State and regional agencies to bring high frequency, regional transit to the Downtown.
14. Allow the re-zoning of certain residential block faces where existing bungalows can be converted to office and/or professional uses.

SUBAREA 3 – VAN BUREN CORRIDOR

EXISTING CONDITIONS

The Van Buren Corridor extends from approximately 50th to 53rd Avenues along Van Buren. Existing uses along the corridor include single-family, retail, schools and vacant land. The Van Buren Corridor is at a key location between Indio, Coachella, and La Quinta and much of the land through the corridor is still available for quality development, providing Coachella with a great opportunity to create a strong neighborhood center and regional shopping district.



VISION

The Van Buren Corridor will transform into a major sub-regional retail destination that will provide a wide variety of goods and services for Coachella residents, as well as neighboring communities. The large format, regional-serving retail will be built in a fashion so it coexists with existing and future neighborhood development in and around the Van Buren Corridor. The new commercial development will promote walkability with a mix of appropriately scaled buildings fronting the streets and large, block-scale buildings throughout. While walkable, the retail area will also provide ample parking for visitors. The commercial development will be connected to the surrounding new and existing residential areas, allowing a high degree of access and balancing the impact of traffic on the community.

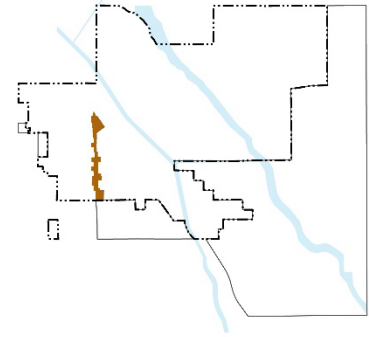
POLICY DIRECTION

1. Pursue a diverse mix of retail and services along the Van Buren Corridor to capitalize on the area's strategic location.
2. Allow large format, auto-oriented retail and commercial uses to locate along the corridor.
3. Ensure appropriate and well-designed transition between retail and commercial development along the corridor and the adjacent residential neighborhoods.
4. Physically connect the development along Van Buren with adjacent areas with frequent streets and pedestrian connections to ensure easy pedestrian, bicycle and automobile access.
5. Require new development include wide sidewalks, trees, pedestrian furniture, safe pedestrian crossings and direct connections to the front entrances of retail and services.

SUBAREA 4 – HARRISON STREET CORRIDOR

EXISTING CONDITIONS

The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities.



VISION

Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents.

POLICY DIRECTION

1. Require new development to follow the vision and design direction presented in the 2011 report titled "Improving Neighborhood Connections along Coachella's Harrison Street Corridor." If there are inconsistencies between the report and this General Plan, the General Plan shall govern.
2. Pursue the revitalization of the Harrison Street Corridor as proposed by the Harrison Street Corridor Plan through:

Transforming the Harrison Street Corridor into a pedestrian friendly neighborhood commercial area that is integrated with the Downtown and surrounding neighborhoods.

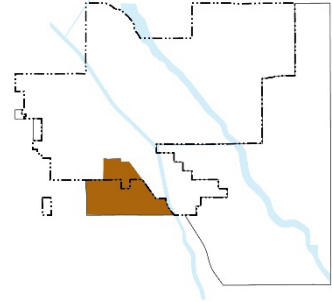
Conducting a series of roadway improvements to Harrison Street that:

- Improve safety for everyone on the street.
 - Reduce vehicle speeds.
 - Reduce unsafe turns in and out of driveways.
 - Reduce crashes.
 - Reduce crash severity.
 - Shorten crosswalk distance to improve pedestrian safety.
 - Improve sidewalks where they are insufficient or missing.
 - Provide space dedicated to bicyclists.
 - Beautify the streets.
3. Creating gateways to the City at Harrison Street and SR111 and at Harrison Street and 54th Avenue. Create a new gateway to the Downtown at Sixth Street.
 4. Allowing mixed use and pedestrian-oriented retail along the corridor.

SUBAREA 5 - AIRPORT DISTRICT

EXISTING CONDITIONS

This area of the City contains a variety of industrial uses, very low density residential development and agricultural uses. Generally bounded by Harrison Street on the west, Airport Boulevard on the south and SR111 on the east, the area has exceptional regional highway and airport access and a significant amount of vacant parcels.



VISION

The Airport District will continue to evolve into one of the primary industrial areas of the City. Proximity to the airport and access to regional highways provides an excellent location for manufacturing, logistics, and agricultural support uses. The area will be built with large buildings, lots and block sizes to accommodate the large areas needed for a variety of industrial activities. Visitor and service retail is allowed along Harrison Street and Grapefruit Boulevard, serving the employees of the District, as well as the traffic traveling these roads.

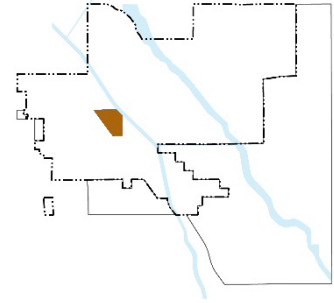
POLICY DIRECTION

1. Encourage the development of a variety of industrial and manufacturing uses within this subarea.
2. Target new uses to this area that take advantage of the proximity to the Jacqueline Cochran Airport.
3. Ensure new development is compliant with airport safety standards and the Airport Land Use Compatibility Plan.
4. Ensure new uses are compatible with, and appropriately transition, from nearby residential and commercial uses and focus objectionable uses near the airport.
5. Allow a variety of retail and commercial activities to locate along SR111 and Harrison Street to take advantage of through traffic along these roadways.
6. Limit heavy industrial to vicinity of Grapefruit Avenue and 54th Street.
7. Prohibit the annexation of additional land adjacent to this subarea into the City limits unless other areas that allow industrial development are significantly built out or unless there is a major industrial development that produces new jobs and economic development opportunities for the City.
8. Final designation mix should be:
 - 70 to 90 percent Industrial District
 - Up to 20 percent Suburban Retail District

SUBAREA 6 - DOWNTOWN EXPANSION

EXISTING CONDITIONS

The Downtown Expansion area is located on the east side of SR111 and the railroad tracks and is bordered by 50th Avenue to the north, Tyler Street to the east and Bagdad Avenue to the South. The area is currently primarily agricultural uses with fields and processing facilities.



VISION

Over time, this area will serve as the expansion of Downtown Coachella and it is envisioned to have a wide diversity of employment and civic uses. The area is envisioned as having small, walkable blocks with office, R&D and supporting retail and services. Multi-family residential uses may be located on the edges of this area and adjacent to existing residential development, such as the area east of Tyler Street. This area would also be an ideal location for a college or university that could benefit from the proximity to Downtown and expected office and R&D uses and an orientation towards walkable, university campus-style development.

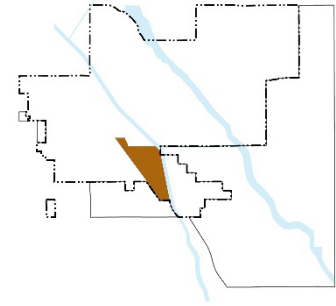
POLICY DIRECTION

2. Design the Downtown Expansion area as a series of walkable blocks (between approximately 300 and 500 feet in length).
3. Pursue a variety of office and R&D uses to anchor the area.
4. Require all new developments are pedestrian-oriented with buildings fronting the street with minimal setbacks and parking located internal to blocks. Prohibit new projects designed in a typical automobile-oriented business-park format.
5. Seek out and recruit a college or university to locate in this subarea.
6. Encourage the creation and incubation of new businesses and research and development operations.
7. Increase connectivity between this subarea and the Downtown subarea with additional pedestrian, bicycle and vehicle connections across SR111 and the railroad tracks.
8. Encourage the creation of a riverfront promenade and park that incorporates the regional Whitewater River multi-use trail.
9. Final designation mix should be:
 - Up to 10 percent General Neighborhood
 - 10 to 50 percent Urban Neighborhood
 - Up to 50 percent Downtown Center and Downtown Transition
 - 20 to 35 percent Urban Employment Center

SUBAREA 7 – SOUTH EMPLOYMENT DISTRICT

EXISTING CONDITIONS

The South Employment District contains a variety of industrial uses, a significant amount of vacant land, limited single-family residential uses, and a school. The area is bounded by the railroad and SR111 on the west and by the Whitewater River and SR86S on the east.



VISION

This area will transform over time into an employment district that contains a diversity of job-producing uses. Toward the northern end of the subarea, the uses should focus on office and research and development while to the south the uses should be more industrial, warehouse and distribution. The subarea should capitalize on the proximity to the airport and the railroad corridor. Residential development should be allowed in limited locations and in situations that do not interfere with the expansion of jobs and employment uses. Connecting this area over the Union Pacific Railroad and SR86S should be a priority as development occurs.

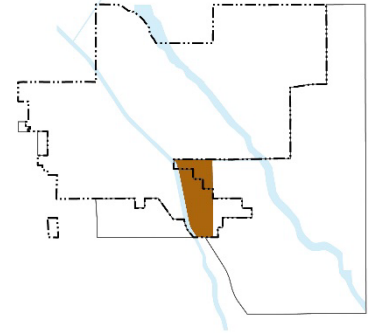
POLICY DIRECTION

1. Require most of the area be developed with employment uses and prohibit the conversion of this subarea to residential uses.
2. Pursue uses that capitalize on the subarea's location adjacent to the railroad and SR86S.
3. Require new industrial development to locate in this subarea (or adjacent subareas 5 and 8) before additional annexation of land into the City limits.
4. The area south of 52nd Avenue, west of Polk, and north of 54th should remain light industrial.
5. Limit heavy industrial to the SR-86 corridor.
6. Discourage significant residential development and only locate new residential uses in ways that do not inhibit the employment generating uses.
7. Allow support retail and services in this subarea that support the employment uses. Such uses would include restaurants, dry cleaners, cafés and small markets.
8. Pursue an auto mall or auto dealers adjacent to SR86S.
9. Final designation mix should be:
 - Up to 15 percent General Neighborhood
 - Up to 10 percent Downtown Center
 - 20 to 80 percent Urban Employment Center
 - 50 to 75 percent Industrial District

SUBAREA 8 – EAST INDUSTRIAL DISTRICT

EXISTING CONDITIONS

The East Industrial District is located east of the Whitewater River, west of Fillmore and between Airport Boulevard and 52nd Avenue. Approximately two-thirds of the subarea is within the City limits and the other one-third is located in the Sphere of Influence. The area is topographically flat and contains agricultural uses.



VISION

This subarea will transform over time into an employment district that contains a variety of industrial and office uses. The area should take advantage of the SR86S that runs along the eastern side of the subarea. Development along 52nd Avenue could also be for retail and office development as this corridor transforms into a major east-west thoroughfare.

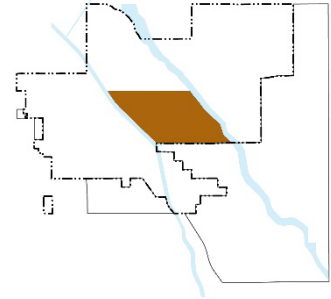
POLICY DIRECTION

1. Require that the majority of land area be developed with employment uses and prohibit the conversion of this subarea to residential development.
2. Encourage uses that take advantage of the area's location adjacent to the railroad and SR86S.
3. Encourage new industrial development to locate in subarea the City limits (or adjacent subareas 5 and 7) before additional annexation of land. However, given the location, this subarea could be completely annexed into the City before 2035.
4. Encourage a collaborative planning effort with the Rancho California Vineyards Specific Plan in Subarea 15 in order to achieve a critical mass of development that will help facilitate the extension of infrastructure to this area of the City.
5. Limit heavy industrial to the SR-86 corridor.
6. Capitalize on the transformation of 52nd Avenue into a major thoroughfare and allow a range of retail, commercial and office uses.
7. Ensure well designed, effective transitions between the employment uses in this subarea and residential uses that are expected to occur in subareas 9 and 15 so as to minimize impacts and encourage connectivity between areas.
8. Encourage support retail and services in this subarea that support employment uses. Such uses would include restaurants, dry cleaners, cafés and small markets.
9. Pursue an auto mall or auto dealers adjacent to SR86S.
10. Final designation mix should be:
 - Up to 10 percent General Neighborhood
 - 30 to 60 percent Urban Employment Center
 - Five to 10 percent Suburban Retail District
 - 50 to 90 percent Industrial District

SUBAREA 9 – CENTRAL COACHELLA NEIGHBORHOODS

EXISTING CONDITIONS

The area is bounded by the Whitewater River on the west and the Coachella Canal on the east, Avenue 52 on the south and Avenue 49 on the north. The area is primarily used for agricultural production, with a combination of cultivated row crops, orchards and natural open space. The area also hosts limited rural homes, including unpermitted informal mobile home parks.



VISION

Central Coachella is a priority expansion area, envisioned as a series of vibrant, sustainable, healthy, walkable, interconnected neighborhoods, each with its own unique character and amenities. Housing is the dominant use of Coachella's neighborhoods – and single family houses the prevalent housing type – but most neighborhoods also include additional amenities that enrich the life of the neighborhood, including neighborhood-scale retail and services, neighborhood parks and playgrounds, schools and other civic facilities. To promote choice, livability and economic viability, multi-family housing is also present in most neighborhoods in modest amounts, designed so as to be integrated into the fabric of the neighborhood. In some cases this will be in house-scale buildings interspersed with houses and in other cases built along cross-town corridors and in mixed-use centers at key crossroads with good access to transit. Multi-family uses will be more often found near neighborhood commercial nodes in order to better promote transit viability. Most neighborhoods should be within walking distance of neighborhood services, a school or park and open space, including regional multi-use trails on the Whitewater River and Coachella Canal. Neighborhoods should emphasize residential living but include non-residential along the edges and at key locations. The public realm will be beautiful and comfortable, with diverse and finely-grained streets, parks and plazas. The street networks will be highly interconnected, providing multiple paths for pedestrians, bicyclists and motorists.

POLICY DIRECTION

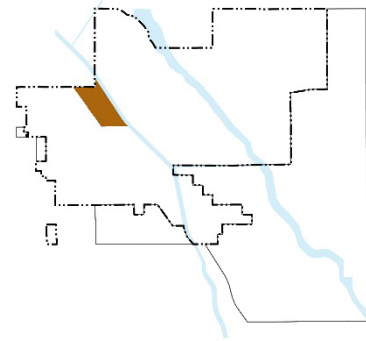
1. As the City grows, prioritize new residential development in this subarea over subareas to the east.
2. Require a variety of neighborhood types throughout the central Coachella Neighborhoods subarea.
3. Ensure neighborhoods are tied together with pedestrian, bicycle and vehicle connections and not treated as separate subdivisions surrounded by sound walls or other barriers.
4. Prohibit gated subdivisions in this subarea.
5. Prohibit sound walls along major thoroughfares.
6. Capitalize on Avenues 50 and 52 as major east-west thoroughfares and promote the development of retail, goods and services along these corridors.
7. Create a diversity of parks and open spaces that are connected by green streets and a multi-use trail network and strive for a majority of residents to be within a quarter-mile walking distance of a park or open space.
8. Locate Neighborhood Centers at major intersections so the majority of residents are within a short walk of retail, goods and services.
9. Allow higher intensity, non-residential uses in the western portion of the subarea in order to complements and support the Downtown and nearby employment centers.

10. Require primary boulevards to be designed, constructed and operated as multi-modal, not wide, auto-oriented arterials.
11. Pursue an auto mall or auto dealers adjacent to SR86S.
12. Final designation mix should be:
 - Up to 35 percent Suburban Neighborhood
 - 40 to 70 percent General Neighborhood
 - Up to 15 percent Urban Neighborhood
 - Five to 15 percent Neighborhood Center
 - Up to 10 percent Suburban Retail District

SUBAREA 10 – NORTH EMPLOYMENT DISTRICT

EXISTING CONDITIONS

The North Employment District is used primarily for agricultural activities, but also includes some industrial and residential uses. The area is bounded by the 50th Avenue on the south, Grapefruit Boulevard and the Union Pacific Railroad on the west, Whitewater River on the east and the city limit on the north. Given its location, regional access to the area is relatively poor with limited roadway access. Additionally, most of the area is Native American tribal land, thus limiting the amount of new development that can be controlled by the City.



VISION

While much of this area is under tribal governance and subject to their land use and development decisions, the North Employment District is intended to become an employment center with industrial and, to a lesser degree, office jobs and residential uses. The North Employment district allows for a mixture of office and light fabrication in a block structure and building fabric compatible with a mixture of urban commercial and residential uses, becoming a jobs center that hosts a wide variety of employment opportunities. Limited residential uses could be near the Whitewater River on the east and multi-family residential is also found on the south of the area, in a mixed-use configuration that supports the Downtown Expansion Subarea with nearby residents.

POLICY DIRECTION

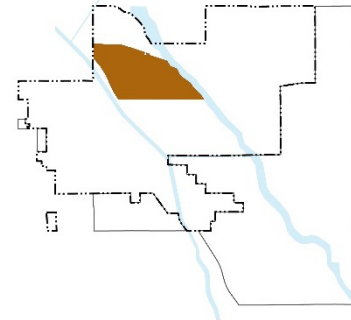
1. Work with the Native American Tribes to develop the area in a way that supports the vision for Coachella and this Subarea.
2. Develop the subarea in a way that supports Downtown by locating more intense and active uses closest to the Downtown Expansion subarea, allowing industrial uses to occur in the northern portion of the subarea.
3. Require the development of pedestrian-appropriate building designs, with loading activities sited behind buildings.
4. Require a mix of retail to provide adequate services for the daytime employment population.
5. Allow residential development adjacent to the Whitewater River.

6. Allow residential development adjacent to the Downtown Expansion Subarea when residential uses are a secondary use in mixed-use buildings.
7. Encourage areas immediately adjacent to the Interstate 10 interchange to develop visitor serving, auto-oriented uses.
8. Allow recycling and wrecking yard uses to continue in the vicinity of 48th and Harrison Street.
9. Final designation mix should be:
 - Up to 10 percent Suburban Neighborhood
 - Up to 15 percent General Neighborhood
 - Up to 10 percent Urban Neighborhood
 - Up to 10 percent Neighborhood Center
 - 20 to 60 percent Urban Employment Center
 - Up to 10 percent Suburban Retail District
 - 20 to 50 percent Industrial District

SUBAREA 11 – COMMERCIAL ENTERTAINMENT DISTRICT

EXISTING CONDITIONS

The Commercial Entertainment District is located at the junction of Interstate 10 and SR86S, an area with exceptional regional accessibility. It is in close proximity to tribal lands and Spotlight 29 Casino. The area is mostly agricultural uses and limited residential and commercial uses.



VISION:

The Commercial Entertainment District will contain much of the new development that attracts visitors to Coachella, including destination retail, hotels and resorts, and entertainment uses. This subarea will capitalize on its location at the junction of Coachella's major freeways, making it easy for people to reach these unique, visitor-serving destinations from other parts of the region. Special attention to design will be paid in the development of the area to ensure that it is visually attractive to motorists traveling the adjacent highways. This is a highly unusual area and it will have special and unique developments in the area. A range of residential densities and building types should be encouraged in this subarea, provided they are designed to integrate with the high intensity commercial uses planned for the area. The subarea must also exhibit strong, fine-grained connections to the surrounding neighborhoods of the subarea and the adjacent subareas, allowing community members easy access to shopping and entertainment.

POLICY DIRECTION

1. Encourage a wide variety of entertainment, commercial and mixed use projects and focus commercial uses in the area west of Tyler and north of Avenue 48.
2. Act with strong discretion when approving projects, seeking unique, destination-oriented and visitor-serving entertainment and retail uses that would be enhanced by the subarea's location and exceptional regional access.
3. Allow resort developments along the eastern edge of the subarea adjacent to the canal.

4. Pursue a large scale destination retail complex (that could include multi-family housing) in this subarea.
5. Require new development buildings and signage visible from Interstate 10 and SR86S to be attractive to passing motorists.
6. Allow a range of hospitality uses including hotels and motels.
7. Work with the tribal government to pursue development of regionally unique entertainment.
8. Allow development of walkable neighborhoods with a mix of housing types within the subarea provided it does not inhibit the primary goal of developing regionally unique retail and entertainment uses and provided such development is connected and integrated with the intense, regional uses.
9. Require new developments to incorporate design features that facilitate pedestrian, bicycle and vehicular connections throughout the subarea.
10. Encourage areas immediately adjacent to the I-10 interchange to develop visitor serving, auto-oriented uses.
11. Require an amendment to portions of the Shadow View Specific Plan in general, conceptual conformance with the site plan concept shown in Figure 3-25. With this modification, and notwithstanding the percentages set forth in Policy Directive No. 12, the remaining components of the Shadow View Specific Plan, as shown on Exhibit 3-4, Land Use Master Plan, of the approved Specific Plan, including the single family residential development, is determined to be consistent with the goals and policies of the Commercial Entertainment District.
12. Consider Urban Neighborhood as a substitute for Regional Commercial so long as the walkable character intended for the subarea is still achieved and so long as the opportunity for viable Regional Retail is not lost.
13. Final designation mix should be:
 - Up to 25 percent Suburban Neighborhood
 - Up to 50 percent General Neighborhood
 - Up to 25 percent Urban Neighborhood
 - Up to 15 percent Neighborhood Center
 - Up to 15 percent Urban Employment Center
 - Up to 15 percent Suburban Retail District
 - 30 to 60 percent Regional Retail District
 - Up to 50 percent Resort

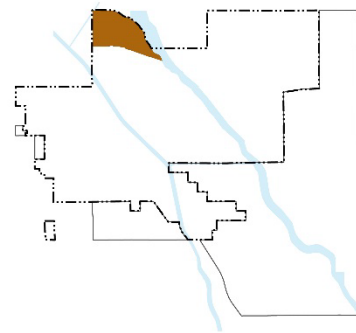
Figure 4-25: Conceptual Amendments to Shadow View Specific Plan



SUBAREA 12 - NORTH DILLON ROAD

EXISTING CONDITIONS

The North Dillon Road Area is largely undeveloped, but does contain some limited residential, recreational and commercial development. The area is adjacent to Interstate 10 and situated with particularly rich and interesting natural amenities. The site has excellent views of the nearby mountains, is adjacent to the Coachella Canal and is adjacent to the San Andreas fault zone. The area is bounded by Interstate 10 to the south, the Coachella Canal to the east and the City limits to the north and west.



VISION

With excellent regional access and unique natural attributes, this area has great entertainment, recreation and service retail potential. The North Dillon Road area is intended to develop as a regional visitor-serving area with uses that complement the regional Commercial Entertainment District to its south. Lodging, entertainment and large-scale service and fueling stations can all be found in this area

along Interstate 10 and the uses are arranged in a highly logical way that builds value and minimizes use incompatibilities.

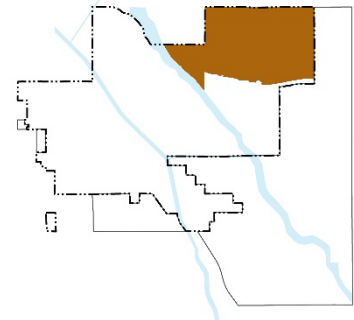
POLICY DIRECTION

1. Seek out and encourage uses that complement the vision of the Commercial Entertainment District and ensure proposed uses do not conflict with those planned for the Commercial Entertainment area.
2. Capitalize on the access to the freeway and seek out and encourage freeway oriented uses, large format retail, truck stops, lodging and regional entertainment and recreational uses that benefit from easy regional access.
3. Work closely with nearby tribes to ensure compatibility of uses with planned development on nearby tribal land.
4. Allow resorts and lower density residential development within this subarea, particularly along the Coachella Canal and the northern edge of the subarea.
5. Consider a range of entertainment uses for this subarea including amphitheaters, sports complexes, golf courses and similar uses.
6. Final designation mix should be:
 - Up to 10 percent Neighborhood Center
 - 15 to 40 percent Suburban Retail District
 - Up to 25 percent Regional Retail District
 - Up to 25 percent Resort

SUBAREA 13 – DESERT LAKES

EXISTING CONDITIONS

Desert Lakes is an environmentally diverse and rich area of the City. It is part of the Mecca Hills that serve as a scenic backdrop to Coachella and is bounded on the south by Interstate 10 and on the west by the San Andreas Fault and Coachella Canal. The area is a very environmentally sensitive and constrained area, with desert washes and 100 year floodplains, active faults and potentially sensitive habitat. Access to the area is very limited.



VISION

As a very sensitive area with limited access and a need for substantial infrastructure investment, this area of the City is envisioned, but not required, to remain undeveloped during the planning horizon of the General Plan. When development does occur, the vision for this area is to have low density resorts, rural residential development and some suburban neighborhoods and suburban retail. Until this is developed, this subarea will contribute to the visual identity and aesthetic beauty of Coachella.

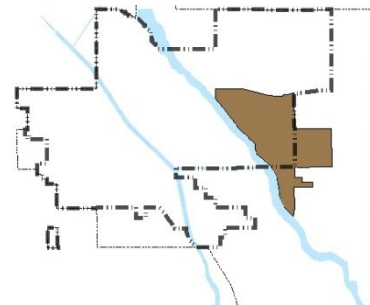
POLICY DIRECTION

1. Maintain Resort and Open Space General Plan designations for this subarea.
2. Facilitate good roadway connectivity to Dillon Road. The network illustrated by Figure 4-1 could be adjusted to account for topography and physical constraints as long as the envisioned connectivity is maintained.
3. Prior to development, prepare a single conceptual Specific Plan for the subarea that establishes a long-term vision, land uses and an implementation program. Separate implementing project-level specific plans may be prepared for individual projects.
4. Minimize grading of the subarea and follow the natural topographic features during the planning and development process.
5. Require that public facilities and services be provided concurrent with the development to ensure a high quality of life for residents.
6. Require rural and clustered development in steeper and topographically constrained areas.
7. Require new developments be designed for, and provided with, adequate public services and infrastructure to be self-sufficient in the event of a large earthquake.
8. Require the primary boulevards to be designed, constructed and operated as multi-modal boulevards, not wide high-speed streets.
9. Limit all resort development to a density of no more than 4 DU/AC.
10. Final designation mix should be:
 - 20 to 30 percent Open Space
 - Up to 25 percent Agricultural Rancho and Open Space
 - Up to 50 percent Rural Rancho
 - Up to 10 percent General Neighborhood
 - Up to 3 percent Suburban Retail District
 - Up to five percent Neighborhood Center
 - Up to 60 percent Resort

SUBAREA 14 – LA ENTRADA

EXISTING CONDITIONS

The La Entrada subarea is an environmentally rich area of the City with rugged topography. It is part of the Mecca Hills that serve as a scenic backdrop of the City and is bounded on the north by Interstate 10 and on the west by the San Andreas Fault and The Coachella Canal. The area is currently undeveloped and access to the subarea is limited.



VISION

La Entrada is envisioned with a diversity of neighborhoods and commercial services. Regional Commercial and Mixed-Use Development will be located in the western portion of the subarea along 50th Avenue that is being realigned to allow for a new interchange with I-10. The subarea will contain a diversity of residential neighborhoods that may include retirement communities and more traditional walkable neighborhoods. The rugged natural topography shall be maintained with lower density

residential and open space. The area will have a well-defined open-space network with multi-use trails connecting neighborhoods, parks and natural open spaces. While some distance from Downtown, La Entrada will be directly connected to Central Coachella, Downtown and West Coachella via Avenues 50 and 52, which are broad four-six-lane boulevards with frequent pedestrian crossings and pleasant tree-lined sidewalks.

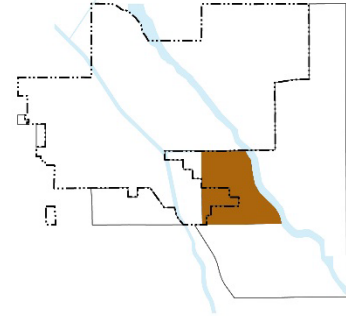
POLICY DIRECTION

1. Prepare and maintain two Specific Plans for the subarea that establish a long-term vision, land uses and an implementation program; one for the La Entrada project and one for the Phillips Ranch project.
2. To the greatest extent feasible, preserve the natural topographic features during the planning and development process.
3. Require public facilities and services be provided concurrent with the development to ensure a high quality of life for residents.
4. Require all new development within this subarea conform to the vision and design parameters of the General Plan Designations.
5. Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities. Strive for 75 percent of residents (except for the rural residential and resorts) to be within a half-mile walk distance of retail and neighborhood services.
6. Require the 90 percent of residents be within quarter-mile walk distances of a dedicated park, school, or multi-use trail.
7. Require new development be designed as high quality neighborhoods that provide multiple amenities, a beautiful public realm and are consistent with the City's vision for complete neighborhoods.
8. Require rural neighborhoods and clustered development in steeper and topographically constrained areas and use these development types to preserve the significant natural amenities.
9. Require new developments be designed for and provided with adequate public services and infrastructure to be self-sufficient in the event of a large earthquake.
10. Require the primary boulevards to be designed, constructed and operated as multi-modal boulevards, not wide high-speed streets.
11. Follow the block size and connectivity standards for new development found in this General Plan.
12. Require development of grading guidelines and standards as part of a Specific Plan for the Phillips Ranch project.
13. Require clustered single family and multifamily development in less constrained portions of Phillips Ranch, transferring density from areas constrained by seismic, drainage, rights of way, or other conditions based on technical studies. Assumed gross density would be 4 du/acre.
14. Consider annexation as a logical extension of the City boundaries as neighboring properties are annexed and adjacent properties are developed.
15. The final designation mix should be determined through the preparation of Specific Plans.

SUBAREA 15 –COCOPAHA AREA

EXISTING CONDITIONS

This area is primarily used for agricultural production, with a combination of cultivated row crops, orchards and natural open space. The area is bounded by the Whitewater River on the west, Fillmore on the east, 52nd Avenue to the north and Airport Avenue to the south. The area is generally flat with a slight increase in elevation toward the east. The majority of the subarea is located outside of the City limits and within the Sphere of Influence.



VISION

This subarea is identified as a long-term urban expansion area that is not expected to develop during the time horizon of the General Plan. Through 2035, uses are envisioned as agriculture and open space. Over the long term, this area may be urbanized with a diversity of residential neighborhoods supported by Neighborhood Centers and Suburban Retail Districts.

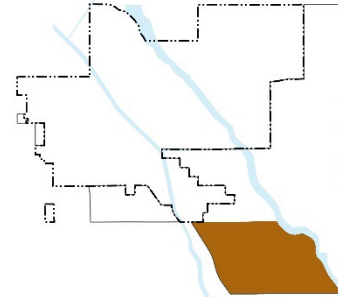
POLICY DIRECTION

1. Prohibit the annexation of new land into the City limits in this subarea unless 60 percent of the land within subareas 9, 11 and 14 are developed with urban uses.
2. Allow the annexation land for public uses such as parks.
3. For areas outside of the City limits, maintain the county's land-use designations until the land is annexed to the City.
4. Prioritize and actively support near and mid-term activities and uses that focus on agriculture and natural open space.
5. When it becomes appropriate to transition to urban uses, require new development be designed as traditional neighborhoods with a mix of housing types and densities, an interconnected street network and access to a diversity of commercial and public uses.
6. Allow resorts in the eastern portion of the subarea and prohibit resort development on the western side or anywhere that resorts could harm network connectivity.
7. Allow rural residential development in the eastern portion of the subarea.
8. Final designation mix should be:
 - Ten to 20 percent Open Space
 - Up to 25 percent Agricultural Rancho
 - Up to 20 percent Rural Rancho
 - Up to 50 percent Suburban Neighborhood
 - Up to 25 percent General Neighborhood
 - Up to five percent Urban Neighborhood
 - Up to five percent Neighborhood Center
 - Up to five percent Suburban Retail District
 - Up to five percent Regional Retail District
 - Up to five percent Industrial District
 - Up to 40 percent Resort

SUBAREA 16 – SOUTH COACHELLA

EXISTING CONDITIONS

This area is primarily used for agricultural production, with a combination of cultivated row crops, orchards and natural open space. The area is bounded by SR86S on the west, the Coachella Canal on the east, Airport Boulevard on the north and 60th Avenue on the south.



VISION

This subarea is identified as long-term urban expansion, not expected to develop during the time horizon of the General Plan. Through 2035, uses are envisioned as agriculture and open space. Over the long term, this area may be urbanized with a diversity of residential neighborhoods supported by Neighborhood Centers and Suburban Retail Districts.

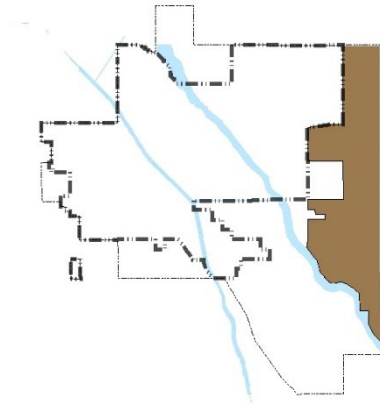
POLICY DIRECTION

1. Prohibit the annexation of new land into the City limits in the subarea unless 60 percent of the land within subareas 9, 11, 14 and 15 are developed with urban uses.
2. For areas outside of the City limits, maintain the county's land use designations until such a time as it is annexed to the City.
3. Prioritize and actively support near and mid-term activities and uses that focus on agriculture and natural open space.
4. When it becomes appropriate to transition to urban uses, require new development be designed as traditional neighborhoods with a mix of housing types and densities, an interconnected street network and access to a diversity of commercial and public uses.
5. Allow resorts in the eastern portion of the subarea and prohibit resort development on the western side or anywhere that resorts could harm network connectivity.
6. Allow rural residential development in the eastern portion of the subarea.
7. Work with the College of the Desert to encourage their growth and expansion to occur adjacent to the Downtown (in subarea 6) as opposed to this area. If the College of the Desert does pursue expansion plans in this subarea, encourage the campus to be located in Subarea 6 as an urban campus rather than an auto-oriented suburban complex.
8. Final designation mix should be:
 - Up to 100 percent Agricultural Rancho
 - Up to 50 percent Rural Rancho
 - Up to 60 percent Suburban Neighborhood
 - Up to 20 percent General Neighborhood
 - Up to five percent Urban Neighborhood
 - Up to five percent Neighborhood Center
 - Up to five percent Suburban Retail District
 - Up to five percent Regional Retail District
 - Up to five percent Industrial District
 - Up to 40 percent Resort

SUBAREA 17 – EASTERN COACHELLA

EXISTING CONDITIONS

The Eastern Coachella area is environmentally diverse and rich. It is part of the Mecca Hills that serve as a scenic backdrop of the City. The area is bounded on the southwest by the San Andreas Fault and Coachella Canal, bisected by Interstate 10. The area is a very environmentally sensitive and constrained area, with desert washes and 100 year floodplains, active faults and sensitive habitat and nearly all of the area has been set aside for conservation. Access to the area is limited due to the topography and location.



VISION

This area of the City should continue to be mostly undeveloped open space that defines the eastern edge of Coachella and provides a beautiful visual backdrop to the City. The urban development that does occur should be rural residential with minimal impact to the natural landscape from roads and homes.

POLICY DIRECTION

1. Investigate and consider the de-annexation of the subarea from the City's jurisdiction since the majority of the land is set aside for conservation or only allows very low density residential development.
2. Limit uses to Rural Residential and passive open space.
3. Prohibit grading to the minimum necessary to construct rural roadways and the allowed Rural Residential development.
4. As feasible, construct multi-use trails along the Coachella Canal either inside, or adjacent to, this subarea.
5. Final designation mix should be:
 - Ten to 40 percent Agricultural Rancho
 - Up to 100 percent Rural Rancho
 - 25 to 100 percent Open Space

GOALS AND POLICIES

Goal 1. Development Regulations. A land development and regulatory system that reinforces the City's desire to grow from a small town to a medium sized city in a sustainable and orderly manner.

Policies

- 1.1 **City limits.** Establish and maintain a city limit for Coachella that allows for a realistic amount of future growth.

- 1.2 **Annexation.** Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.
- 1.3 **Sphere of influence.** Establish and maintain a Sphere of Influence that identifies the long-term growth plans of the City. The Sphere of Influence may encompass an area that accommodates more growth than the time horizon of the General Plan.
- 1.4 **Planning area.** Establish and maintain a Planning Area that allows Coachella to communicate to adjacent jurisdictions about potential the impact of Growth on the City.
- 1.5 **Subareas.** Establish and utilize a system of subareas to efficiently plan and manage the City’s growth. Each area of the City and Sphere of Influence shall be included in a subarea. All development and policy decisions shall conform to the vision and policies for that planning area, in addition to the citywide goals and policies. See Figure 3-24 for a map of the City’s subareas.
- 1.6 **General plan designations.** Establish and maintain a system of General Plan designations that:
 - Provides flexibility for land developers to determine the best use of their land within the bounds of the vision for the subarea, particularly in undeveloped areas of the City.
 - Regulates the form and character of new development to ensure the development that does occur is complete with a diversity of uses so residents don’t have to drive long distances to access goods and services, connected to the Downtown and other parts of the City via multiple modes of transportation, and compact so that areas are walkable and pedestrian-friendly. The exception to the above shall be Resort developments which may be developed as isolated projects separate from the rest of the City.
 - Uses the development process to enhance the charterer and identity of Coachella.
- 1.7 **Specific Plans.** Utilize specific plans as strategic entitlement tools when considering unique projects that bring exceptional value to the community. Periodically review existing, un-built specific plans for relevance and the potential for needed updates.

Goal 2. Growth and Development. The successful transformation of Coachella from a small town into a medium-sized, full-service City that is a major economic center for the Coachella Valley.

Policies

- 2.1 **Population and employment growth.** Allow the City to grow from its current population of approximately 40,000 and 5,800 jobs to a maximum of 135,000 and 32,000 jobs by 2035.
- 2.2 **Character and identity.** Strive to maintain Coachella’s existing small-town character, identity and cultural diversity as development occurs in the future.
- 2.3 **Urban design as identity.** Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices.

- 2.4 Natural context.** Retain the City’s natural infrastructure and visual character derived from topography, farmlands and waterway corridors.
- 2.5 High quality construction and architecture.** Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.
- 2.6 Architectural diversity.** A diversity of architectural styles is encouraged, particularly those that have their roots in the heritage of Southern California and the Desert Southwest.
- 2.7 Climate-appropriate design.** Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices.
- 2.8 Growth and development evaluation.** Every five years, review and adjust, as needed, the General Plan’s population and employment capacities to meet changes in economic and demographic conditions.
- 2.9 Infill development.** Promote and provide development incentives for infill development and redevelopment of existing properties.
- 2.10 Contiguous development pattern.** Encourage and incentivize development to occur contiguous to, or proximate to, existing built areas to facilitate delivery of City services and minimize “leapfrog” development not connected to existing urbanized areas.
- 2.11 New growth.** Continue to plan for future expansion and new growth on previously undeveloped areas.
- 2.12 High priority development areas.** Identify subareas 5, 6, 7, 8, 9, 10, and 11 as Priority Growth Areas to be targeted for growth through City policies and actions and to receive priority for funding, community facilities and services.
- 2.13 Growth expansion areas.** Identify subareas 12 and 14 as future Growth Expansion Areas. During the time horizon of the General Plan, growth that occurs in these areas shall conform to the following criteria and characteristics.
- Minimum size of proposed development projects must be over 100 acres
 - Residential areas must be developed as one or more complete neighborhoods that contain a mix of housing types, sufficient parks and open spaces, necessary community facilities and services with access to retail and other goods and services.
 - Development must be connected to the existing City via a network of multi-modal streets and non-motorized trails.
 - All infrastructure connecting the new development to the existing City must be paid by the project sponsor using the City’s infrastructure specifications.
 - Financing plans for on-going operation and maintenance of streets, roads, parks and other community facilities and services that do not increase taxes or reduce services for existing residents must be approved and in place.
- 2.14 Reserve development areas.** Subareas 13, 15 and 16 shall be maintained as reserve development areas. These areas shall maintain their current land or agricultural use until the identified High Priority Development Areas and Growth

Expansion Areas are at least 60 percent developed with urban uses or preserved open spaces.

- 2.15 Steep slopes.** Limit development and grading in areas with slopes greater than 20 percent and limit the density and intensity of development in areas with slopes of between 10 and 19 percent.
- 2.16 Range of uses.** Through Specific Plans, Planned Developments, or other similar master planning processes, allow the designations shown on the General Plan Designation Map to be adjusted within the ranges set forth for each policy area in large, undeveloped areas of the City so long as the visions of the General Plan and the applicable subarea is met.
- 2.17 Parks and open space.** Establish parks and open space as allowed uses within all General Plan Designations.
- 2.18 Open space conservation.** Establish mechanisms to provide for the conservation of resource land that is not yet conserved if it falls within one of the following categories:
- Flood plain, including Special Flood Hazard Areas.
 - Open Space to be acquired.
 - Wildlife corridors.
 - Legacy farmland.
 - Riparian areas.
 - Areas of cultural significance.
 - Seismic or geological hazard areas.
 - Legacy viewsheds.
- 2.19 Community Amenities.** Encourage the provision of a high-level of neighborhood and community amenities and design features as a way of balancing increased density, recognizing that the General Plan increases the average planned density by several times and specifies a desire for a very high quality, amenity-rich, livable community.

Goal 3. Healthy Community Design. Development patterns and urban design comprised of complete, walkable, attractive, family-friendly neighborhoods, districts and corridors that support healthy and active lifestyles.



Policies

- 3.1 Physical plan.** Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods.
- 3.2 Walkable streets.** Regulate new development to ensure new blocks encourage walkability by maximizing connectivity and route choice, create reasonable block lengths to encourage more walking and physical activity and improve the walkability of existing neighborhood streets.
- 3.3 Pedestrian barriers.** Discourage physical barriers to walking and bicycling between and within neighborhoods and neighborhood centers. If physical barriers are unavoidable, provide safe and comfortable crossings for pedestrians and cyclists. Physical barriers may include arterial streets with speed limits above 35 mph, transit


or utility rights-of-way, very long blocks without through-streets, and sound walls, among others.

- 3.4 Shared driveways.** Allow and encourage new commercial and residential developments to have common driveways serving multiple units, to minimize the number of curb cuts along any given block to improve pedestrian safety.
- 3.5 Health in Developments.** Evaluate the health impact and benefits of new development projects in the early planning phases to maximize its contribution to the vision for a healthier Coachella.
- 3.6 Family-friendly community.** Strive to create multi-generational family-friendly public spaces and affordable family-friendly neighborhoods through the following measures:
 - The provision of family-friendly amenities, such as libraries, recreation centers and parks in residential neighborhoods.
 - Encouraging child-care and schools near employment centers and housing and vice versa.
 - Set a minimum proportion or number of two-, and three-bedroom units in multi-family and rental housing development.
 - Allow family child care in residential units by right.
 - Provide child care at public meetings.
 - Encourage youth participation in the planning process.
- 3.7 Culture and entertainment hub.** Create opportunities for leisure/cultural activities in Coachella such as a movie theater, music and dancing venue, museum/gallery, cafe, or bowling alley, among many other facilities to ensure teens and young adults have safe ways to enrich their social lives.

Goal 4. Rural Areas. A strong, preserved rural and agricultural heritage and character that preserves the natural beauty and context of the City.

- 4.1 Agricultural land preservation.** Provide for the protection and preservation of agricultural land as a major industry for Coachella and sufficient to maintain the rural character of the City. Explore and allow a variety of methods of preserving land in sizes that are viable economic units for continuing agricultural activities including:
 - Density transfers to allow a greater portion of proposed development on other in order to allow productive sites to remain in agricultural production.
 - Use of the Williamson Act.
 - Implementation of a “right-to-farm” ordinance.
 - Adopting a farmland protection program.
- 4.2 Agricultural land conversion.** Actively discourage the urbanization of agricultural land when other land not in agricultural use within the city limits is available for development.
- 4.3 Agricultural elements in urban landscape.** Where feasible, incorporate existing agricultural elements, such as date farms, vineyards and citrus trees into the urban landscape as part of development projects. This preservation will enable the agricultural history of the City to remain visible and provide unique urban landscape features that can distinguish Coachella from other cities in the Coachella Valley.

- 4.4 **Agricultural land in sphere of influence.** Preserve existing agricultural land in the Sphere of Influence and limit the annexation of active agricultural land, unless it is part of a development project.
- 4.5 **Rural residential.** Allow rural residential with homes on lots of up to 2.5 acres in size in limited areas of the City. These areas shall serve as buffers between more urban development and permanently undeveloped areas of the City. The Rural areas may serve as part of the City's greenbelt.
- 4.6 **Conservation subdivisions.** Provide for, and encourage, conservation subdivisions that cluster development on a site as a way of preserving valuable natural resources such as agricultural lands.
- 4.7 **City Greenbelt.** Strive to create an undeveloped or rural greenbelt around the City comprised of rural residential, preserved parks and open space, and agricultural lands.

 **Goal 5. Neighborhoods.** Neighborhoods that provide a variety of housing types, densities, designs and mix of uses and services that reflect the diversity and identity of Coachella, provide for diverse needs of residents of all ages, ethnicities, socio-economic groups and abilities, and support healthy and active lifestyles. *(The following policies apply to all locations with a "Neighborhood" General Plan Designation.)*

Policies

- 5.1 **Complete neighborhoods.** Through the development entitlement process, ensure that all new Neighborhoods (areas with a "Neighborhood" General Plan Designation) are complete and well-structured such that the physical layout and land use mix promote walking to services, biking and transit use; develop community identity and pride, are family friendly and address the needs of multiple ages and physical abilities. New neighborhoods should have the following characteristics:
- Be approximately 125 acres in size and approximately half-mile in diameter
 - Contain short, walkable block lengths.
 - Have a grid or modified grid street network (except where topography necessitates another street network layout).
 - Contain a high level of connectivity for pedestrians, bicycles and vehicles (except where existing development or natural features prohibit connectivity).
 - Have homes with entries and windows facing the street.
 - Contain a diversity of housing types, where possible.
 - Provide a diversity of architectural styles.
 - Have goods and services within a short walking distance.
 - Are organized around a central focal point such as a park, school, civic building or neighborhood retail such that most homes are no more than one quarter-mile from this focal point.
- 5.2 **Conventional neighborhood design.** Discourage the construction of new residential neighborhoods that are characterized by cul-de-sacs, soundwalls, long block lengths, single building and housing types and lack of access to goods and services.
- 5.3 **Variety of types of neighborhoods.** Promote a variety of neighborhoods within the City and ensure that neighborhood types are dispersed throughout the City.

- 5.4 **Balanced neighborhoods.** Within the allowed densities and housing types, promote a range of housing and price levels within each neighborhood in order to accommodate diverse ages and incomes. For development projects larger than five acres, require that a diversity of housing types be provided and that these housing types be mixed rather than segregated by unit type.
- 5.5 **Housing affordability.** Ensure affordable housing is distributed throughout the City to avoid concentrations of poverty and be accessible to jobs.
- 5.6 **Senior housing.** Encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services and health and community facilities.
- 5.7 **Walkable neighborhoods.** Require that all new neighborhoods are designed and constructed to be pedestrian friendly and include features such as short blocks, wide sidewalks, tree-shaded streets, buildings that define and are oriented to streets or public spaces, traffic-calming features, convenient pedestrian street crossings, and safe streets that are designed for pedestrians, cyclists and vehicles.
- 5.8 **Provision of sidewalks.** Except within designated rural areas, require sidewalks of at least six feet in width on both sides of streets in neighborhoods.
- 5.9 **Street network.** Except where infeasible because of topographic conditions, require new Neighborhoods to be designed with a traditional grid pattern and block sizes ranging from 300 to 600 feet, depending on the General Plan Designations.
- 5.10 **Street layout.** Design streets and lot layouts to provide a majority of lots within 20 degrees of a north-south orientation for increased energy conservation.
- 5.11 **Connections to key destinations.** Require direct pedestrian connections between residential areas and nearby commercial areas.
- 5.12 **Hillside connectivity.** Allow street patterns to follow natural topography and open spaces as long as connectivity and sense of place is maintained.
- 5.13 **Tree-lined streets.** Design and build Neighborhoods to provide trees on both sides of at least 60 percent of new and existing streets within the project and on the project's side of bordering streets, between the vehicle travel way and walkway at intervals averaging no more than 50 feet (excluding driveways and utility vaults). This standard shall apply whenever new streets are constructed or when existing streets and sidewalks are significantly rehabilitated with existing neighborhoods.
- 5.14 **Shaded sidewalks.** Strive to design and build neighborhoods to provide shade over at least 30 percent of the length of sidewalks on streets within the project. Trees must provide shade within 10 years of landscape installation and should be as water efficient as possible.
- 5.15 **Access to daily activities.** Strive to create development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.

- 5.16 Access to parks and open spaces.** Design new neighborhoods and, where feasible, retrofit existing neighborhoods, so that 60 percent of dwelling units are within a one-third mile walk distance of a usable open space such as a tot-lot, neighborhood park, community park or plaza/green.
- 5.17 Neighborhood transitions.** Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.
- 5.18 Gated communities.** Prohibit the construction of new gated communities except in the Rural or Resort General Plan Designations. As an alternative, consider gates around individual properties.
- 5.19 Gated blocks.** Allow small groups of homes up to one block to be gated as an alternative to gated communities so long as it does not impact community connectivity.
- 5.20 Soundwalls.** Allow the use of soundwalls to buffer new Neighborhoods from existing sources of noise pollution such as railroads and limited access roadways. Prohibit the use of soundwalls to buffer residential areas from arterial or collector streets. Instead design approaches such as building setbacks, landscaping and other techniques shall be used.
- 5.21 Subdivision gateways.** Discourage the use of signs to distinguish one residential project from another. Strive for neighborhoods to blend seamlessly into one another.
- 5.22 Green neighborhoods.** Encourage new developments to build to a green neighborhood rating standard and apply for certification from a program such as LEED for Neighborhood Development or LEED for Homes.
- 5.23 Neighborhood preservation.** Preserve and enhance the character of existing residential neighborhoods.
- 5.24 Infill neighborhoods.** In existing developed areas of the City, encourage repair-oriented development that creates complete neighborhoods (as defined above). Such activities include:
- Enhancing connectivity and reducing block size, including reasonable and related improvements in off-site locations.
 - Completing abandoned subdivisions with building types identified in this General Plan.
 - Making pedestrian-oriented blocks out of large scale superblocks through the addition of new streets.

Goal 6. Centers. A variety of mixed use, urban centers throughout the City that provides opportunities for shopping, recreation, commerce, employment and arts and culture.

Policies

- 6.1 Downtown.** Facilitate the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community and as the regional center of the Coachella Valley for commerce, culture and government.

- 6.2 **Downtown implementation.** Follow the Pueblo Viejo Revitalization Plan for the Downtown adopted by the City Council in 2009.
- 6.3 **Arts and culture.** Focus arts and cultural activities in and around the Downtown.
- 6.4 **Diverse centers.** Encourage the development of local and city-wide centers that address different community needs and market sectors. The centers shall complement and be integrated with surrounding neighborhoods.
- 6.5 **Access to transit.** Promote the development of commercial and mixed use centers that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.
- 6.6 **Redevelopment of existing retail into neighborhood centers.** Provide incentives to transform existing, auto-dominated suburban centers into neighborhood destinations by adding a diversity of uses, providing new pedestrian connections to adjacent residential areas, reducing the visual prominence of parking lots, making the centers more pedestrian-friendly and enhance the definition and character of street frontage and associated streetscapes.
- 6.7 **New neighborhood centers.** Create a series of new neighborhood centers throughout Coachella so the majority of dwelling units in each Neighborhood are no more than one-half mile from any neighborhood center.
- 6.8 **Neighborhood center location.** Locate new Neighborhood Centers at the intersections of major roadways such as collectors and arterials.
- 6.9 **Neighborhood center design.** Design new neighborhood centers to be walkable and pedestrian-friendly with buildings that front internal streets and public sidewalks and with buildings facing major roadways. No more than 50 percent of the frontage on streets may be parking lots.
- 6.10 **New urban employment centers.** Strive to create a series of new Urban Employment Centers in strategic locations in Coachella. The primary locations for this use are subareas 6, 7 and 10.
- 6.11 **Design of urban employment centers.** Design Urban Employment Centers to be urban in character with compact buildings sited at or near front lot lines, a high percentage of lot coverage, and building facades and entrances directly addressing the street and with a high degree of transparency. Parking lots and large setbacks shall not dominate the frontage of the Urban Employment Centers.

Goal 7. Districts. A series of unique, destination-oriented districts throughout Coachella that provide space for large-format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents and improve the fiscal stability of the City.

Policies

- 7.1 **Higher education.** Actively seek the location and establishment of higher education facilities, such as colleges or universities, within the City, ideally located adjacent to

the Downtown in subarea 6. The colleges and universities should be integrated with the urban fabric and not designed as an isolated campus.

- 7.2 Industrial expansion.** Actively seek to expand the amount of industrial uses in Coachella as a source of jobs and economic development. Industrial uses should be focused in subareas 5, 7 and 8.
- 7.3 Heavy industry.** Locate heavy industrial uses in locations that do not affect sensitive uses.
- 7.4 Impact of industrial development.** Require new development within the City's industrial districts be designed for compatibility with surrounding uses to minimize impact and cultivate connectivity with each district.
- 7.5 Industrial compatibility.** Where industrial uses are near existing and planned residential development, require industrial projects be designed to limit the impact of truck traffic on residential areas.
- 7.6 New suburban retail districts.** Allow Suburban Retail Districts to locate along major roadways throughout the City.
- 7.7 Suburban retail district design.** Allow Suburban Retail Districts to have an automobile-oriented design with surface parking lots with landscaping, buildings set back from the street and relatively low floor area ratios. Freestanding retail pads are encouraged. Ensure that the design also allows for pedestrian and bicycle access to and through the site.
- 7.8 Regional retail districts.** Establish major regional serving commercial centers that provide a mix of uses in a pedestrian oriented format and become vibrant destinations for people to live, work, shop and congregate. Allow a wide variety of uses to locate in Regional Retail Districts including destination retail centers, mixed-use town centers, theme parks, sports venues, entertainment complexes and hotels, among other uses.
- 7.9 Regional retail district design.** Allow for significant flexibility in the design of Regional Retail Districts so long as city-wide and project-level connectivity standards are met, the uses do not adversely affect adjacent uses and accommodations are made for pedestrians, bicycle and transit users.
- 7.10 Resorts.** Actively pursue the establishment of multiple resort complexes in Coachella. Locate resorts in areas of the City where city-wide connectivity will not be negatively affected by the design of the project. Such locations include adjacent to hillsides, on the edge of the Sphere of Influence and city limit where additional annexation is not expected to occur and adjacent to rivers and canals.
- 7.11 Resort design and connectivity.** Allow resorts to be designed as isolated and gated developments as long as through traffic and external connectivity occurs at distances of no greater than 1,300 feet. Exceptions to this may be made where external connection is not possible because of steep slopes, natural or man-made barriers such as limited access roadways or rivers.

Goal 8. Public Facilities and Buildings. A variety of public facilities and buildings throughout the City that improves the quality of life for residents and maintains a high-level of public services.

Policies

- 8.1** Equitable distribution of facilities and services. Strive to equitably distribute public facilities, improvements and services throughout Coachella, with priority given to remedying existing deficiencies in blighted or underserved areas of the City.
- 8.2** Phasing of public facilities. Require new parks, open spaces and public facilities be constructed concurrent with, or prior to, the development of each Neighborhood. All required parks, open spaces and public facilities should be constructed before 75 percent of the dwelling units are constructed.
- 8.3** School location and design. Work with school districts to size, design and locate schools to better enable students to walk or bicycle to them.
- 8.4** Parks and open space. Establish a range of parks and open spaces, including tot lots, neighborhood parks, community parks, plazas/greens and/or greenways/parkways within all new Neighborhoods, Centers and Districts.
- 8.5** Civic and institutional uses. Locate civic and institutional uses in Downtown and neighborhood centers and avoid locating these uses in remote, single-use complexes.
- 8.6** Civic identity. Encourage civic buildings and public gathering places to be designed to provide locations that reinforce community identity and support self-government.
- 8.7** Role of civic buildings. Require civic buildings be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.

Goal 9. Corridors and Connectivity. A network of transportation and open space corridors throughout the City that provides a high level of connectivity for vehicles, cyclists and pedestrians.

Policies

- 9.1** City-wide connectivity. Establish and preserve a Citywide street network throughout the City where through roads occur approximately every one-quarter mile, except where connections cannot be made because of previous large development projects or physical constraints. Physical constraints shall be canals, railroads, water, steep slopes, limited access roadways and similar natural and man-made barriers.
- 9.2** Subarea connectivity. Ensure a high-level of connectivity in all Neighborhoods, Centers and Districts throughout the City. The connectivity shall be measured as block perimeter and in external connectivity on the perimeter of a new development project.
- 9.3** Connections between development projects. Require the continuation of the street network between adjacent development projects and discourage the use of cul-de-sacs except where necessary because connections cannot be made due to existing development, topographic conditions or limited access to transportation systems.

- 9.4 Transportation corridors.** Plan and reserve transportation corridors in coordination with land use.
- ***Van Buren Corridor.*** Facilitate the development of the Van Buren Corridor into a beautiful, shaded, pedestrian-friendly avenue that provides regional retail commercial and serves to repair the edges of existing neighborhoods of the surrounding area.
 - ***Harrison Street.*** Require development along Harrison Street conform to recommendations of the Harrison Street Study to realize a town-scale Main Street environment that supports pedestrian activity and local serving commerce.
 - ***Avenues 50 and 52.*** Establish Avenues 50 and 52 as important cross-town corridors that connect Coachella, serve as transitions between neighborhoods, provide opportunities for local-serving retail and balance the needs of multiple transport modes.
 - ***Grapefruit Avenue.*** Facilitate the development of Grapefruit Avenue as major cross-town corridor that balances intercity automobile needs with pedestrian, bicycle and transit.
- 9.5 Green/open space network.** Establish an interconnected open space network throughout Coachella that serves as a network for active transportation, recreation and scenic beauty and connects all existing and future areas of the City. In particular, connections should be made between preserved open spaces, parks, the Downtown, Neighborhood Centers and other destinations within the City. Consider the following components when designing and implementing the green/open space network:
- Preserved open space areas.
 - Greenways and parkways along fault lines, the Whitewater River and the Coachella Canal.
 - Roadways with significant landscaping and pedestrian and bicycle amenities.
 - Community and neighborhood parks.
 - Multi-use trails and non-motorized rights-of-way.
- 9.6 Trip Chaining.** Prioritize complementary land uses to encourage trip chaining and reduce automobile use.
- 9.7 Unbundled parking.** Allow and encourage developers of residential, mixed-use and multi-tenant commercial projects to unbundle parking costs from unit sale and rental costs in denser, mixed-use areas to give tenants and owners the opportunity to save money by using fewer parking spaces.

Goal 10. Development requirements. A fair, understandable and predictable approach that ensures new development does not impose a fiscal burden on the City, conforms to regional airport and railroad safety practices, and requires new projects to provide adequate public facilities and services as part of the overall process.

Policies

- 10.1 Required contents of Specific Plans and Planned Developments that implement the subarea Master Plans.** Require that all Specific Plans, Planned Developments, Master Plans and other master-planned community implementation tools include:
- A plan for the phasing of all off-site infrastructure.

- A performance schedule for the issuance of building permits based on the concurrent availability of public services and amenities, including parks, schools and other public facilities identified in the entitlement documents.
 - A clear statement of the minimum public improvements that will be required as part of the first phase of development.
 - A statement of the financing mechanisms that will provide for the ongoing funding and financing of the public facilities of the project. These financing tools should be presented and discussed in the entitlement document implementation plan.
- 10.2 Concurrency.** Prohibit the issuance of precise grading plans and building permits unless the City has made a determination that adequate stormwater facilities, parks, solid waste, water, sewer and transportation facilities are operating to serve each phase of development.
- 10.3 Phasing of project site improvements.** Require that new subdivisions complete the public improvements before occupancy inspections unless a development agreement is implemented.
- 10.4 Airport compatibility.** Require new development in the vicinity of Jacqueline Cochran Airport to conform to the County's airport land use and safety plans. Notwithstanding the allowable land use intensities and densities set forth by this Land Use and Community Character Element, there may be more restrictive density and intensity limitations on land use and development parameters, as set forth by the Airport Land Use and Compatibility Plan. Additionally, per the Airport Land Use Plan, there may be additional limits, restrictions, and requirements, such as aviation easements, height limits, occupancy limits, and deed restrictions, required of new developments within the vicinity of the airport
- 10.5 Wildlife Hazards Study.** New developments proposing golf course or significant open space and/or water features shall prepare a wildlife hazard study if the site is within the Airport Influence Area.
- 10.6 Airport Land Use Commission Review.** Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, the City shall refer proposed actions for review, determination and processing by the Riverside County Airport Land Use Commission as provided by the Airport Land Use Law. The City shall notify the Airport Land Use Commission office and send a Request for Agency Comments for all new projects, and projects proposing added floor area or change in building occupancy type within 2 miles of the airport.
- 10.7 Federal Aviation Administration Review.** Projects that require an FAA notice and review will be conditioned accordingly by the City to obtain an FAA Determination of No Hazard to Air Navigation prior to issuance of any building permits.
- 10.8 Residential Development near airport.** New residential development within Airport Compatibility Zone D shall have a net density of at least five dwelling units per acre. New dwelling units should not be permitted as secondary uses of the Urban Employment Center General Plan Designation within Airport Compatibility Zone C.

- 10.9 **Nonresidential Development near airport.** The land use intensity of nonresidential structures within Airport Compatibility Zones B1, C, and D shall be limited as set forth by Table 2A of the Airport Land Use Compatibility Plan.
- 10.10 **Hospitals near airport:** Hospitals shall be prohibited within Airport Compatibility Zones B1 and C and discouraged in Airport Compatibility Zone D.
- 10.11 **Regional coordination.** Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.
- 10.12 **Railroad Safety.** When considering development adjacent to the railroad right-of-way, work to minimize potential safety issues associated with railroad adjacency.

Goal 11. Economic Development. A broad-based and long-term economic development environment for Coachella that is supportive of existing businesses and will attract new business and tourism.

Policies

- 11.1 **Long-term economic development.** Support the development and implementation of long-term economic development strategies that seek to establish and keep new businesses and a strong-middle class in Coachella over the decades to come.
- 11.2 **Regional presence.** Encourage economic development strategies that will cause Coachella to become a major city in the Coachella Valley and a driving force behind the area's economy.
- 11.3 **Regional jobs center.** Encourage economic development strategies that will cause Coachella to become a jobs center for the Coachella Valley.
- 11.4 **Diversified economy.** Encourage economic development strategies that allow the City to move beyond reliance on its two main industries – agriculture and resort services – and transform itself to a mature mix of economic activity and job opportunities.
- 11.5 **Jobs-housing balance.** Strive to improve the jobs-housing balance in the City by actively pursuing employment uses to the City.
- 11.6 **Jobs-housing match.** To the extent feasible, attract new employment uses to Coachella that match the skill and educational levels of existing and future residents.
- 11.7 **Job training.** Expand job training opportunities for Coachella residents.
- 11.8 **Development incentives.** Consider incentives for new development that provides a substantial economic benefit to the community such as retail sales taxes, transient occupancy taxes or higher-paying jobs. Prohibit the provision of incentives that outweigh the direct benefits from the use.
- 11.9 **Business support.** Support the Chamber of Commerce, retailers, tourist service businesses, artists, resort operators and other agencies to develop an aggressive marketing strategy with implementation procedures.
- 11.10 **Revitalization incentives.** Develop and provide incentives to assist developers in revitalization and rehabilitation of existing structures, uses and properties through

improvement programs, innovative development standards, specific plans and assessment districts.

- 11.11 Joint-use.** Promote joint use of public and private facilities for community use, tourism, conference, convention and cultural uses.
- 11.12 State and Federal assistance.** Utilize state and federal economic development assistance programs when appropriate and develop additional local financing programs. Work with the California Office of Tourism to develop the area's recognition as a major area for state recreational opportunities and cultural development.
- 11.13 Natural environment.** Maintain and enhance the natural environment as critical to the attraction of tourists and ensure that new development does not adversely affect the natural environment as a tourist draw.
- 11.14 Recreational amenities.** Strategically utilize City recreational investments to create and enhance development opportunities.
- 11.15 Creative Economy.** Prioritize strategies that will create an economy full of diverse talents, trades and goods for the City. For long lasting economic success, a range of services, arts, music, entertainment and retail should be supported on all scales of the City's economy.
- 11.16 Special events.** Actively recruit seasonal and special events, such as festivals and concerts and develop mitigation strategies that will offset the impact of such events in the City on community members and neighborhoods.

Goal 12. Diversity of uses for economic development. Non-residential uses that creates a complete city and diversifies the local economy.

Policies

- 12.1 Airport.** Encourage activities and developments that capitalize on Jacqueline Cochran Airport as an asset.
- 12.2 Office/R&D.** Actively attract and expand the number of and development (R&D) uses in Coachella.
- 12.3 Agriculture.** Recognize and maintain agriculture and related uses as a key component of the City's long-term economic development strategy. Prioritize the preservation of date groves, citrus groves and vineyards.
- 12.4 Entertainment and tourist attractions.** Pursue one or more major entertainment destinations for Coachella residents and to draw visitors from around the region. Such entertainment uses could include theme parks, water parks, theme-oriented retail destinations, sports facilities, performance venues and other similar uses. Strive to locate these uses near regional transportation infrastructure and in subareas 9, 11, and 12.
- 12.5 Arts and culture.** Pursue one or more arts and cultural facilities in Coachella as an economic development strategy. Such uses could include museums, theaters, performing arts centers and similar uses. Strive to locate these uses in or around Downtown.

- 12.6 **Casinos.** Support the existing casinos around Coachella due to their ability to attract visitors to the region. Strive to capitalize on the casinos to expand destinations within Coachella.
- 12.7 **Hospitality.** Expand the number and variety of hospitality options with Coachella as a means of providing jobs for residents and expanding the local tax base.
- 12.8 **Convention/retreat center.** Pursue the development of one or more convention and retreat centers for the City over the long-term. To the extent feasible, locate these uses close to existing hospitality uses and/or the Downtown.
- 12.9 **Retail base.** Encourage economic development of all scales of retail development within Coachella in order to create a stronger tax base and increase the City's tax revenue.

Goal 13. Fiscal Stability. A City with thorough economic development strategies and reasoned decisions based on sound fiscal policies.

Policies

- 13.1 **Fiscal impact assessment.** For all major development projects, including but not limited to specific plans, annexations and changes in General Plan designations for areas over 20 acres in size, require a fiscal impact assessment to determine possible fiscal impact of the development project and use the information to formulate conditions of approval for the project.
- 13.2 **Development fees.** Implement a series of development fees needed to maintain the fiscal health of the City and ensure high quality public facilities and services. Annually review and, as needed, update the impact fees to keep pace with changing economic conditions and community needs. Adopt and update the City's authority for collection of development fees within the full extent allowed under state law.
- 13.3 **Efficient growth.** Manage growth in a manner that is fiscally sustainable and protects and/or enhances community values.
- 13.4 **Diverse tax base.** Provide a fiscally sound City with a sustainable tax base and user fees including property tax, sales tax, transient occupancy tax, utilities user tax and user fees that pay for cost of services.
- 13.5 **Rural-town transformation.** Manage infrastructure investments and growth to efficiently manage the transformation of Coachella from a rural area to a midsize town, and to an eventual large city.
- 13.6 **Growth costs.** Prioritize short-term and long-term fiscal sustainability to grow in a way that does not cost the City money.
- 13.7 **Fiscal impacts of infrastructure.** When considering new development proposals, discourage developments that require the construction of new infrastructure across large expanses of the City's undeveloped areas.

Goal 14. Regional Collaboration. A leader and partner in the region.

Policies

- 14.1 **Sustainable development leadership.** Establish the City as a regional leader in sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water and diversifies the housing stock in the Coachella Valley.
- 14.2 **Relationships with adjacent jurisdictions.** Maintain strong relationships with adjacent jurisdictions and work together on projects of mutual interest and concern.
- 14.3 **Regional transportation and infrastructure decisions.** Actively support regional transportation decisions that benefit the City and the region.
- 14.4 **Regional governance.** Plan an active role in the Coachella Valley Association of Governments, the Southern California Association of Governments and other regional agencies to protect and promote the interests of the City.

Goal 15. Governance. Fair, predictable and transparent governance.

Policies

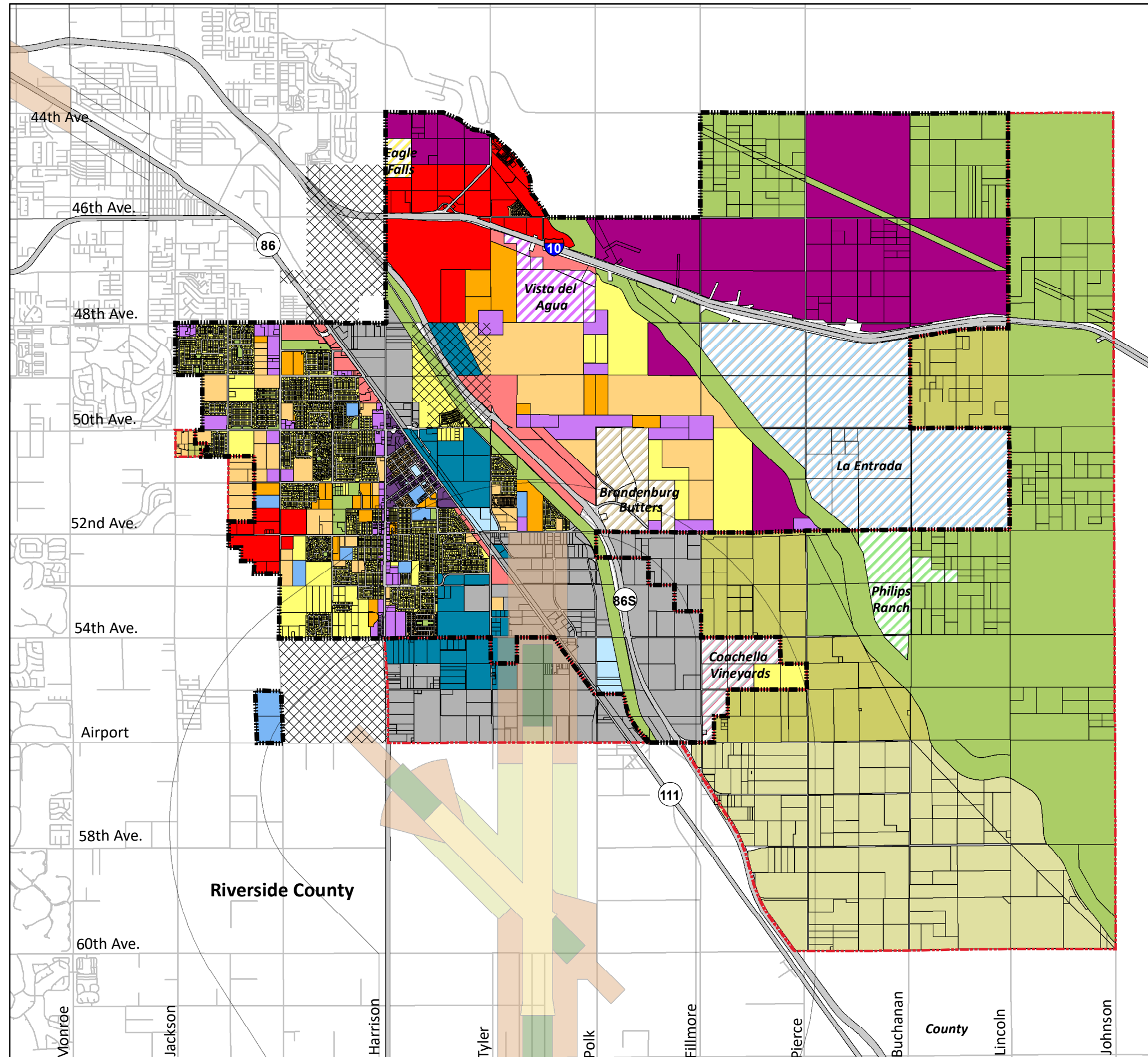
- 15.1 **Development decisions.** Strive to conduct the development review process in a consistent and predictable manner.
- 15.2 **Regulations.** Establish clear, unambiguous regulations and policies to clearly communicate the City's expectations for new development.
- 15.3 **Long-term considerations.** Prioritize decisions that provide long-term community benefit and discourage decisions that provide short-term community benefit but reduce long-term opportunities.
- 15.4 **Clear decision making.** Provide for clear development standards, rules and procedures that will guide the implementation of the City's Vision.
- 15.5 **Universal outreach.** Utilize diverse methods of outreach that promote public participation and ensure Coachella events are communicated to all communities, especially to linguistically isolated households, households without internet access along with senior and low-income residents.
- 15.6 **Universal outreach guidelines.** Establish parameters and guidelines to ensure public participation is promoted through diverse methods.
- 15.7 **Civic policy and leadership academy.** Support the development of a local academy that teaches community members about local government functions and processes and encourages community participation in civic efforts.





City of Coachella General Plan Update 2035

General Plan Land Use



City Boundary	Land Use Designation
Sphere of Influence	Agricultural Rancho
Tribal Land	Rural Rancho
Airport Compatibility	Suburban Neighborhood
Zone A	General Neighborhood
Zone B1	Urban Neighborhood
Zone B2	Downtown Transition
Zone C	Downtown Center
Zone D	Neighborhood Center
Zone E	Suburban Retail District
	Regional Retail District
	Resort District
	Open Space
	Public Facilities
	School
	Urban Employment
	Industrial District
	Brandenburg Butters Specific Plan
	Coachella Vineyards Specific Plan
	Eagle Falls Specific Plan
	La Entrada Specific Plan
	Philips Ranch Specific Plan
	Vista del Agua Specific Plan

**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.*



RESOLUTION NO. PC2023-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 22-03 RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AND APPROVING CHANGE OF ZONE NO. 23-01, AMENDING THE OFFICIAL COACHELLA ZONING MAP REGARDING ZONING CONSISTENCY UPDATES FOR IMPLEMENTATION OF THE COACHELLA GENERAL PLAN 2035. CITY-INITIATED.

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 amend Title 17 (Zoning) to implement the General Plan 2035 by reclassifying five (5) zones, revised eight (8) zones, create four (4) new zones and delete one (1) zone including the list of permitted uses and development standards as well as amend the City of Coachella Official Zoning Map; and,

WHEREAS, The City’s proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects.

WHEREAS, based on that analysis, the Planning Commission does not require preparation of a subsequent or supplemental EIR because in this case, the proposed project is consistent with the City’s General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

WHEREAS, on June 7, 2023 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, 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.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission 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 Resolution.

SECTION 2. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AND THE OFFICIAL COACHELLA ZONING MAP REGARDING ZONING CONSISTENCY UPDATES FOR IMPLEMENTATION OF THE COACHELLA GENERAL PLAN 2035” which is attached hereto as Exhibit “A” including Zoning Consistency Update Zoning Text Modifications of Exhibit A.1 and the Official Zoning Map in Exhibit A.2

SECTION 3. Findings. The Planning Commission finds that the amendments to the Coachella Municipal Code proposed by the above referenced ordinance are consistent with and implement the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code and Official Zoning Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will establish appropriate uses and development standards as envisioned by the General Plan 2023. Furthermore, the Zoning Code update is a major objective of the Coachella Housing Element to ensure that the City has planned for housing capacity to accommodate the 6th Cycle Regional Housing Need Allocation (RHNA).

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code are internally consistent with other applicable provisions of this Zoning Code.

SECTION 4. CEQA. The Planning Commission finds that proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City’s GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA

Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with “a general plan of a local agency”, and with Section §15183 (d) (2) which states that “an EIR was certified by the lead agency for the.... general plan”.

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City’s GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

The proposed project is further analyzed for consistency with the certified 2015 EIR prepared for the City’s General Plan 2035 in the Findings of Consistency Memorandum (Exhibit C) prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

SECTION 5. Certification. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 7th day of June, 2023.

Ruben Gonzalez,
Planning Commission Chair

ATTEST:

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 7th day of June, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AND THE OFFICIAL COACHELLA ZONING MAP REGARDING ZONING CONSISTENCY UPDATES FOR IMPLEMENTATION OF THE COACHELLA GENERAL PLAN 2035. CITY-INITIATED (*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 amend Title 17 (Zoning) to implement the General Plan 2035 by reclassifying five (5) zones, revised eight (8) zones, create four (4) new zones and delete one (1) zone including the list of permitted uses and development standards as well as amend the City of Coachella Official Zoning Map; and,

WHEREAS, The City’s proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects.

WHEREAS, based on that analysis, the Planning Commission does not require preparation of a subsequent or supplemental EIR because in this case, the proposed project is consistent with the City’s General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

WHEREAS, on June 7, 2023 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, 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.

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

SECTION 3. Amendment to Municipal Code Title 17, Zoning, is hereby amended as identified in Zoning Consistency Update Zoning Code Text Amendment Exhibit A.1

SECTION 4. Amendment to City of Coachella Official Zoning Map The City of Coachella Official Zoning Map is hereby amended as identified in Zoning Consistency Update Zoning Map Amendment in Exhibit A.2

SECTION 5. CEQA Analysis. The Planning Commission finds that proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City’s GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with “a general plan of a local agency”, and with Section §15183 (d) (2) which states that “an EIR was certified by the lead agency for the.... general plan”.

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City’s GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

The proposed project is further analyzed for consistency with the certified 2015 EIR prepared for the City’s General Plan 2035 in the Findings of Consistency Memorandum (Exhibit A.3) prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act

(CEQA) Guidelines. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

SECTION 6. 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 7. 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 _____, 2023 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

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Chapter 17.06 DEFINITIONS

The following definitions shall be added to this chapter:

Artisan manufacturing/flex space. Limited fabrication, assembly, or light industrial activities that provide ancillary warehousing and storage, require minimal outdoor storage, and require minimal heavy vehicle delivery/pick-up, and are in support of a primary research and development and/or industrial permitted land use in the applicable zone. Also includes any commercial use (charitable or for profit) or space for the creation, exhibition, or production of artistic or craft pieces, including art installations, ceramic products manufacturing, crafts, glass work, jewelry, painting, sculpture, and welding activities limited to the production of art.

Polanco park. Mobile home parks developed under the provisions of the 1992 bill AB 3526, commonly known as the Polanco Bill. These MHPs are intended to serve as farmworker housing and may not contain more than twelve units.

Public Utility Facilities (City-Initiated). Public utilities include, but are not limited to, reservoirs, utility substations, including electrical distribution and transmission substations.

Chapter 17.08 ZONING DISTRICTS DESIGNATED

17.08.010 Zones established.

For the purpose of this title as stated in Chapter 17.02, the city is divided into the following zones:

A-R	Agricultural R reserve zone
A-TR-R	Rural Agricultural transition zone
R-E	Residential E estate zone
R-SS-N	Suburban NeighborhoodSingle-family zone
R-MG-N	General NeighborhoodMultiple-family zone
<u>U-N</u>	<u>Urban Neighborhood zone</u>
<u>U-E</u>	<u>Urban Employment zone</u>
<u>R-D</u>	<u>Resort District zone</u>
<u>DT-PV</u>	<u>Downtown Pueblo Viejo zone</u>
<u>DT-TR</u>	<u>Downtown Transition zone</u>
R-MH	Mobilehome <u>Park</u> subdivision zone
C-N	Neighborhood C commercial zone
C-G	General C commercial zone
C-TR-C	RegionalTourist C commercial zone
M-S	Manufacturing S service zone
M-H	Heavy I industrial zone
M-W	Wrecking Y yard zone
<u>O-S</u>	<u>Open Space zone</u>
<u>SP</u>	<u>Specific Plan</u>
<u>PUD</u>	<u>Planned Unit Development overlay</u>

(Prior code § 014.01)

17.08.020 Official zoning map.

The areas assigned to these zones, their designations, and the boundaries of said zones shown on the map hereto attached and made part of this chapter, are hereby established. Said map being designated as the "Official Zoning Map" and such map and its proper notations, references, and other information shown thereon shall be as much a part of this chapter as if the matters and information set forth by such map were fully described in this chapter.

(Prior code § 014.02)

17.08.030 Interpretation of district boundaries.

Where uncertainty exists as to the boundaries of any zone shown on the official zoning map, the following rules shall apply:

- A. Where zone boundaries are indicated approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
- B. In the case of unsubdivided property, or where the zone boundary divides a lot, the location of such boundary unless the same are indicated by dimension, shall be determined by use of the scale appearing on said zoning map.
- C. Where any public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the zone classification of the property to which it reverts.

(Prior code § 014.03)

17.08.040 Area zoning symbols.

- A. Where a number follows the zoning symbol on any zoning map hereafter adopted, the following interpretations shall govern the minimum permitted lot area:
 - 1. Where the number is less than one hundred (100), it shall designate an area in acres;
 - 2. Where the number is greater than one hundred (100), it shall designate an area in square feet;
 - 3. In no case shall an area zoning symbol be established which would reduce the minimum lot area below that required in the zone itself.
- B. The addition or deletion of such numbers to zoning symbols shall be deemed a change of zone, and shall be accomplished in accord with all provisions of Chapters 17.70 through 17.82.
- C. Where no number follows the zoning symbol, the minimum building site shall be that prescribed by the designated zone.

(Prior code § 014.04)

17.08.050 References to other parts.

References made in this section to other parts of this chapter are designated thus as Section 17.02.190.

(Prior code § 014.05)

17.08.060 Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.

If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, including applicable Countywide criteria as may exist at the time of project review. Please see ALUCP and Coachella City Planning Staff for the most up-to-date regulations.

Chapter 17.10 A-R AGRICULTURAL RESERVE ZONE

17.10.010 Intent and purpose.

This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, Section 51200 et seq. [This zone implements the Agricultural Rancho land use designation in the General Plan.](#)

(Prior code § 018.01)

17.10.020 Permitted uses.

The following uses are permitted in the A-R ([Agricultural Reserve](#)) zone subject to all provisions of this chapter:

A. Primary Uses.

1. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock.
2. Animal raising, noncommercial, small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
3. Animal grazing, commercial, limited to horses, cattle, sheep, and goats and including their supplementary feeding; provided such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.

4. Polanco mobilehomes.

5. Public and private parks.

6. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Single-Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.
3. Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.
4. Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
5. Accessory living quarters for persons employed on the premises, or for temporary use by guests of occupants on the premises. Such quarters shall not be rented or leased to persons not employed on the premises. Where not a part of the main building, such quarters shall be separated from the main building by twenty-five (25) feet.
6. Permitted Signs. Only the following signs shall be permitted:

- a. One unlighted identification sign not to exceed twenty (20) square feet in area.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at last ten (10) feet from any property line.
7. Home occupations, subject to the provisions of Section 17.58.010.
- C. Conditional Uses. The following may be permitted in the A-R (Agricultural Reserve) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
- ~~21.~~ One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the ~~planning commission~~ Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning Commission.
 - 2. Animal raising, commercial; small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
 - 3. Apiaries (bee farming).
 - ~~34.~~ Cemeteries, crematories, columbariums, and mausoleums.
 - 5. Dairy farms.
 - ~~4.~~ ~~Reserved;~~
 - ~~5.~~ ~~Reserved;~~
 - 6. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle.
 - ~~47.~~ Farm labor camps.
 - ~~58.~~ Fruit and vegetable packing houses.
 - ~~149.~~ Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
 - ~~610.~~ Kennels.

(Prior code § 018.02; Ord. No. 1171-, § 5, 8-25-21)

17.10.030 Property development standards.

The following standards of development shall apply in the A-R (Agricultural reserve) Zone:

- A. Residential Density.
 - 1. Maximum Density. 0.025 dwelling units/acre.
- B. Lot Requirements.
 - 1. Minimum Lot Size. Forty (40) acres, or one-sixteenth of a section as determined by government survey.
 - 2. Minimum Lot Width. Six hundred (600) feet.

3. Minimum Lot Depth. Six hundred (600) feet.

BC. Yard Requirements.

1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
2. Side Yard. Each lot shall have side yards of not less than twenty (20) feet.
3. Rear Yard. Each lot shall have a rear yard of not less than twenty-five (25) feet.
4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.
5. Feed and Crop Storage. Feed and crop products shall not be stored within:
 - a. Fifty (50) feet of any front lot line.
 - b. Twenty (20) feet of any residential lot line.

CD. Height Limits.

- ~~1. The maximum height of buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~
12. The maximum height of the primary structure all dwellings, living quarters, garages, and other buildings permitted in this zone shall be two-and-a-half stories or thirty-five (35) feet, whichever is less.
- ~~2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~

E. Off-Street Parking.

- ~~1. Off-street parking shall be provided for each dwelling unit. Parking for no less than four vehicles shall be provided on-site. Refer to Section 17.54.010.~~

~~E. Architectural Review.~~

- ~~1. Allow mobilehomes in any residential zone subject to the architectural review process as set forth in Section 17.72.010 of this title.~~
- ~~2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material. Roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.~~
- ~~3. All mobilehomes shall be compatible with surrounding development.~~
- ~~4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.~~
- ~~5. All mobilehomes shall be allowed to be placed upon any lot of record.~~

(Prior code § 018.03)

Chapter 17. ~~12-11~~ 17.11 R-R (RURAL RANCHO) ~~A-T~~ AGRICULTURAL TRANSITION ZONE

17. ~~12-11~~ 17.11.010 Intent and purpose.

~~This zone has the purpose of permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur. This zone accommodates low intensity residential development within a preserved rural landscape which is intended to serve as a buffer between Agriculture and any of the urban uses or as the edge of the urbanized City. It is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Rural Rancho land use designation in the General Plan.~~

~~(Prior code § 020.01)~~

17. ~~12-11~~ 17.11.020 Permitted uses.

The following uses are permitted in the ~~A-T~~ R-R (Rural Rancho) zone subject to all provisions of this chapter:

A. Primary Uses.

- ~~1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.~~
- ~~2. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock, including wholesaling of crops produced upon the premises.~~
- ~~23. Animal raising, noncommercial, small animals, such as, poultry, birds, fish, fowl, rabbits, chinchillas, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.~~
- ~~3. Animal grazing, commercial, limited to horses, cattle, sheep and goats and including their supplementary feeding; provided such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.~~
- ~~4. Public and private parks.~~
5. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

- ~~1. 1. Single Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).~~
- ~~2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.~~
- ~~23. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.~~

- ~~34.~~ Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.
 - ~~5.~~ Keeping of horses with the following specifications:
 - ~~a.~~ Minimum Lot Area. Twenty thousand (20,000) square feet.
 - ~~b.~~ Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
 - ~~c.~~ No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
 - ~~d.~~ Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
 - ~~46.~~ Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
 - ~~7.~~ Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
 - ~~5.~~ Accessory living quarters for persons employed on the premises, or for temporary use by guests of occupants on the premises. Such quarters shall not be rented or leased to persons not employed on the premises. Where not a part of the main building, such quarters shall be separated from the main building by twenty five (25) feet.
 - ~~68.~~ Permitted Signs. Only the following signs shall be permitted:
 - ~~a.~~ One unlighted identification sign not to exceed ~~twenty-two~~ (2012) square feet in area.
 - ~~b.~~ One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at least ten (10) feet from any property line.
 - ~~79.~~ Home occupations, subject to the provisions of Section 17.58.010.
 - ~~10.~~ Public Utility Facilities (City-Initiated)
- C. Conditional Uses. The following may be permitted in the ~~A-TR-R (Rural Rancho)~~ zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
- ~~1.~~ Public and private parks;
 - ~~21.~~ Animal Raising, Commercial. Small animals, such as, poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom;
 - ~~52.~~ Borrow pits, gravel pits, and other recovery of natural mineral resources;
 - ~~103.~~ Campgrounds, private, containing picnic areas, overnight camping facilities and temporary parking for travel trailers and camper trucks;
 - ~~4.~~ Cemeteries, crematories, columbariums, and mausoleums;
 - ~~5.~~ Clubs and lodges, private, nonprofit when site fronting on an arterial street;
 - ~~6.~~ Dairy farms;
 - ~~47.~~ Equestrian establishments, provided that in no case shall permanent maintenance or stabling of horses, storage of feed, riding arenas, or storage or maintenance of equipment be permitted

within three hundred feet of the boundary of any ~~R-S or RM~~ residential zone except for A-R (Agricultural Reserve) zone.

- ~~68.~~ Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle.
- ~~129.~~ Farm labor camps; and,
- ~~110.~~ Fruit and vegetable packing houses;
- ~~71.~~ Golf courses (public and private).
- ~~1312.~~ Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
- ~~13.~~ Kennels.
- ~~14.~~ Mobilehomes.
- ~~14.~~ One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the ~~planning commission~~ Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning Commission.
- ~~1415.~~ Swimming, polo, and country clubs.

(Prior code § 020.02; Ord. No. 1171, § 6, 8-25-21)

17.1211.030 Property development standards.

The following standards of development shall apply in the R-R (Rural Rancho) Zone:

A. Residential Density.

- 1. Minimum Density. 0.4 dwelling units/acre.
- 2. Maximum Density. 1 dwelling unit/acre.

AB. Lot Requirements.

- 1. Minimum Lot Size. ~~Five acres.~~ One acre.
- 2. Minimum Lot Width. ~~Two hundred sixty~~ One hundred twenty (~~260~~120) feet.
- 3. Minimum Lot Depth. ~~Two hundred sixty~~ One hundred twenty (~~120~~260) feet.

BC. Yard Requirements.

- 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
- 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
- 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.
- 4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.

5. Feed and Crop Storage. Feed and crop products shall not be stored within:
 - a. Fifty (50) feet of any front lot line.
 - b. Twenty (20) feet of any residential lot line.

CD. Height Limits.

- ~~1.~~ ~~2.~~ The maximum height of the primary structure shall be two-and-a-half stories or thirty-five (35) feet, whichever is less.
2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

~~The maximum height of all dwellings, living quarters, garages, and other buildings permitted in this zone shall be two stories or thirty-five (35) feet, whichever is less.~~

- ~~1. The maximum height of buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~

DE. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this chapter.

EF. Architectural Review. All development in the R-R, (Rural Rancho) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

1. ~~Allow~~ single-family dwellings (one only per parcel) in the ~~A-TR-R (Rural Rancho)~~ zone are subject to the architectural review process as set forth in Section 17.72.010 of this chapter. Approval of such applications shall be made only after review by the planning division and concurrence by the director therefor.
2. All mobilehomes subject to this review process shall ~~be~~ certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the Building Official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.
3. All mobilehomes shall be compatible with surrounding development.
4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.
5. All mobilehomes shall be allowed to be placed upon any lot of record.

(Prior code § 020.03)

Chapter 17.124 R-E RESIDENTIAL ESTATE ZONE

17.12.010 Intent and purpose.

This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Estate Rancho land use designation in the General Plan.

(Prior code § 025.01)

17.1412.020 Permitted uses.

The following uses are permitted in the R-E (Residential Estate) zone subject to all provisions of this chapter.

- A. Primary Uses.
 - 1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
 - 2. Public and private parks.
 - 3. Public Utility Facilities (City-initiated).
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.
 - 1. ~~Accessory structures, habitable, including guest houses, accessory living quarters and servants quarters.~~ Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units)
 - 2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
 - 3. Keeping of horses with the following specifications:
 - a. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
 - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
 - d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
 - 4. Parking facilities, such as cars, trucks, and vehicles owned by persons residing on the premises.
 - 5. Home occupations, subject to the provisions of Section 17.58.010.~~7~~
 - 6. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
 - 7. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign not to exceed eight (8) square feet in area.

- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such sign shall be located not less than ten (10) feet from any property line.
- 8. The growing of field crops, trees, vegetables, fruits, berries, and nursery stock, including wholesaling of crops produced upon the premises.
- C. Conditional Uses. The following uses may be permitted in the RE zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Clubs and lodges, private, nonprofit when site fronting on an arterial street;
 - 2. Public and private golf courses; ~~and~~
 - 3. School, private, nonprofit.

(Prior code § 025.02)

17.1412.030 Property development standards.

The following standards of development shall apply in the R-E (Residential Estate) Zone:

A. Residential Density.

- 1. Minimum Density. 1 dwelling unit/acre.
- 2. Maximum Density. 2.2 dwelling unit/acre.

AB. Lot Requirements.

- 1. Minimum Lot Area. Twenty thousand (20,000) square feet.
- 2. Minimum Lot Width. One hundred (100) feet.
- 3. Minimum Lot Depth. One hundred (100) feet.

BC. Yard Requirements.

- 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
- 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
- 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.

C. Height Limits.

- 1. The maximum height of ~~till dwellings, living quarters, garages, and other buildings~~ the primary structure permitted in this zone shall be two-and-a-half stories or thirty-five (35) feet, whichever is less, ~~except provided herein. No two-story structure shall be in any single-family zone where there is another dwelling within one hundred fifty (150) feet of the exterior boundaries of the property boundary.~~
- 2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.
- 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

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- D. Off-Street Parking. Off-street parking shall be provided for, subject to the requirement of Section 17.54.010 of this title.
- E. Architectural Review. All development in the R-E, (Residential Estate) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
1. ~~M~~Allow mobilehomes in any residential zone are subject to the architectural review process as set forth in Section 17.72.010 of this title.
 2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.
 3. All mobilehomes shall be compatible with surrounding development.
 4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.

(Prior code § 025.03)

Chapter 17. ~~16-13~~ R-S RESIDENTIAL SINGLE FAMILY S-N SUBURBAN NEIGHBORHOOD ZONE

17. ~~16~~ 13.010 Intent and purpose.

This zone is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights, and similar aspects of development. This zone implements the Suburban Neighborhood land use designation in the General Plan.

(Prior code § 030.01)

17. ~~16~~ 13.020 Permitted uses.

The following uses are permitted in the ~~R-SS-N (residential single family Suburban Neighborhood)~~ zone subject to all provisions of this chapter:

A. Primary Uses.

1. Single-family detached dwelling; No more than one principal dwelling unit shall be located on each lot.
2. Family daycare homes; ~~;~~
3. Public parks and playgrounds; ~~;~~
4. Temporary subdivision sales offices; ~~;~~
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise, or public health considerations; ~~;~~
- ~~6. Licensed day care centers for five or less children; and~~
7. Such other similar uses as are approved by the ~~planning commission~~ Planning Commission.
8. Public Utility Facilities (City-initiated).
9. Community gardens (subject to site plan review).

~~B. Conditional Uses. The following uses are permitted in the R-S (residential single family) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:~~

- ~~1. Single family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38;~~
- ~~2. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages and other religious institutions;~~
- ~~3. Public and private golf courses;~~
- ~~4. Fire stations, police stations;~~

- ~~5. — Libraries, museums;~~
- ~~6. — Parks, playgrounds, court games and community centers;~~
- ~~7. — Public utility distribution substations and public service facilities;~~
- ~~8. — Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;~~
- ~~9. — Commercial radio and television towers.~~

CB. Accessory Uses. The uses listed below are allowed as incidental uses to an existing permitted or conditional use on the site.

1. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60.
2. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60.
3. Court games and Outdoor outdoor play courts with lighting up to ten (10) feet in height.
4. Greenhouses, date orchards, and other fruit and vegetable gardens for private use.
5. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010.
6. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).

~~Secondary housing units, subject to the regulations listed below.~~

- ~~a. — One secondary housing unit may be located on a site that contains a single family residence with an approved two-car garage.~~
- ~~b. — The secondary housing unit may be located only on sites with at least five thousand five hundred (5,500) square feet of lot area.~~
- ~~c. — A detached secondary housing unit shall be located in the rear yard portion of the site, and shall not be within ten (10) feet of a corner street line.~~
- ~~d. — The secondary housing unit shall be subject to an administrative architectural review by the planning director, and shall comply with current residential design guidelines and/or match the exterior building materials of the neighborhood.~~
- ~~e. — The habitable floor area of a secondary housing unit may be up to thirty (30) percent of the size of the main dwelling or eight hundred (800) square feet, whichever is greater.~~
- ~~f. — An attached secondary housing unit shall provide a twenty-foot rear yard setback, and a combined side yard setback of fifteen (15) feet, with no less than five feet on any one side. A detached secondary housing unit shall provide a minimum rear yard setback of fifteen (15) feet, a minimum side yard setback of five feet, and shall provide a minimum distance of ten (10) feet from any other structure or from any corner street line.~~
- ~~g. — The secondary housing unit shall utilize sewer and water services and shall pay the appropriate fees, subject to review and approval by the city's utilities staff.~~
- ~~h. — Off-Street Parking. A secondary housing unit up to six hundred forty (640) square feet must provide one covered parking space in a garage or carport. A secondary housing unit larger than six hundred forty (640) square feet shall provide two covered parking spaces in a garage or carport. The~~

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

~~parking requirements for the secondary housing unit shall be in addition to the two-car garage required for the main residence.~~

~~i. — Address and Building Permit Required. The owner of the property shall obtain a separate address, a building permit, and pay all applicable development impact fees for the secondary housing unit as a separate dwelling unit on the site.~~

C. Conditional Uses. The following uses are permitted in the S-N (Suburban Neighborhood) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:

1. ~~Apiaries (bee farming).~~

~~92. Commercial radio and television towers.~~

~~3. Fire stations, police stations.~~

~~4. Libraries, museums.~~

~~5. Community centers.~~

~~6. Parking lots.~~

~~7. Private lighted or unlighted tennis courts and other similar uses, except for not to include swimming pools and spas.~~

~~Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38;~~

~~82. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages, and other religious institutions;~~

~~39. Public and private golf courses;~~

~~4. — Fire stations, police stations;~~

~~5. — Libraries, museums;~~

~~6. — Parks, playgrounds, court games and community centers;~~

~~710. Public utility distribution substations and public service facilities;~~

~~8. — Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;~~

~~9. — Commercial radio and television towers.~~

~~10. — Parking lots~~

~~11. — Apiaries (bee farming)~~

~~112. Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38.~~

~~12. Special Event Establishments on a parcel ~~2~~two (2) acres or greater.~~

D. Prohibited Uses. The following uses are expressly prohibited in the S-N (Suburban Neighborhood) district:

1. Outdoor advertising displays and billboards.

(Prior code § 030.02)

(Ord. No. 1026, § 6, 1-12-11; Ord. No. 1075, § 3, 6-10-15)

17.1613.030 Property development standards.

The following standards of development shall apply in the S-N (Suburban Neighborhood) R-S (residential single-family) zone:

A. Residential Density.

1. Minimum Density. 2 dwelling units/acre.
2. Maximum Density. 8 dwelling units/acre.

~~General Development Standards:~~

- ~~1. Building height shall not exceed thirty (30) feet; not to exceed two stories;~~
- ~~2. Not more than one principal dwelling unit shall be located on each lot;~~
- ~~3. Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and~~
- ~~4. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.~~

~~BB.~~ Lot Area Requirements. The minimum lot area for any new lot created in the S-N (Suburban Neighborhood) R-S (residential single-family) zone shall be as follows:

1. Interior Lots. ~~Seven-Five~~ thousand ~~fourtwo~~ hundred (~~7,2005,400~~) square feet; however, the average lot size for any subdivision shall be a minimum of ~~seven-five~~ thousand (~~75,000~~) square feet.
2. Corner Lots. ~~Seven-Six~~ thousand ~~two hundred~~ (~~7,2006,000~~) square feet.
- ~~3. Exception. Whenever a lot is adjacent to a lower density zoning district or an existing developed parcel with a larger lot size than required in the R-S zone, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to, lot size, lot width, lot depth, increased setbacks or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The adequacy of this transition shall be subject to the review and approval of the planning commission and the city council on a case-by-case basis.~~
- ~~4. In the implementation of subsection 3 of this section, any change in a lot size which would leave the lot at a size at least seventy-five (75) percent the size of the largest adjacent developed lot will be presumed appropriate, absent unusual circumstances, and provided the minimum average lot size in the adjacent zone is eight thousand (8,000) square feet or greater. Any application to change a lot to a size lower than said seventy-five (75) percent standard will be permitted only upon showing of good cause. It is the intent of this paragraph to set a standard but also to allow flexibility.~~
- ~~53.~~ Minimum lot width shall be ~~sixty-fifty~~ (~~6050~~) feet; corner lots shall be ~~seventy-sixty~~ (~~7060~~) feet minimum. Knuckle or cul-de-sac lots shall be forty (40) feet, provided the average width is ~~sixty-fifty~~ (~~5060~~) feet.
- ~~64.~~ Minimum lot depth shall be ~~one-hundredeighty~~ (~~10080~~) feet.

C. Yard Requirements.

- ~~71.~~ Minimum side yards shall be ~~fifteen (15) feet combined, one of five feet, the other ten (10) feet five (5) feet and maintained if free and clear of obstructions from ground or wall-mounted equipment.~~
- ~~82.~~ Minimum street side yard shall be ten (10) feet.
- ~~93.~~ Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded garages shall be a minimum of twelve (12) feet ~~from the front property line~~. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.
- ~~104.~~ Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).
- ~~35.~~ Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and

~~11D.~~ Maximum Lot Coverage.

- ~~1.~~ The maximum lot coverage by all buildings, main and accessory structures, shall be ~~fifty~~ (54) percent, except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).

E. Height Limits.

- ~~1.~~ Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.
- ~~2.~~ Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.
- ~~3.~~ The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

F. Off-Street Parking.

- ~~41.~~ Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.
- ~~2.~~ All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.

~~GG.~~ Additional Regulations and Standards.

- ~~1.~~ Architectural review by the ~~planning commission~~ Planning Commission is required for development projects involving the construction of more than three dwelling units. The ~~planning commission~~ Planning Commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director ~~for up to two units concurrent with building plan check. after routing and the director shall determine if the architectural review occur with building permit plan check. The director shall determine if submitted plans for three or fewer units be routed for for agency comments, for projects involving new construction of three or fewer dwelling units.~~

~~2.~~ Minimum Lot Size/Unit Size.

- ~~a. New single family residential subdivisions in the residential zones shall provide a minimum lot size of seven thousand two hundred (7,200) square feet.~~
- ~~b. All new single family homes shall provide a minimum floor area of one thousand fifty (1,050) square feet for one and two bedroom homes, and one thousand two hundred (1,200) square feet for three bedroom or larger homes.~~
- ~~c. All new single family homes shall provide a four hundred (400) square foot garage.~~
- ~~32.~~ Covered Parking. All new ~~single family~~single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing ~~single family~~single-family dwelling, and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.
- ~~43.~~ Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.
- a. A minimum of one twenty-four-inch box shade tree and one fifteen-gallon shade tree.
 - b. A minimum of twenty (20) shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.
 - c. Ground cover in the form of decomposed granite for yard or planter areas less than ten (10) feet in width, and ¾-inch pea gravel or larger gravel for planter or yard areas larger than ten (10) feet in width.
 - d. The use of sod shall be limited to no more than ~~fifty~~twenty (520) percent of the total ~~required~~ front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.
 - e. The front yard area between the front building line of the home and the street line shall not be paved more than sixty (60) percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.
 - f. A minimum thirty-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).
 - g. A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.
 - h. All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land-owner/occupier as needed to avoid overgrowth, and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.
- ~~5. Walls or fences not exceeding six feet in height shall be constructed in all side and rear yards along the property lines starting at the beginning of any primary structure. In subdivisions of five or more dwellings, solid masonry walls shall be required on side and rear property lines of those dwellings forming the boundaries of the respective subdivision.~~
- ~~64.~~ Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

D. Fencing. All developments in the ~~S-N (Suburban Neighborhood) R-S (residential single family)~~ zone shall have fencing as follows:

1. A six-foot high fence on all rear property lines and interior side lot lines. Fences shall be solid and substantially built. Openings in such fences shall be protected by doors which are normally kept closed.
 - a. All wood fences shall be provided with a two-inch by four-inch plate, top and bottom, and shall be well braced.
 - b. The fence material shall be a minimum of three-fourths inch boards and shall be vertical in alignment and without interruption.
2. In subdivisions of five or more units, fencing on all rear property lines and those side yard lot lines of those units denoting the boundaries of the subdivisions shall be of solid masonry construction. Such walls shall be finished with caps of appropriate size. Opening for pedestrian and bicycle connections shall be provided at no less than 250-foot intervals to improve connectivity with the surrounding neighborhood.
3. Front and street side yard fencing shall conform to Section 17.60.010(D)(3) of this code.
4. If a fence exists at the required location, the requirement may be waived. Waiver may be granted if the chief building official, with the concurrence of the director of community development, finds that the existing fence is of sound construction with an expected life of at least ten (10) years.

~~E. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).~~

~~E. Prohibited Uses. The following uses are expressly prohibited in the R-S (residential single family) district:~~

- ~~1. Outdoor advertising displays and billboards.~~

~~F. Lot Coverage. In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main building(s) and accessory building(s).~~

(Ord. 909, 2004; prior code § 030.03)

(Ord. No. 1021, § 2, 7-28-10; Ord. No. 1075, § 4, 6-10-15)

~~Chapter 17.18 R-O 6000 RESIDENTIAL OVERLAY ZONE~~

~~17.18.010 Intent and purpose.~~

~~This zone is intended to provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor so long as such use is consistent with sound standards of public health and safety. It has the further purpose of maintaining and promoting residential living environments compatible and in harmony with the previously established patterns of development of existing low and moderate income housing. As such, the objective of this chapter is to provide the city with a device needed to correct existing shortages and to meet projected growth needs within the city. The content of this chapter is intended to provide incentives to developers to build a range of housing that is affordable to city residents.~~

~~(Prior code § 031.01)~~

17.18.020 Permitted uses.

The following uses are permitted in the R-O 6000 zone subject to all provisions of this chapter:

A. Primary Uses.

1. One family dwellings, subject to the following minimum dwelling unit sizes:
 - a. One bedroom units shall not be permitted.
 - b. Two bedroom units shall have a minimum of eleven hundred (1,100) square feet of living area.
 - c. Three bedroom units shall have a minimum of twelve hundred (1,200) square feet of living area.
2. Minimum Dwelling Unit Sizes.
 - a. One and two bedroom units. One thousand (1,000) square feet.
 - b. Three bedrooms or more. One thousand one hundred fifty (1,150) square feet.
3. Household pets and gardens as permitted in the R-S zone.
4. Such other similar uses as are approved by the planning commission.

B. Conditional Uses. The following uses may be permitted subject to obtaining a conditional use permit:

1. Secondary housing units subject to the provisions of Section 17.16.020(D).
2. Multiple family dwelling units;
3. Manufactured homes, provided they comply with the city's development standards and design guidelines for new single family homes;
4. Family daycare homes;
5. Boardinghouses, transient occupancy facilities, facilities used for the purposes of providing shelter for migrant agricultural workers, and other such facilities needed for emergency housing;
6. Public utility structures and public service facilities;
7. Hospitals;
8. Schools and colleges, not including art, business or trade schools, both public and private;
9. Parks and recreational facilities such as tennis courts and swimming pools without incidental commercial uses, both public and private; and
10. Planned unit development subject to the provisions of Chapters 17.38 and 17.52.

C. Prohibited Uses. The following uses are expressly prohibited in the R-O 6000 district:

1. Outdoor advertising displays or billboards.

{Prior code § 031.02}

{Ord. No. 1075, § 5, 6-10-15}

17.18.030 Property development standards.

- A. Required Provisions. At least ten (10) percent of all units in one-family and multifamily units constructed will be required to be affordable to persons earning less than one hundred twenty (120) percent of the median-range income group throughout Riverside County. Half of the "below market rate" or subsidized units are

~~required to be made available to households earning less than eighty (80) percent of the median county income.~~

~~B. Lot Requirements. All newly created lots shall meet the following minimum dimensions:~~

- ~~1. Minimum Lot Area. Six thousand (6,000) square feet.~~
- ~~2. Minimum Lot Width. As specified in Section 17.60.010. The width of corner lots shall be sufficient to meet all setback requirements.~~
- ~~3. Maximum Lot Coverage. The maximum lot coverage by all buildings, main and accessory shall be forty (40) percent.~~

~~C. Yard Requirement.~~

- ~~1. Minimum Front Yard Setback Depth. Twenty (20) feet except where the garage is a side entry (the door of the garage is perpendicular to the street) then twelve (12) feet. The percentage of side entry garages with reduced setbacks shall not exceed fifty (50) percent within a subdivision.~~
- ~~2. Rear Yard. Each lot shall have a minimum rear yard of fifteen (15) feet.~~
- ~~3. Minimum Side Yard Width.

 - ~~a. Interior Lots. Side yard setbacks shall be measured from the property line to the point representing the finished surface of the exterior wall of the dwelling unit. The minimum distance allowed shall not be less than five feet.~~
 - ~~b. Corner Lots. Side yard setbacks shall be a minimum of ten (10) feet on the street side and a minimum of five feet on the interior lot side.~~~~

~~D. Height Limits.~~

- ~~1. The maximum height of all dwellings, living quarters, garages and other buildings permitted in this zone shall be two stories or thirty five (35) feet, whichever is less.~~

~~E. Off Street Parking. Off street parking shall be provided for, subject to the requirements of Section 17.54.010 of this title.~~

~~F. Application Procedure.~~

- ~~1. Individual one-family and two-family dwellings on random lots shall require the approval of the director of community development.~~
- ~~2. Multiple dwelling units, either one-family or two-family, shall require approval of the planning commission through the architectural review process.~~

~~G. Lot Coverage. In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main building(s) and accessory building(s).~~

~~H. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single family residential tracts in which a previously approved product was constructed.~~

~~{Prior code § 031.03}~~

~~{Ord. No. 1021, § 3, 7-28-10}~~

Chapter 17. ~~20-14 R-M MULTIPLE-FAMILY RESIDENTIAL~~ G-N GENERAL NEIGHBORHOOD ZONE

17. ~~2014~~.010 Intent and purpose.

This zone is intended to provide for the establishment and expansion of ~~detached and attached single-family and multiple-family~~ multiple-family residential development areas at various medium and high population densities and related open space and community services, all located in conformance with the general plan. This zone implements the General Neighborhood land use designation in the General Plan.

(Prior code § 032.01)

17. ~~2014~~.020 Permitted uses.

The following uses are permitted in the R-MG-N (General Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Single-family and duplex dwellings: ~~unit sizes.~~
 - a. Detached Ssingle-family dwellings shall conform to the standards as set forth in the R-SS-N (single-family Suburban Neighborhood) zone (Chapter 17.16) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
 - b. Duplex dwellings, attached or detached. ~~shall conform to the standards as set forth in the R-O (residential overlay) zone (Chapter 17.18).~~
 - c. Attached single-family such as rowhouses.
 - c. Small lot single-family subdivisions.
2. Triplex or Fourplex.
~~single family townhouses, two family townhouses and two family detached dwellings.~~
3. Multi-family dwellings (5+ units). ~~3. No mobilehomes shall be allowed.~~
4. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
23. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.

~~c. Conditional Uses. The following uses may be permitted in the R-M zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.~~

C. Conditional Uses. The following uses are permitted in the G-N (General Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. All conditional uses listed in Section 17.16.020(C) of the ~~R-SS-N (Suburban Neighborhood) zone,~~
2. Boarding and lodging houses;
3. Child nurseries, day care centers;
4. Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:
 - a. Minimum lot size shall be five acres.
 - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet.
 - b. Access on arterial or collector.

(Prior code § 032.02)

17.2014.030 Property development standards.

The following standards of development shall apply in the G-N (General Neighborhood) zone:

A. Residential Density.

1. Minimum Density. 8 dwelling units/acre
2. Maximum Density. 25 dwelling units/acre

AB. Density and Lot Size Area Requirements.

1. Single-family detached residential subdivisions shall ~~comply with the allowable density range of the general plan land use designators.~~ have Aa minimum lot size of four five thousand (5,000,000) square feet ~~shall be required.~~ The minimum lot width and depth for an interior lot shall be 40 feet and 75 feet respectively. The minimum lot width for a corner lot shall be 45 feet.
2. Single-family attached residential subdivisions shall ~~comply with the allowable density range of the general plan land use designators.~~ have a minimum lot size of two four thousand five hundred (4,500) square feet ~~shall be required.~~ The minimum lot width and depth for an interior lot shall be 30 feet and 50 feet respectively. The minimum lot width for a corner lot shall be 35 feet.
3. ~~Multiple-family~~ Multiple-family residential developments of five or more dwelling units shall ~~comply with the allowable density ranges (dwelling units per acre) of the general plan land use designators.~~ have Aa minimum site area of ten thousand (10,000) square feet ~~is required for multifamily developments of five or more dwelling units. Multifamily residential developments on less than ten thousand (10,000) square feet of site area shall be limited one dwelling unit per three thousand two hundred (3,200) square feet of land area.~~ The minimum lot width and depth for an interior lot shall be 60 feet and 100 feet respectively. The minimum lot width for a corner lot shall be 70 feet.

BC. Yard Requirements.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth for single-family residential development and ten (10) feet for multifamily housing types.
2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
3. Rear Yard. Each lot or building site shall have a minimum rear yard of twenty (20) feet.

DE. Height Limits.

- ~~1.~~ 1. ~~_____~~ The maximum height of all buildings shall be three stories, or forty-five (45) feet, whichever is less.
- ~~2.~~ 2. ~~_____~~ The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.
- ~~3.~~ 3. ~~_____~~ The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

~~DE.~~ Distance Between Buildings.

- ~~1.~~ 1. ~~_____~~ Between two main buildings: Twenty (20) feet;
- ~~2.~~ 2. ~~_____~~ Between a main building and an accessory building structure, or between two accessory buildings structures: Ten (10) feet;
- ~~3.~~ 3. ~~_____~~ Between a single-family dwelling and either another single-family dwelling or a multiple-family dwelling: Twenty (20) feet;
- ~~4.~~ 4. ~~_____~~ Where one or both of the main buildings above are three stories in height, the distance enumerated above shall be increased by five feet.

EE. Usable Open Space.

- ~~1.~~ 1. ~~_____~~ Single-family detached and attached residential subdivisions shall provide a minimum of 250 square feet per unit.
- ~~2.~~ 2. ~~_____~~ Multifamily developments shall provide a minimum of 250 square feet total per unit, minimum 150 square feet of private open space required for ground-level units and 80 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area per Section E.3 below.

~~Usable open space equal to twenty five (25) percent of the indicated required lot area per dwelling unit shall be provided for each multiple-family dwelling unit. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.~~

~~23.~~ 23. Usable Open Space Standards:

- ~~a.~~ a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.

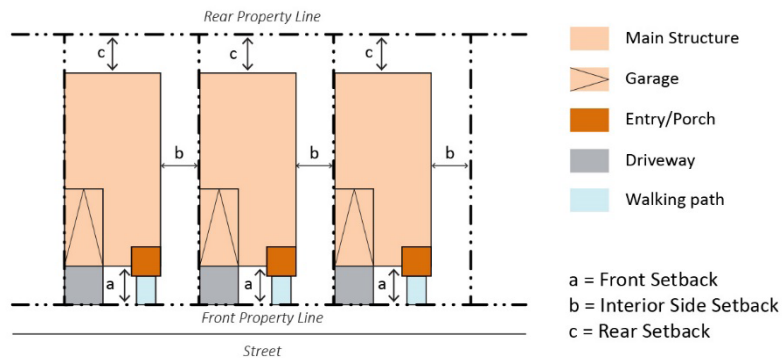
b.3. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:

- ia. No more than forty (40) percent of the required front yard may be so used.
- bi. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
- ei. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
- div. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.

FE. Off-Street Parking. Off-street parking shall be provided for each dwelling unit subject to the requirements of Section 17.54.010 of this title.

G. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:

1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.

3. Approval of a zero-lot line agreement shall be subject to the following requirements:

- a. All building and fire code requirements related to construction shall be met.
- b. Approval regarding the provision of adequate access shall be obtained by the Fire Department.
- c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.

H. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).

I. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

GJ. Architectural Review. All development in the ~~R-MG-N~~ (General Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

~~H. Minimum Dwelling Unit Sizes.~~

~~a. Minimum floor area per dwelling unit:~~

Efficiency	600 square feet
One bedroom	750 square feet
Two bedroom	900 square feet
Each additional bedroom	150 square feet

~~b. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.~~

(Prior code § 032.03)

(Ord. No. 1021, § 4, 7-28-10; Ord. No. 1075, § 6, 6-10-15)

Chapter 17.15 U-N URBAN NEIGHBORHOOD ZONE

17.15.010 Intent and purpose.

This zone is intended to provide for the establishment of high-intensity, walkable, transit-ready neighborhoods with a variety of types of housing - predominantly multi-family of various types. These compact neighborhoods are located within easy walking distance of parks, schools, shops, transit, and employment. This zone implements the Urban Neighborhood land use designation in the General Plan.

17.15.020 Permitted uses.

The following uses are permitted in the U-N (Urban Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Multi-family dwellings (5+ units).
2. Attached single-family dwellings such as rowhouses.
3. Small lot single-family subdivisions.
4. Duplex, Triplex or Fourplex.
5. Neighborhood retail uses under 10,000 square feet, along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
6. Restaurants along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
7. Child nurseries, day care centers.
8. Public Utility Facilities (City-initiated).
9. Existing single family residential uses built before the date of this adoption.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
3. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.

C. Conditional Uses. The following uses are permitted in the U-N (Urban Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. All conditional uses listed in Section 17.13.020(C) of the S-N (Suburban Neighborhood) zone.

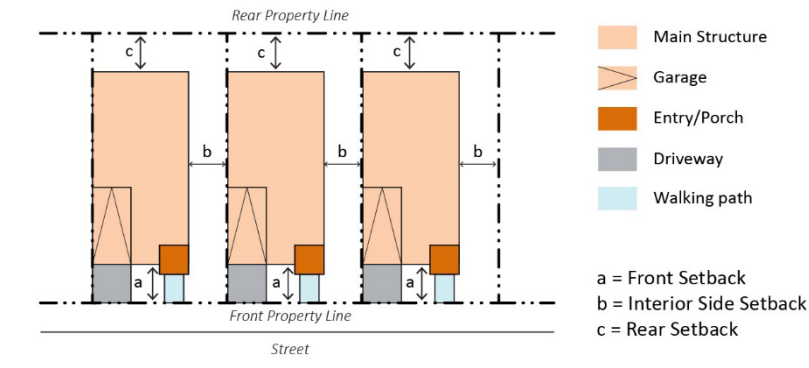
2. Boarding and lodging houses.
 3. Child nurseries, day care centers.
 4. Hotels.
 75. Medical Offices.
- D. Prohibited Uses. The following uses are prohibited in the U-N (Urban Neighborhood) zone:
1. Mobilehomes.
 2. Motels.
 3. Outdoor advertising and billboards.

17.15.030 Property development standards.

The following standards of development shall apply in the U-N (Urban Neighborhood) zone:

- A. Residential Density and Non-Residential Intensity.
1. Minimum Density. 20 dwelling units/acre.
 2. Maximum Density. 38 dwelling units/acre.
 3. Maximum non-residential FAR. 0.5, where allowed.
- B. Lot Area Requirements.
1. Single-family attached residential subdivisions shall have a minimum lot size of one thousand eight hundred (1,800) square feet. The minimum lot width and depth for an interior lot shall be 25 feet and 45 feet respectively. The minimum lot width for a corner lot shall be 30 feet.
 2. Multiple-family residential developments of five or more dwelling units shall have a minimum site area of ten thousand (10,000) square feet.
 3. Developments with stand-alone commercial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
- C. Yard Requirements.
1. Front Yard. Each lot or building site shall have a front yard of at least ten (10) feet in depth.
 2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
 3. Rear Yard. Each lot or building site shall have a minimum rear yard of fifteen (15) feet.
- D. Height Limits.
1. The maximum height of all buildings shall be four stories, (50) feet, whichever is less.
 2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- E. Usable Open Space.

1. Single-family detached and attached residential subdivisions shall provide a minimum of 200 square feet per unit.
2. Multifamily developments shall provide a minimum of 200 square feet total per unit, minimum 120 square feet of private open space required for ground-level units and 60 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
3. Usable Open Space Standards:
 - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:
 1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the

lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.

3. Approval of a zero-lot line agreement shall be subject to the following requirements:
 - a. All building and fire code requirements related to construction shall be met;
 - b. Approval regarding the provision of adequate access shall be obtained by the Fire Department; and,
 - c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- I. All new single-family residential developments shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- J. All new multi-family residential developments shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- K. Architectural Review. All development in the U-N (Urban Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

Chapter 17.16 U-E URBAN EMPLOYMENT ZONE

17.16.010 Intent and purpose.

This zone is intended to provide for the establishment of a range of employment uses such as office and research and development in a mixed, campus setting. The employment uses are supported by retail, service, and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in an urban setting. This zone implements the Urban Employment Center land use designation in the General Plan.

17.16.020 Permitted uses.

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Office uses of all types, including but not limited to the following:
 - a. Medical and dental offices.
 - b. Administrative, business, executive and editorial.
 - c. Professional offices.
 - d. Financial, insurance, real estate offices, including banks and related institutions.
 - e. General offices.
2. Research and Development.
3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).
4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).
5. Artisan manufacturing/flex space.
6. Multi-family dwellings (5+ units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
7. Public Utility Facilities (city-initiated).
8. Child nurseries, day care centers.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including arcades (shade structures), parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
3. Permitted Signs. Per Chapter 17.56 (Signs).

C. Conditional Uses. The following uses are permitted in the U-E (Urban Employment) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

- ¶1. Bars and Cocktail lounges

2. College/University.
 43. Community Gardens
 4. Hotels/Motels.
 5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be allowed to continue as a permitted use without obtaining a conditional use permit.
 6. Microbrewery and taprooms.
- D. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, 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 as may exist at the time of project review.

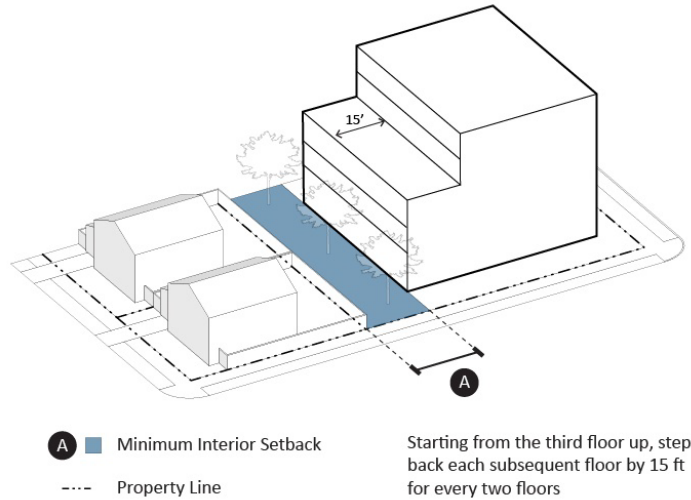
17.16.030 Property development standards.

The following standards of development shall apply in the U-E (Urban Employment) zone:

- A. Residential Density and Non-Residential Intensity.
 1. Minimum Density. 30 dwelling units/acre.
 2. Maximum Density. 65 dwelling units/acre.
 3. Maximum non-residential FAR. 2.0.
- B. Lot Area Requirements.
 1. Developments with stand-alone commercial or light industrial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
 2. Stand-alone multiple-family residential developments shall have a minimum site area of ten thousand (10,000) square feet.
- C. Yard Requirements.
 1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
 2. Side Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 3. Rear Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
 4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the street right-of-way lines.

D. Height Limits.

1. The maximum height of all buildings shall be five stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by 15 ft for every two floors. See diagram below:



2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less. Accessory structures exceeding 15 feet may be approved up to 35 feet subject to Architectural Review by the Planning Commission.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units)

E. Distance Between Buildings.

1. Between two main buildings: Twenty (20) feet.
2. Between a main building and an accessory structure, or between two accessory structures: Fifteen (15) feet.

F. Usable Open Space.

1. Greater than 25,000 square feet non-residential portion of developments shall provide three percent of the gross building area as usable open space. Common open space may be utilized for employees or publicly accessible open space. If the open space is over 1,000 square feet and provided as publicly accessible, up to 50 percent may count toward the required residential common open space (if in a mixed-use project).
2. Multifamily developments shall provide a minimum of 150 square feet total per unit, minimum 120 square feet of private open space required for ground-level units and 60 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
3. Usable Open Space Standards:
 - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.

- b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:

 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- I. Architectural Review. All development in the U-E (Urban Employment) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.

 - 1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, 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 as may exist at the time of project review.
- K. Other Property Development Standards.

 - 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit.

Chapter 17.17 R-D RESORT DISTRICT

17.17.010 Intent and purpose.

This zone is intended to provide for and encourage a neighborhood organized around a recreational, entertainment or vacation destination, providing a range of residential options, neighborhood-serving retail, service and restaurant amenities, and lodging. This zone also allows a range of entertainment and destination uses not allowed in other areas, such as theme parks, that require large amounts of land and that draw visitors to the City. This zone implements the Resort District land use designation in the General Plan.

17.17.020 Permitted uses.

The following uses are permitted in the R-D (Resort District) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Hotel.
2. Motel.
3. Restaurants.
4. Retail establishments.
5. Exhibit hall, tourist centers.
6. Single-family and duplex dwellings:
 - a. Detached single-family dwellings shall conform to the standards as set forth in the S-N (Suburban Neighborhood) zone (Chapter 17.13) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
 - b. Duplex dwellings, attached or detached.
 - c. Attached single-family such as rowhouses.
 - c. Small lot single-family subdivisions.
7. Triplex or Fourplex.
8. Multi-family dwellings (5+ units) shall conform to standards as set forth in G-N (General Neighborhood) zone (Chapter 17.14) and the City of Coachella Multi-Family Objective Design Standards.
9. Outdoor Uses. Only the following outdoor uses are permitted:
 - a. Golf courses and driving ranges.
 - b. Private swimming pools; tennis courts, and similar recreational amenities.
10. Public Utility Facilities (City-initiated).

B. Tourist-Related Uses. The following uses are permitted only where integrated with and clearly incidental to a primary use, and where part of a hotel or motel building, and where the intent is to serve the needs of tourists:

1. Barber or beauty shop.

Chapter 17.17 R-D RESORT DISTRICT

-
- 2. Drugstores.
 - 3. Tobacco, candy, newspaper, and magazine counter.
 - 4. Laundromat, clothes cleaning agency.
 - 5. Travel agency.
 - 6. Automobile rental agency office (no auto storage or service permitted.)
 - C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:
 - 1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 - 2. Recreational buildings, structures, and uses designated to serve the patrons of primary permitted use.
 - 3. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred fifty (250) square feet.
 - 4. Other accessory uses customarily appurtenant to a primary permitted use.
 - D. Conditional Uses. The following uses may be permitted the R-D (Resort District) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Animal hospital and veterinary services.
 - 2. Automobile service stations.
 - 3. Bar or cocktail lounge.
 - 4. Billiard parlor.
 - 5. Bowling alley.
 - 6. Bus terminals, depots, and similar transit facilities.
 - 7. Car washes as part of a multi-tenant retail center.
 - 8. Clubs and lodges.
 - 9. Dance hall.
 - 10. Drive-in or walk-up or other fast-food service establishments.
 - 11. Pet care services.
 - 12. Skating rinks.
 - 13. Special event establishments.
 - 14. Sports complex.
 - 15. Taprooms and microbreweries.
 - 16. Theater.
 - 17. Tourist camps.

18. Theme parks.**17.17.030 Property development standards.**

The following standards of development shall apply in the R-D (Resort District) zone:

- A. Residential Density and Non-Residential Intensity.
 - 1. Maximum Density. 8 dwelling units/acre.
 - 2. Maximum non-residential FAR. 0.1; an increase to 0.75 may be granted for theme parks and other entertainment related uses.
- B. Lot Requirements.
 - 1. Minimum Lot Size. The minimum lot size shall be ten thousand (10,000) square feet.
 - 2. Minimum Lot Width. None.
 - 3. Minimum Lot Depth. None.
 - 4. Maximum Lot Coverage. None.
- C. Yard Requirement.
 - 1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
 - 2. Side Yard. There shall be no side yard requirement except where a R-D zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 - 3. Rear Yard. There shall be no rear yard requirement except where the R-D zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
 - 4. Permitted Encroachments in Required Yards.
 - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
 - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.
- D. Height Limits.
 - 1. The maximum height of hotel buildings shall be seven stories or eighty-five (85) feet, whichever is less. The maximum height of all other buildings shall be four stories or fifty (50) feet, whichever is less.
 - 2. Notwithstanding the above, the maximum height of any building located within fifty (50) feet of any single-family residential zone, or any agricultural zone, shall be two-and-a-half stories or

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thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.

- E. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Screening. Where the R-D (Resort District) zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
- H. Other Property Development Standards.
 - 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities; those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
 - 2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- I. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- J. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- K. Architectural Review. All development in the R-D (Resort District) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

Chapter 17.18 DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

17.18.010 Intent and purpose.

The Downtown Zone (DT-PV) and Downtown Transition (TR-PV) zones are intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District, the core of the Pueblo Viejo District is envisioned, by the city's General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. The Downtown Zone (DT-PV) zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, public art, and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes. The Downtown Transition (TR-PV) Zone area serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran's Park and City Hall. The DT-PV and TR-PV zones implement the Downtown Center and Downtown Transition land use designations in the General Plan respectively.

17.18.020 Permitted uses.

The following uses are permitted in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones, subject to all provisions of this chapter:

A. Primary Uses.

1. Retail

- a) Antique dealers and shop.
- b) Art dealers.
- c) Art related retail - art and architecture supply shops and studios.
- d) Beer and/or winemaking supply retail stores.
- e) Bookstore.
- f) Candle shops.
- g) Clothing and clothing accessories stores.
- h) Collectors' shops.
- i) Cosmetics, beauty supplies and perfume stores.
- j) Drugstores or retail pharmacies.
- k) Electronics and appliance stores.
- l) Flag and banner shops.
- m) Florist shops.
- n) Fruit and vegetable markets.
- o) Hardware stores.
- p) Health and personal care stores.
- q) Home furnishing stores.
- r) Jewelry, luggage, and leather goods stores.
- s) Meat, fish, and seafood markets (No on-site slaughtering).

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- t) Office machinery and equipment rental and leasing.
 - u) Office supplies, stationery, and gift stores.
 - v) Home security equipment stores.
 - w) Optical goods stores.
 - x) Other building materials dealers or retail stores (Except lumber stores, fencing dealers, garage door dealers and prefabricated building dealers – no construction or trade services permitted).
 - y) Paint and wallpaper stores.
 - z) Pet and pet supply stores.
 - aa) Photographic services and photofinishing.
 - bb) Religious goods store.
 - cc) Restaurants, delicatessens, and other eating establishments (No drive-thru permitted).
 - dd) Retail bakeries.
 - ee) Specialty food stores (No on-site slaughtering).
 - ff) Sporting goods, hobby, musical instrument, toy stores.
 - gg) Supermarkets and other grocery stores.
 - hh) Trophy (including awards and plaques) shops.
2. Lodging
 - a) Hotels.
 - b) Resort hotels.
 - c) Motels.
 3. Entertainment (Amusement Arcades - Indoor and Bowling Centers).
 4. Office, Professional (Medical, construction, finance, real estate, music and video production, health care, newspaper/media, scientific and technical services other than testing laboratories, event promotions, construction industry, telemarketing/contact centers, banks, finance and insurance retail, social advocacy organizations, informational, Independent Artists, Writers, and Performers, Business Professional, Labor, Political and Similar organizations, Tourist Information Centers, Sound Recording Industries, recreational and youth sport teams).
 5. Personal Care Services (Including Day Spas, Depilatory or Electrolysis Salons, Beauty Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, or Permanent Makeup Salons, Hair, Nail and Skin Care Services, Barber Shops).
 6. Public/Quasi Public and Institutional Uses (Libraries and Archives, Employment Centers, Educational Services, Business Service Centers, Civic and Social organizations, Fitness and Recreational Sports Centers).
 7. Residential (Multi-family of 5+ units).
 8. Service - business support services except collection agencies, administrative services, Computer Systems Design and Related Services, Travel Arrangement and Reservation Services, Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels, Reupholstery and Furniture Repair, Tailor and Alterations Stores, Jewelry Repair Shops, Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers), Footwear and Leather Goods Repair, Other Personal and Household Goods Repair and Maintenance.
 9. Existing single family residential uses built before July 1st, 2019.
 10. Public Utility Facilities (City-initiated).

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B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including arcades (shade structures), carports, parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
4. Outdoor dining areas.
5. Permitted Signs. Per Chapter 17.56 (Signs).

C. Conditional Uses. The following uses are permitted in the DT-PV and TR-PV zones subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. Commercial
 - a) Alcoholic beverage sales (For Off-premise consumption).
 - d) Appliance repair and maintenance.
 - e) Automobile service stations.
 - f) Bar or cocktail lounge.
 - g) Caterers.
 - h) Check cashing establishments (not permitted on 6th Street).
 - i) Consignment shops.
 - j) Gun and ammunitions sales as a component of a sporting goods store.
 - k) Locksmiths.
 - l) Microbreweries, Tasting rooms, Wine tasting facilities and Micro-distilleries.
 - m) Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.
 - n) Post services.
 - o) Smoke shop or Hookah shops and lounges.
 - p) Scenic and sightseeing transportation.
 - q) Thrift stores in which at least 50 percent of the gross receipts are from the sale of a secondhand tangible personal property.
3. Live/Work dwellings.
4. Lodging - Bed and Breakfast Inns.
5. Entertainment.
 - a) Billiard and pool halls.
 - b) Dance halls.
6. Office, Professional (Laboratory- research, Laboratory - support, Medical and diagnostic laboratories, Performing arts companies, Scientific research and development services, Testing

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laboratories, Outpatient care centers, Animal hospitals and Veterinary services (No Outdoor Facilities).

7. Public/Quasi Public and Institutional Uses (Community gardens, Child day care centers, Emergency services stations (including Police and Fire), Funeral homes and Funeral services, Interurban and Rural bus transportation, Museums, Historical sites, and Similar institutions (Except Zoos), Standalone commercial parking lot or Parking structures (private), Theaters and auditoriums, Urban transit systems.

8. Personal care services (Massage, Tattoo parlor).

9. Unclassified (Jewelry and silverware manufacturing, Recycling center, Neighborhood only, Major Public Utility facilities).

17.18.030 Property development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective Downtown zones.

A. General Development Standards. Table 17.18.030A, Downtown Zone Development Standards, lists the site development standards required for Downtown (DT-PV) and Downtown Transition (TR-PV) Zone projects.

Table 17.18.030A

Development Standards Downtown Zones

Standard	DT-PV Downtown Zone	DT-PV Downtown Transition Zone
<u>Residential Density & Non-residential Intensity</u> <u>Minimum Density</u> <u>Maximum Density</u>	<u>20 dwelling units/acre</u> <u>65 dwelling units/acre</u>	<u>No minimum</u> <u>25 dwelling units/acre</u>
<u>Maximum Floor Area Ratio (FAR) for non-residential uses</u>	<u>3.0</u>	<u>1.5</u>
<u>Lot Area, Minimum -Standalone commercial uses or mixed uses</u>	<u>10,000 square feet</u>	<u>5,000 square feet</u>
<u>Lot Area, Minimum - Multifamily Minimum</u>	<u>5,000 square feet (1)</u>	<u>5,000 square feet (1)</u>
<u>Lot Frontage, Maximum</u>	<u>N/A</u>	<u>70%</u>
<u>Front Yard requirement</u>	<u>Where one or both adjoining zones are zoned residential, the front yard shall be the average of the adjoining zones.</u>	<u>The average of front setbacks for existing structures on the block face. For all other lots, the maximum front setback shall be ten (10) feet. For corner lots, the side setback shall be the average setbacks for existing structures.</u>

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<p><u>Side Yard Requirement</u></p>	<p><u>Where a DT-PV zone adjoins a street or residential zone, the minimum side yard is 10 feet. Otherwise, no side yard is required.</u></p>	<p><u>Minimum of five 5 feet. 10 feet if adjacent to single-family residential use.</u></p>
<p><u>Rear Yard Requirement</u></p>	<p><u>Where the DT-PV zone adjoins a residential zone, the minimum rear yard shall be 10 feet. (2) No other rear yard is required except as required by Building Code.</u></p>	<p><u>Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use.</u></p>
<p><u>Encroachments for Colonnades or Arcades</u></p>	<p><u>Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.</u></p>	<p><u>Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.</u></p>
<p><u>Height Limits -- Building(s)</u></p>	<p><u>5 stories or 75 feet, whichever is less.</u></p>	<p><u>3 stories or 50 feet, whichever is less.</u></p>
<p><u>Height Limits – Accessory Structure(s)</u></p>	<p><u>1 story or 15 feet, whichever is less.</u></p>	<p><u>1 story or 15 feet, whichever is less.</u></p>
<p><u>Stepbacks</u></p>	<p><u>All buildings exceeding four stories in height shall require a minimum of ten (10) foot additional front setback (including corner lots) for stories above the fourth story. (3)</u></p>	<p><u>Adjacent to a single-family zone, starting from the third floor up, each floor shall be stepped back by 15 feet for every floor. See diagram in Section 17.16.030 D (1). All buildings over two stories shall have a 10-foot additional front setback.</u></p>

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<p><u>Usable Open Space Standards</u></p>	<p><u>Multifamily developments:</u> <u>150 square feet total of private open space per unit minimum.</u> <u>10 square feet per unit or 1,000 square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area.</u></p> <p><u>Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas (4).</u> <u>Usable common open space may extend into the required front yard to within five feet of the front lot line (5).</u></p>	<p><u>Multifamily developments:</u> <u>150 square feet total per unit minimum.</u> <u>120 square feet of private open space required for ground-level units</u> <u>60 square feet of private open space for upper-level units.</u> <u>10 square feet per unit or 1,000 square feet total, whichever is greater required for common open space for common recreation/leisure area.</u></p> <p><u>Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas (4).</u> <u>Usable common open space may extend into the required front yard to within five feet of the front lot line (5).</u></p>
<p><u>Public Open Space</u></p>	<p><u>Development over one-half (1/2) acre or more in gross land area, must provide a minimum of ten (10) percent of the development for public open space. (6)</u></p>	<p>NA</p>

- (1) All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than 500 feet.
- (2) This standard does not apply where zones are separated by an alley.
- (3) An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th Street.
- (4) Except in the case of balconies, such areas shall be landscaped.
- (5) Subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained."

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(6) Public open space must be accessible from the public realm. Applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

B. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title, except where the following provisions shall supersede those of 17.54.010:

Table 17.18.030B

Off-Street Parking Standards

<u>Mixed-Use Development Parking Requirements</u>		
<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>All Mixed-use development</u>	<u>Three (3) spaces for 1,000 square feet of gross floor area</u>	<u>Three (3) spaces for 1,000 square feet of gross floor area</u>
<u>Single-Use Development Parking Requirements</u>		
<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>Multi-family residential</u>	<u>Minimum: 1.25 spaces per unit plus one guest space per every five (5) units. Maximum: 1.33 spaces per unit plus one guest space per every five (5) units.</u>	<u>Minimum: 1.25 spaces per unit plus one guest space per every five (5) units. Maximum: 1.33 spaces per unit plus one guest space per every five (5) units.</u>
<u>Office</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area.</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area.</u>
<u>Retail</u>	<u>Minimum: 3.75 spaces per 1,000 square feet of gross floor area. Maximum: four (4) spaces per 1,000 square feet of gross floor area</u>	<u>Minimum: 3.75 spaces per 1,000 square feet of gross floor area. Maximum: four (4) spaces per 1,000 square feet of gross floor area</u>
<u>Restaurants and Drinking places</u>	<u>Minimum: twelve (12) spaces per 1,000 square feet of gross floor area. Maximum: fifteen (15) spaces per 1,000 square feet of gross floor area.</u>	<u>Minimum: twelve (12) spaces per 1,000 square feet of gross floor area. Maximum: fifteen (15) spaces per 1,000 square feet of gross floor area.</u>

Notes:

1. No development that was not approved or in existence prior to July 1st, 2019, shall be allowed to locate off-street parking areas adjacent to the primary street.
2. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking subject insofar as the property owner enters into an agreement with the City of Coachella creating a parking easement over the property owner’s parking lot allowing public parking after regular business hours and weekends to increase the public parking supply in the Downtown Center Zone.
3. Shared curb-cuts are required for all new development in the DT-PV Zone. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
4. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.

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5. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
6. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
- a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.
 - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
 - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
 - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.
 - f. The property owner enters into an agreement with the City of Coachella creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends.
7. Exemptions from off-street parking near existing public -parking –within the Downtown Center zone are permitted insofar as the property owner enters into an agreement with the City of Coachella, if determined necessary by the Planning Director, creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends to increase the public parking supply in the Downtown Center zZone. Exemptions are permitted under the following scenarios:
- a. Uses within existing commercial buildings located within five hundred (500) feet of a publicly owned- parking- lot shall be exempt from this subsection.
 - b. Uses within existing buildings more than 500 feet from publicly owned parking will be required to meet the -parking -requirements except that the required number of -parking- spaces may be reduced by sixty (60) percent with the approval of the ~~planning commission~~ Planning Commission as a part of architectural review.
 - c. Expansions of any existing buildings will be required to meet the -parking- requirements except that the required number of -parking- spaces may be reduced by sixty (60) percent with the approval of the Planning Commission as a part of architectural review.
- C. Mixed Use Development Standards.
- 1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.

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2. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
 3. Residential uses may be allowed on the first floor of a building provided all of the following are met:
 - a. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
 - b. The first floor must be reconfigurable to accommodate a transition to non-residential uses in the future.
 - c. No ownership tenure is allowed for first-floor residential use along the primary frontage.
 4. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space along the frontage and are required to follow the architectural guidelines for parking garages.
 5. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
- D. Standards for Outdoor Dining Areas.
1. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 2. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part © above.
 3. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration, and design must be included on any drawings and application submissions.
 4. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, for clear pedestrian path of travel.
 5. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 6. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.
- K. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- L. Architectural Review. All non-residential development is subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.
- M. All development in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones is subject to architectural review as set forth in Section 17.72.010 of this title.
- N. Signage. The provisions of Chapter 17.56 and the design guidelines in the Pueblo Viejo Design Guidelines shall apply to all signs within Downtown zones.
- F. Affordable housing Requirements. A minimum of ten (10) percent of all residential units for projects of more than 10 units must be priced for low and/or moderate-income residents. Units should be disbursed

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throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure. See Chapter 17.88 (Density Bonus and Development Incentives) for additional information.

G. Existing Uses and Structures at the Time of Adoption of this Section

1. All uses, lots, structures, and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019, shall remain as legally conforming uses, lots, structures, and characteristics with all the previous entitlements intact provided:
 - a. the use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in -section 17.17.020, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

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Chapter 17.19 SUPPLEMENTAL STANDARDS FOR SINGLE-FAMILY RESIDENTIAL

17.19.010 Intent and purpose.

New single-family structures, and alterations to existing single-family structures, shall comply with the supplemental standards in this Section.

17.19.020 Detached Single-Family Residential Standards.

- A. Purpose. The following detached single-family residential design standards are intended to ensure that single-family detached homes are well-designed while allowing for flexibility and creativity. A broad range of configurations are allowed including cluster homes, cottages, auto courts, and other configurations that meet the allowed density requirements and development standards of the applicable zone.
- B. Applicability. This section shall apply to allowed construction or installation of all detached single-family residential structures, additions thereto, and all accessory structures including but not limited to garages, guest houses, and second dwelling units, except as otherwise authorized by State law or per Section 17.60.010.H. (Accessory Dwelling Units).
- C. Site Planning Standards
1. Access and Connectivity
 - a. External Connectivity. Streets within any proposed subdivision or building site shall be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. All streets in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 300 feet shall be connected to other streets by a pedestrian path. If a development is gated, it shall provide frequent pedestrian and bicycle connections between the gated community and surrounding areas at distances no more than 600 feet apart.
 - b. Pedestrian Pathways/Sidewalks. New development shall be required to provide pedestrian pathways/sidewalks connecting to the public sidewalk and other planned or existing pedestrian routes or trails. A pedestrian pathway/sidewalk shall connect the primary common building entry or entries to the public sidewalk on each street frontage. Pedestrian pathways/sidewalks, a minimum of five feet wide, shall be provided from the public right-of-way to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided). This is not applicable to a typical single-family detached residential subdivision.
 2. Street and Pathway Landscaping. All publicly accessible private streets and pathways shall provide a combination of trees, shrubs, and ground cover in a minimum five-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every 40 feet of linear street/path. Shrubs and groundcover shall cover at least 30 percent of the planting strip.
 3. Parking
 - a. Parking Location. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary/private access is feasible. Parking is not allowed in the front setback area for individual lots and building sites, except within approved driveways.
 - b. Garage Design

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1. A fully enclosed two-car garage with a clear and free minimum interior dimension of 20 feet in width and 22 feet in length shall be provided, except on lots having a width of 50 feet or less, a fully enclosed tandem garage with a clear and free minimum interior dimension of 12 feet in width by 44 feet in depth may be provided. All garages shall be constructed in compliance with the City Building & Safety Division requirements.
 2. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure and shall be provided with decorative sectional roll-up doors constructed of durable material, such as wood or metal. Doors constructed of plywood sheeting shall not be allowed.
 3. When the width of the driveway exceeds 20 feet in width (as measured five feet in front of the garage), a decorative driveway, which may consist of paver treatments, colored concrete, decorative concrete finishes, or other treatments as approved by the Director, shall be required. Stamped concrete shall not be allowed.
4. Services and Utilities
- a. Utilities. All new utility boxes and equipment and utility connections shall be undergrounded unless otherwise prohibited by the utility provider (e.g., water backflow prevention device that must be placed above ground) or the City Engineer grants an exemption following his/her determination that such undergrounding is not practicable.
 - b. Utility Hookups. Utility hookups and an area to accommodate installation of a clothes washer and dryer shall be provided within the primary structure or within an enclosed accessory structure.
 - c. Location of Above-ground Utilities and Service Areas. All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by adhering to the below standards:
 - d. Utilities and equipment shall be located on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings.
 - e. Utilities and equipment shall be fully screened from view and not be located within the front or street side setback area of the lot or development site.
 - f. Air-Conditioning Equipment. No new roof-mounted air conditioning equipment or evaporative coolers visible from the public right-of-way shall be allowed. Push through air conditioning units or evaporative coolers may be allowed on any side or rear elevation, as long as they are not visible from any public right-of-way. Air conditioning equipment shall be ground-mounted, set back a minimum of five feet from any side or rear property line and shall not be located within the required front yard setback.
5. Refuse and Recycling.
- a. Single-family residential development projects do not require communal or shared trash and recycling areas/containers. In such cases, no enclosure structure shall be required, however individual trash and recycling containers shall be stored in such a manner that containers are not visible from public view from the front of the property. Containers may be placed in public view for purposes of collection only on the scheduled collection day and shall be removed from public view following said collection.
 - b. For cluster homes, cottages, and auto courts, common refuse and recycling containers and collection areas shall be adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed by

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the local disposal service and approved by the Director. Common refuse and recycling collection areas shall be located inside of enclosures located along alleys, in parking areas, or at the rear or side of buildings and shall be fully screened from view per the screening standard in CMC Section 17.19.020.B.5.c (Service, Utility, and Equipment Screening) below. Communal refuse collection areas shall be prohibited on primary frontages.

- c. Service, Utility, and Equipment Screening. Screening of common refuse collection areas, utilities, and equipment shall be equal to or higher than the height of the equipment to be screened. Screening materials shall consist of a primary exterior finish material used on other portions of the residential units.

C. Building and Façade Design Standards

1. Architectural Variability. For all developments involving five or more contiguous lots, there shall be multiple “distinctly different” front façade designs. No more than two houses shall be of the same front façade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of “distinctly different.” “Distinctly different” shall mean that a single-family dwelling’s elevation must differ from other house elevations in the following criteria. The number of required different front façade designs shall be in accordance with Table 17.19-1. Architectural Variability.

- a. Number of stories (optional);
- b. Modulation strategies-- at least one ((see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation));
- c. Articulation strategies-- at least one ((see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation)); and,
- d. Variation in materials-- different material palette, with a different primary material.

Table 17.19-1. Architectural Variability

<u>Total number of Dwelling Units</u>	<u>Minimum Number of Façade Designs</u>
<u>4 – 8</u>	<u>2</u>
<u>9 – 20</u>	<u>3</u>
<u>21 – 30</u>	<u>4</u>
<u>31 – 40</u>	<u>5</u>
<u>41 – 60</u>	<u>6</u>
<u>61 – 100</u>	<u>7</u>
<u>>100</u>	<u>8</u>

2. Façade Modulation and Articulation

- a. Modulation. Residential units shall employ at least two of the following building modulation strategies:

- 1. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
- 2. Use of balconies, front porches, overhangs, or covered patios; and/or,

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3. Projections, offsets, and/or recesses of the building wall at least one foot in depth, including but not limited to bay windows, chimneys, brackets, and cornices.
- b. Articulation. All building elevations that face a street or a cluster driveway shall employ varied façade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent in design style, which provide articulation and design interest:
 1. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
 2. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
 3. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
 4. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
 5. Increased roof overhangs at least 18 inches deep.
- c. Side and Rear Elevations. In no case shall any side or rear elevation be a solid blank wall with no articulation. Side facades facing a private street or common driveway shall include details which are compatible with those on the front-façadefacade, with similar types and treatments of roofs, windows, shutters, planter boxes, and other architectural elements.
3. Window Trim or Recess. Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall. Foam trim material is prohibited.
4. Building Entries.
 - a. Orientation.
 1. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Exceptions to this requirement may be approved by the Director or his/her designee for projects where the project site is located on a Major or Primary Arterial (with and without Bicycle facilities), provided the façade facing the public street is designed with similar details and treatments to those of the front façade.
 2. Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.
 - b. Projection or Recess. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least six feet and a minimum area of 36 square feet. Exceptions to this requirement may be approved by the Director or his/her designee for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.
 - c. Grade. Ground floor/entry height shall be a maximum of three feet above grade.
5. Building Roofs.
 - a. Roof Form. Primary roof forms shall be gable, hipped, flat, or shed.
 - b. Roof Pitch. Steep roofs with a rise to run ratio over 6:12 (26.6 degrees) are prohibited.
 - c. Gable Overhangs. All residential structures shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the residential structure, unless overhangs are

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architecturally incompatible with the design of the structure as approved by the Director or his/her designee.

- d. Roof Materials. Roof materials shall be non-combustible; shake and composite shingles shall be prohibited on any new single-family residential structure.
 - e. Roof Vents. All roof vents shall be flat or similar style.
6. Colors and Materials.
- a. Variation in Materials. Each home shall incorporate at least three materials for facades.
 - b. Siding Materials. Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic products of a similar appearance, equivalent durability, and providing equivalent fire resistance may be allowed. Metal siding, if utilized, shall be non-reflective and horizontally overlapping. The exterior covering material shall extend to a point at or near grade except that if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 - c. Building Component Colors. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
7. Transitions and Privacy.
- a. Window Placement. Windows on adjacent units shall be offset by at least three feet to avoid direct sightlines into and from neighboring properties.
 - b. Upper-Story Decks and Balconies. Upper-story decks and/or balconies over 20 square feet in area shall be setback a minimum of 15 feet from the property line when adjacent to a single-family zoned property.
 - c. Landscape Buffer. For development projects of six units or more, a landscaped planter strip of at least three feet in width shall be provided along the abutting property line between a small lot subdivision/development and any adjoining low-density residential zoning district boundaries. Trees shall be planted within this area every 20 to 40 feet on center (depending on the tree species and canopy at maturity) to provide screening between the small lot subdivision/development and the adjacent low-density residential uses.
8. Accessory Structures. Accessory structures over 120 square feet such as detached garages, porches, pergolas, and other similar structures shall be architecturally compatible with the primary residential structure by incorporating at least two of the same colors, materials, design elements, or roof materials. Attached solid patio covers with a 3:12 pitch or greater shall substantially match the existing roof material and color. If a pitch less than 3:12 is proposed, the roof shall only be required to match the color of the primary structure roof. If open lattice is proposed, it shall match the existing trim color of the primary structure.

Chapter 17.20 to 17.21 RESERVED**Chapter 17.22 R-MH MOBILEHOME PARK SUBDIVISION****17.22.010 Intent and purpose.**

It is the intent of this chapter to provide regulations for the placement of mobilehomes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit. The minimum site that may be zoned for this purpose shall be twenty (20) acres, including one-half but not to exceed thirty-three (33) feet of width of adjacent boundary streets dedicated to the public. This zone implements mobilehomes in several General Plan land use designations.

(Prior code § 036.01)

17.22.020 Permitted uses.

The following uses are permitted in the R-MH (Mobilehome) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Mobilehomes for residential use; in no event shall more than one mobilehome be used for residential purposes on a lot.

2. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Patio slab, awning, carport or garage, swimming pool, pool bathhouse, storage, and washroom building.
2. Permitted Signs. Only the following signs shall be permitted:
 - a. One nameplate not to exceed one foot square in area.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed six feet in area. Such signs shall be located at least ten (10) feet from any property line.

C. Conditional Uses. The following uses may be permitted in the R-MH (Mobilehome) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Community recreation facilities for the use of individual lot owner within the subdivision may be developed after the provisions for their continued and proper operation have been approved by the ~~planning commission~~Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land, providing for participation by the individual lot owners and the responsibility and cost thereof.
2. Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.

(Prior code § 036.02)

17.22.030 Property development standards.

- A. Lot Requirements.
 - 1. Minimum Lot Area. Four thousand five hundred (4,500) square feet.
 - 2. Minimum Lot Width. Forty (40) feet.
 - 3. Minimum Lot Depth. Ninety (90) feet.
 - 4. Minimum Street Frontage. Not less than thirty-five (35) feet.
- B. Yard Requirement.
 - 1. Minimum Front Yard Depth. Twenty (20) feet.
 - 2. Minimum Side Yard Width. Five (5) feet.
 - 3. Minimum Rear Yard. Five (5) feet.
- C. Height Limit.
 - 1. Primary Use. Fifteen (15) feet.
 - 2. Accessory Use. Fifteen (15) feet.
 - 3. Conditional Use. Two (2) stories or thirty-five (35) feet, whichever is less.
- D. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this title.
- E. On-Site Recreation.
 - 1. A concrete slab or other standard metal or wood deck containing at least two hundred (200) square feet shall be installed on each lot prior to placing a mobilehome on each lot for residential purposes. This area is to be in addition to any area required for parking.

(Prior code § 036.03)

17.22.040 Other regulations.

- A. No R-MH (Mobilehome) zone shall be applied to an area containing structures that do not conform to the R-MH (Mobilehome) zone.
- B. Camping and boat trailers may be stored on the property providing they are kept on the rear half of the lot. All other materials shall be maintained within a completely enclosed storage structure.
- C. All trailers and mobilehomes shall be kept mobile.
- D. All trailers and mobilehomes shall carry a current state license.

(Prior code § 036.04)

Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

17.24.010 Intent and purpose.

This zone is intended to provide for ~~everyday~~every day, convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods. Convenience shopping facilities are those which provide space for retail and service businesses serving the immediate neighborhood. This zone also provides the opportunity for multi-family housing mixed in with the neighborhood serving uses, all within convenient walking or biking distance of nearby neighborhoods. These areas provide gathering places for the residents of surrounding neighborhoods. The provisions of this zone are intended to minimize or eliminate, insofar as possible, any conflicting aspects of commercial land use within residential neighborhoods, particularly as related to traffic, type of activity, and site requirements. This zone implements the Neighborhood Center land use designation in the General Plan.

(Prior code § 040.01)

17.24.020 Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed ~~five~~ten thousand (~~5~~10,000) square feet of floor area, including the following:
 - a. Grocery, fruit, or vegetable store; meat market.;
 - b. Meat, fish, or dressed poultry (no live poultry) sales.;
 - c. Bakery.;
 - d. Drugstore.;
 - e. ~~Reserved;~~
 - f. Hardware store.;
 - g. Restaurant, ~~café~~café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.
2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
 - a. Barber or beauty shop.;
 - b. Child care centers.;
 - c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated ~~dry-cleaning~~dry-cleaning establishment.;
 - d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.;
 - e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.
4. Public Utility Facilities (City-initiated).

5. Existing single family residential uses built before the date of this adoption.

- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:
1. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be eighty (80) square feet.
 2. Canopies, arcades, carports, or similar shading devices.
 3. Other accessory buildings, structures and uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the C-N (Neighborhood Commercial) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010 of this title.
1. Those uses allowed as conditional uses by Section 17.~~1612~~.020(C) of the ~~R-SS-N (Suburban Neighborhood)~~ zone;
 2. Multi-family residential (5+ units).
 3. Ambulance services.
 4. Automobile accessories and parts.
 - ~~2. Lodges, fraternal organizations, and clubs;~~
 - ~~35. Automobile service stations;~~
 - ~~4. Dwelling units, Residential (5+ units) multiple family, limited to second story;~~
 - ~~5. Liquor sales, subject to Section 17.74.015; and~~
 566. Automotive repair garage as an accessory to automobile service station.
 7. Bars and cocktail lounges.
 8. Bowling, pool, or billiard centers.
 9. Bus terminals, depots, and similar transit facilities.
 10. Check cashing services.
 11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
 12. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 13. Car washes.
 14. Commercial parking lots.
 15. Commercial psychic activities.
 16. Dance halls.
 - ~~617. Drive-in, walk-up, or other fast-food establishments;~~
 18. Engineering research and testing firms and laboratories.

- ~~36~~19. Hotels, motels.;
- ~~7.~~ Bus terminals, depots, and similar transit facilities;
- ~~8.~~ Thrift Stores;
- ~~9.~~ Ambulance services;
- ~~10.~~ Car washes;
- 20. Laundromat/coin operated laundry so long as a full-time attendant is provided.
- 21. Liquor sales, subject to Section 17.74.015.
- 22. Lodges, fraternal organizations, and clubs.
- 23. Mattress manufacture.
- 24. Mortuaries.
- ~~33~~25. Neighborhood recycling centers, pursuant to Chapter 17.9011. ~~_____ Pawn shops;~~
- ~~12.~~ Bowling, pool, or billiard centers;
- ~~13.~~ Commercial parking lots;
- ~~14.~~ Tourist camps;
- ~~15.~~ Automotive repair garage as an accessory to automobile service station;
- ~~16.~~ Commercial psychic activities;
- ~~17.~~ Liquor sales, subject to Section 17.74.015;
- ~~18.~~ Automobile accessories and parts;
- ~~19~~26. _____
- 26. New and used automobile sales and mobilehome sales, located on sites with frontage on Cesar Chavez Street provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.;
- 27. Pawn shops. ~~20. Engineering research and testing firms and laboratories;~~
- ~~21.~~ Truck, farm implement and machinery sales and rental, sale of parts;
- ~~22.~~ Laundromat/coin operated laundry so long as a full time attendant is provided;
- ~~23.~~ Plumbing shop, provided all outside storage is completely screened;
- 248. Parcel or overnight delivery services.;
- 259. Photocopying, photo processing and blueprinting.;
- ~~23~~30. Plumbing shop, provided all outside storage is completely screened.;
- ~~26~~31. _____ Printing establishments.;
- 32. Private lodges, clubs, meeting halls.
- 33. Special event establishments.
- ~~26.~~ Mattress manufacture;
- ~~27.~~ Reserved;
- ~~28.~~ Mortuaries;

- ~~2934. Swap meet, indoor.;~~
- ~~305. Swap meet, outdoor.;~~
- ~~36. Taproom.~~
- ~~31. Multi tenant retail;~~
- ~~327. Tattoo and body piercing parlors.;~~
- ~~38. Thrift stores.~~
- ~~39. Truck, farm implement and machinery sales and rental, sale of parts.~~
- ~~33. Neighborhood recycling centers, pursuant to Chapter 17.90;~~
- ~~34. Commercial cannabis testing laboratories, pursuant to Chapter 17.85;~~
- ~~35. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.~~
- ~~36. Hotels, motels;~~
- ~~37. Private lodges, clubs, meeting halls;~~
- ~~38. Check Cashing services;~~
- ~~39. Dance Halls;~~
- ~~40. Bars and Cocktail Lounges;~~
- ~~42. Special Event Establishments;~~
- ~~43. Taproom~~

(Prior code § 040.02)

(Ord. No. 1088, § 1, 12-14-16)

17.24.030 Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Residential Density and Non-Residential Intensity.

- 1. Minimum Density. 15 dwelling units/acre, when residential uses are provided.
- 2. Maximum Density. 40 dwelling units/acre.
- 3. Maximum FAR. 1.5.

AB. Lot Requirements.

- 1. Minimum Lot Area. Five thousand (5,000) square feet.; ~~parcels not contiguous to C-N (Neighborhood Commercial) zoned property shall have a minimum area of one-half acre twenty thousand (20,000) square feet.~~
- 2. Minimum Lot Width. Fifty (50) feet.
- 3. Minimum Lot Depth. None.
- 4. Maximum Lot Coverage. No limit.

BC. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a C-N (Neighborhood Commercial) zone adjoins a street or a residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining such street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where the C-N (Neighborhood Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. In the case of a building or structure for residential use, there shall be a rear yard of not less than twenty (20) feet.
4. Permitted Encroachments in Required Yard. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.

CD. Height Limit. The maximum height of any building or structure shall be ~~two-three~~ stories or ~~thirty-five~~fifty (3550) feet, whichever is less.

DE. Distance Between Buildings. Buildings not actually adjoining shall be provided with a minimum eight-foot separation.

EF. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

FG. Screening. Where the C-N (Neighborhood Commercial) zone abuts upon any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.

GH. Other Property Development Standards.

1. All residential uses shall follow the site development standards for U-N (Urban Neighborhood) zone, except as noted in this subsection.
2. Any structure originally designed or intended for residential purposes may be used for service businesses, (except clothes cleaning, etc.) as permitted in this zone, subject to all provisions of this article, and further subject to the following conditions:
 - a. The required front yard of the structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).
 - b. All parking shall be provided to the rear of the residential structure.
 - c. All structures shall conform to all provisions of the applicable building, housing, and fire codes of the city.
 - d. Signs permitted shall be limited to a total surface area twenty (20) square feet.
 - e. No structure shall be used for residential and commercial uses at the same time.
2. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and automobile service stations permitted subject to Section 17.24.020(C)(3).

~~H.~~ All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

~~J.~~ Architectural Review. All development in the C-N (Neighborhood Commercial) ~~z~~Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 040.03)

Chapter 17.26 C-G GENERAL COMMERCIAL USE ZONE

17.26.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of commercial areas designed to serve ~~the~~ community-wide needs. Such areas provide a wide variety of goods and services, and must be consistent with the overall development of the city and its environs. The provisions of this zone are intended to ~~insure~~ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements. This zone implements the Suburban Retail land use designation in the General Plan.

(Prior code § 042.01)

17.26.020 Permitted uses.

The following uses are permitted in the C-G (General Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All uses permitted by ~~subsection Section 17.24.010 A of this section~~ the C-N (Neighborhood Commercial) zone except laundromats/coin-operated ~~dry cleaning~~dry-cleaning establishments.
2. Retail Uses:
 - a. Antique shop.
 - b. Appliance store.
 - c. Automobile accessories and parts.
 - d. Art gallery.
 - e. Bicycle shop.
 - f. Bookstore.
 - g. Cigar or tobacco store.
 - h. Clothing or apparel sales.
 - i. Confectionery store.
 - j. Department store.
 - ~~k. Dress or millinery shop~~
 - k. Drugstore.
 - l. Electronics store.
 - m. Furniture store.
 - n. Grocery store.
 - ~~n. Hobby shop.~~
 - o. Interior decorator.

- p. Jewelry store.
- q. Lapidary.
- r. Motorcycle sales and accessories.
- ~~q. Notions store.~~
- s. Pet shop, including grooming, but no kennel.
- t. Photographic supplies.
- ~~u. Radio and television.~~
- u. Restaurant without liquor sales.
- v. Shoe store.
- w. Sporting goods store.
- x. Toy store.
- y. Unfinished furniture sales (new).
- z. Yardage store.

~~313.~~ Multi-tenant retail.

4. Service Businesses.

- a. Bicycle repair shop_;
- b. Blueprinting service_;
- c. Business, trade schools_;
- d. Drafting service_;
- e. Drycleaning establishments.
- ~~f.~~ Exhibition hall_;, theater, auditorium_;
- ~~fg.~~ Hotels and motels_;
- ~~g.~~ Job printer;
- h. Library or reading room_;
- i. Locksmith_;
- j. Medical or dental clinic_;
- k. Microfilm service_;
- ~~l.~~ Mortuary_;
- m. Photo studio_;

- ~~n.~~ Private lodges, clubs, meeting halls;
- o. Radio, television repair_;
- p. Rental of household, sickroom_; and office equipment_;

- q. Secretarial service~~;~~
- r. Shoe repair~~;~~
- s. Small appliance repair~~;~~
- t. Studio, dancing, music, art, etc.
- u. Telephone answering service~~;~~
- v. Tuxedo/costume rental.
- ~~u. drycleaners~~

~~45.~~ Office uses of all types, including but not limited to the following:

- a. Medical and dental offices~~;~~
- b. Administrative, business, executive and editorial~~;~~
- c. Professional offices~~;~~
- d. Financial, insurance, real estate offices, including banks and related institutions~~;~~
- e. General offices.

~~56.~~ Outdoor Uses. Only the following outdoor uses are permitted:

- ~~a. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintains restroom facilities for both sexes and water and air for the vehicles;~~
- ~~b. New and used automobile sales and mobile home/mobilehome sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained;~~
- ~~ae.~~ Plant nurseries, provided that all areas devoted to outdoor storage of other than live plant material shall be completely screened from view from arterial highways and abutting residential properties. No bulk storage of sand, gravel, fertilizer, or other chemical or organic materials is permitted~~;~~
- ~~d. Auto parking and loading area;~~
- ~~e. Storage yards; provided, that a ten (10) foot landscaped setback from planned street right-of-way be permanently maintained and that all outside storage shall be completely screened from view from streets, highways, and abutting properties. Bulk storage of sand, gravel or other materials which may be conveyed by wind onto adjacent properties shall be located within walled structures allowing enclosure on all sides.~~

7. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:

- 1. Wholesaling of products.
- 2. The manufacturing, processing, treatment~~;~~ or storage of products which is clearly incidental to the retail or service business conducted on the premises, provided that:
 - a. The premises are not the primary source of the production of goods sold on the premises.
 - b. Not more than twenty-five (25) percent of the ground floor area shall be used for such purposes.

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- c. No motor exceeding one horsepower be used for manufacturing, treatment, or processing in connection therewith, and that the total horsepower so used shall not exceed five horsepower. This restriction shall not apply to air conditioning equipment.
 - d. No portion of any building or premises so used shall be less than fifty (50) feet from any residential district.
- 3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, ~~provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.~~
 - 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be one hundred fifty (150) square feet for those establishments with less than one thousand five hundred (1,500) square feet of gross floor area, and two hundred fifty (250) square feet for those establishments with one thousand five hundred (1,500) or more square feet of gross floor area.
 - 5. Canopies, arcades, carports, or similar shading devices.
 - 6. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in all sectors of the CG zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
- 1. Ambulance services.
 - 2. Automobile accessories and parts.
 - 3. Automotive repair garage as an accessory to automobile service station.
 - 4. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintain restroom facilities for both sexes and water and air for the vehicles.
 - 5. Bars and Cocktail Lounges.
 - 6. Bowling, pool, or billiard centers.
 - 7. Bus terminals, depots, and similar transit facilities.
 - 8. Car washes.
 - 9. Ceramic products manufacture.
 - 10. Check Cashing services.
 - 11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
 - 12. Commercial parking lots.
 - 13. Commercial psychic activities.
 - 14. Dance Halls.
 - 15. Drive-in, walk-up, or other fast-food establishments.
 - ~~16. Drycleaners~~

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16. Engineering research and testing firms and laboratories.
 17. Laundromat/coin operated laundry so long as a full-time attendant is provided.
 18. Liquor sales, subject to Section 17.74.015.
 19. Mattress manufacture.
 20. Mini-Storage Warehouse as accessory to a permitted use.
 21. Multi-bay auto repair.
 22. Mortuaries.
 23. Neighborhood recycling centers, pursuant to Chapter 17.90;
 24. New and used automobile sales and mobilehome sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.
 25. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 26. Pawn shops.
 27. Parcel or overnight delivery services.
 28. Photocopying, photo processing and blueprinting.
 29. Plumbing shop, provided all outside storage is completely screened.
 30. Printing establishments.
 31. Sign manufacture.
 32. Special Event Establishments.
 33. Taproom.
 34. Tattoo and body piercing parlors.
 35. Thrift stores (Reconditioned or used merchandise sales)
 36. Tourist camps.
 37. Truck, farm implement and machinery sales and rental, sale of parts.
 38. Swap meet, indoor.
 39. Swap meet, outdoor.
- ~~D. — Area Specific Conditional Uses. Because of unique or special constraints, the following uses may be permitted within certain specified sectors of the C-G (General Commercial) zone subject to obtaining a conditional use permit as specified in Section 17.74.010. Each use is followed by a general location designating areas within the C-G (General Commercial) zoning district where these applications may be approved.~~
- ~~1. — North of Mitchell Drive and East of Frederick Street:

 - ~~a. — Automotive repair garage, body and fender works, within a completely enclosed building.~~
 - ~~b. — Upholstering and reupholstering establishments within a completely enclosed building.~~
 - ~~c. — Prohibited in all other areas.~~~~
 - ~~2. — North of the Highway 86/Highway III split or south of Avenue 52:~~

~~a. Mini-storage warehouses.~~

~~b. Storage yards:~~

~~(a) Building materials, retail sales.~~

~~(b) Lumber yards, retail sales.~~

~~(c) Equipment rental yards.~~

~~Prohibited in all other areas.~~

ED. Prohibited Uses. The following uses are prohibited in the C-G (General Commercial) zone:

1. Residential.

2. Mobilehomes.

(Prior code § 042.02)

(Ord. No. 1033, § 2, 1-11-12; Ord. No. 1065, § 2, 6-11-14; Ord. No. 1088, § 2, 12-14-16; Ord. No. 1108, § 1, 7-12-17; Ord. No. 1161-, § 2, 5-27-20)

17.26.030 Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 1.0.

BA. Lot Requirements.

1. Minimum Lot Size. Ten thousand (10,000) square feet; Parcels not contiguous to C-G (General Commercial) zoned property shall have a minimum area of five (5) acres.
2. Minimum Lot Width. Fifty (50) feet.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. No limit.

BC. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a C-G (General Commercial) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where the C-G (General Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way lines.

~~CD.~~ Height Limits.

1. The maximum height of any building within one hundred thirty (130) feet of any residential zone shall be two stories or thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating distance. The distance of one hundred thirty (130) feet is a minimum setback and setbacks requirements may be increased based on safety, privacy, views, noise, and light issues.
 2. The maximum height of all other buildings shall be fifty (50) feet or three stories, whichever is less.
- D. Distance Between Buildings. Buildings not actually joined, shall be provided with a minimum eight-foot separation.
- E. Off-Street Parking And Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- F. Screening. Where the C-G (~~General Commercial~~) general commercial zone abuts any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.

~~G. Other Property Development Standards.~~

- ~~1. Any structure originally designed or intended for residential purposes may be used for the purposes indicated below, subject to the following conditions:~~
 - ~~a. The required front yard of the residential structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).~~
 - ~~b. All parking shall be provided to the rear of the residential structure.~~
 - ~~c. All structures shall conform to all provisions of the applicable building, housing and fire codes of the city.~~
 - ~~d. Signs permitted shall be limited to a total surface area of twenty (20) square feet.~~
 - ~~e. No structure shall be used for residential and commercial uses at the same time.~~
 - ~~f. The following uses shall be permitted:~~
 - ~~(A) All uses permitted by Section 17.26.020(A)(4).~~
 - ~~(B) Antique shop;~~
 - ~~(C) Art gallery;~~
 - ~~(D) Bather and beauty shop;~~
 - ~~(E) Bookstore;~~
 - ~~(F) Drafting service;~~
 - ~~(G) Dressmaker;~~
 - ~~(H) Gift shop;~~
 - ~~(I) Hobby shop;~~
 - ~~(J) Interior decorator;~~
 - ~~(K) Knitting shop;~~

~~(L) — Restaurant; and~~

~~(M) — Tailor.~~

~~2. — All uses shall be conducted entirely within a completely enclosed building, except for off street parking and loading facilities, those outdoor uses permitted by Section 17.26.020(A)(5) and certain uses permitted subject to a conditional use permit by Section 17.26.020(C).~~

~~HG.~~ Architectural Review. All development in the C-G (~~G~~general ~~C~~commercial) ~~use~~-zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

~~H.~~ Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 042.03)

(Ord. No. 1161-, § 3, 5-27-20)

Chapter 17.28 ~~C-T TOURIST COMMERCIAL~~ R-C REGIONAL COMMERCIAL ZONE

17.28.010 Intent and purpose.

This zone is intended to provide for and encourage ~~to~~ a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. ~~the orderly development of commercial areas designed to serve the needs of tourists and the vacationing and motoring public, consistent with the overall development of the community. Such uses constitute an important and important activity to the community, and are vital to its health and well being. The provisions of this zone are intended to insure that tourist commercial areas will be compatible with adjacent development. The uses allowed in this zone will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. Implementing the Regional Retail land use designation in the General Plan, the primary purpose of the zone is to provide for commercial opportunities, with residential uses supporting the retail environment.~~

(Prior code § 046.01)

17.28.020 Permitted uses.

The following uses are permitted in the ~~C-TR-C~~ (Regional Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All retail establishments including big box retail (>35,000 square feet).
2. Automobile rental.
- ~~13. Hotel;~~
- ~~24. Motel;~~
35. Resort.
- ~~463. Restaurants without liquor sales;~~
- ~~54. Retail establishments for the sale of souvenirs, curios, film, magazines and other products customarily provided to meet the needs of the public;~~
- ~~67.~~
- ~~5. Exhibit hall, tourist centers;~~
- ~~6. Automobile club offices;~~
- ~~7. Outdoor Uses. Only the following outdoor uses are permitted:~~
 - ~~a. Golf courses, driving ranges;~~
 - ~~b. Private swimming pools;~~
7. Automobile rental;
8. Public Utility Facilities (City-Initiated).
 - ~~c. Automobile service station.~~

- ~~B. Local service business. All uses permitted by Subsection A of this section 17.26.020 in Chapter 17.26 the C-G (General Commercial).~~
- ~~primarily intended to serve the immediate neighborhood, including the following:~~
- ~~a. Barber or beauty shop;~~
 - ~~b. Drugstores;~~
 - ~~c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment;~~
 - ~~d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors; and~~
 - ~~e. Tailor, dressmaker.~~
- ~~B. Tourist Related Uses. The following uses are permitted only where integrated with and clearly incidental to a primary use, and where part of a hotel or motel building, and where the intent is to serve the needs of tourists:~~
- ~~1. Barber or beauty shop;~~
 - ~~2. Drugstores;~~
 - ~~3. Tobacco, candy, newspaper and magazine counter;~~
 - ~~4. Laundromat, clothes cleaning agency;~~
 - ~~5. Travel agency;~~
 - ~~6. Automobile rental agency office (no auto storage or service permitted.)~~
- C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:
- 1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.
 - 2. Ice vending machines, of three-ton capacity or less subject to all other provisions of this zone. Such machines shall be located so as not to interfere with the movement of traffic on the site.
 - ~~3. Recreational buildings, structures, and uses designated to serve the patrons of primary permitted use.~~
 - ~~4. Signs as follows, subject to all provisions of Section 17.56.010 of this title.~~
 - ~~a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.~~
 - ~~b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred fifty (250) square feet.~~
 - ~~5. Other accessory uses customarily appurtenant to a primary permitted use.~~
- D. Conditional Uses. The following uses may be permitted the C-TR-C (Regional Commercial) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
- 1. Amusement center or theme park.
 - 2. Automotive repair garage as an accessory to automobile service station.
 - 3. Automobile service station.

- 4. Bars and Cocktail lounges.
- 5. Billiard parlor.
- ~~63.~~ Bowling alley.
- ~~767.~~ Bus terminals, depots, and similar transit facilities.
- ~~878.~~ Car washes as part of a multi-tenant retail center.
- 9. Commercial Parking Lot.
- 10. Drive-in or walk-up or other fast-food service establishments.
- 11. Exhibition hall, conference center, theater, amphitheater, auditorium.
- 12. Golf courses, driving ranges.
- 13. Hospital Uses.
- ~~614.~~ Liquor sales, subject to Section 17.74.015;
- ~~8159.~~ Medical offices. Tourist camps;
- 16. Microbreweries and taproom.
- 17. Mini-storage warehouse as an accessory to a permitted use.
- 18. Multiple-family residential (5+ units).
- 19. New and used automobile sales and recreational vehicle sales.
- ~~1820.~~ Recreational vehicle storage as an accessory to a permitted use.
- 21. Restaurants with liquor sales.
- 22. Skating rinks.
- 23. Special event establishments.
- ~~214.~~ Sports Complex.
- 25. Theater, including drive-in.

(Prior code § 046.02)

(Ord. No. 1088, § 3, 12-14-16)

17.28.030 Property development standards.

The following standards of development shall apply in the R-C (Regional Commercial) zone:

- A.A. Residential Density and Non-Residential Intensity.
 - 1. Minimum Density. 10 dwelling units/acre, when residential uses are provided.
 - 2. Maximum Density. 15 dwelling units/acre.
 - 3. Maximum Non-Residential FAR. 2.0.
- B. Residential uses shall follow the development standards in Section 17.14.030 for multi-family uses and the City of Coachella Multifamily Objective Design Standards.

C. Lot Requirements.

1. Minimum Lot Size. The minimum lot size shall be ~~twenty~~ thousand (240,000) square feet for commercial uses.
2. Minimum Lot Width. None.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. None.

D. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
2. Side Yard. There shall be no side yard requirement except where a ~~C-TR-C (Regional Commercial)~~ zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. There shall be no rear yard requirement except where the ~~C-TR-C (Regional Commercial)~~ zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards.
 - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
 - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.

C. Height Limits.

1. The maximum height of any building located within one hundred fifty (150) feet of any R-S, single-family residential zone, or any agricultural zone, shall be one story or twenty (20) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.
2. The maximum height of all other buildings shall be two stories or thirty-five (35) feet, whichever is less, except that hotels shall have a maximum height of eighty-five (85) feet.

D. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be ~~provided with a minimum eight foot~~ eight-foot separation determined through site plan review.E. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.F. Screening. Where the C-T zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.G. Other Property Development Standards.

1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
 2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- H. Architectural Review. All development in the ~~C-T Tourist~~R-C (Regional Commercial) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 046.03)

Chapter 17.30 M-S MANUFACTURING SERVICE ZONE

17.30.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to ~~insure~~ ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

(Prior code § 050.01)

17.30.020 Permitted uses.

The following uses are permitted in the M-S (Manufacturing Service) zone subject to all provisions of this chapter.

- A. Primary Uses.
1. Automotive repair garage, body and fender works, within a completely enclosed building.
 2. Bakery.
 3. Boat building.
 4. Bottling plant.
 5. Cabinet shop.
 6. Carpet cleaning plant.
 7. Ceramic products manufacture.
 8. Cleaning and dyeing plant.
 9. Dairy products processing.
 10. Drugs manufacture.
 11. Electrical, electronic, or electro-mechanical machinery manufacturing.
 12. Engineering research and testing firms and laboratories.
 13. Food products processing, manufacturing, canning, preserving, and freezing.
 14. Fruit and vegetable packing house.
 15. Furniture manufacturing, refinishing.
 16. Garment manufacture.
 17. Glass manufacture.
 18. Ice and cold storage plant.
 19. Laboratories. Experimental, testing, motion picture.
 20. Laundry.

21. Machine shop.
22. Metalworking, fabrication, or welding firm.
23. Newspaper printing plants.
24. Parcel delivery services.
25. Photo-engraving, photocopying, photo-processing, and blueprinting.
26. Plastic, fabrication firm.
27. Plumbing shop.
28. Prefabricated buildings manufacture.
29. Printing establishments.
30. Sales and rental of trucks, autos, farm machinery and implements, and truck and auto parts.
31. Sheet metal shop.
32. Sign manufacture.
33. Textile manufacture.
34. Tire rebuilding, recapping, and retreading.
35. Trailer, camper, mobilehome manufacturer or assembly.
36. Upholstering and reupholstering.
37. Wholesale business, storage buildings, and warehouses.
38. Woodworking shop.
39. Storage yards:
 - a. Contractors' storage yards.
 - b. Building materials
 - c. Lumber yards.
 - d. Machinery, truck rental yards.
 - e. Draying and freight yard.
 - f. Truck terminal.
40. Retail sales.
41. Restaurant.
42. Emergency shelters complying with the following criteria.
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants.
 - c. A shelter shall not be approved when another homeless shelter ~~is existing~~exists within three hundred (300) feet of the proposed site.

- d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
- e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
- f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
- g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

43. Public Utility Facilities (City-Initiated).

- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:
 - 1. Detached dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 - 2. Retail distribution of products produced on the premises (where not the primary retail outlet for said products).
 - 3. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.
 - 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred (200) square feet.
 - 5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-S (Manufacturing Service) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Automotive repair garage as an accessory to automobile service station.
 - 2. Breweries and Distilleries.
 - 3. Cotton gins, oil mills, vegetable oil plants.
 - 4. Exterminating or disinfecting service firm.
 - 5. Metal plating.
 - 6. Mini storage warehouse.
 - 7. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 - 8. Oil cloth or linoleum manufacture.
 - 9. Paint, oil, shellac, turpentine, or varnish manufacture.
 - 10. Plastic manufacture.
 - 11. Planing mills.

12. Poultry dressing and packaging.

~~13. Recreational Vehicle Storage. subject to Development Agreement to ensure the use is revenue generating. Such uses as standalone uses shall not exceed fifteen percent of the M-S Zone.~~

~~14. Restaurant with cocktail lounge.~~

15. Service stations.

16. Stone monument works.

~~17. Taproom.~~

18. Tattoo and body piercing parlors.

19. Wire and wire products manufacture.

D. Industrial-Related Uses. Certain non-industrial uses are functionally related to industrial areas. The following uses are permitted only when ~~n~~fe intended to serve industrial areas and employees.

1. Restaurants and coffee shops;~~;~~

2. Industrial hospitals or clinics; ~~and;~~

3. Industrial training center.

(Ord. 925 § 1, 2005; Ord. 918 § 1, 2005; prior code § 050.02)

(Ord. No. 1033, § 3, 1-11-12; Ord. No. 1051, § 2, 5-22-13; Ord. No. 1161-, § 4, 5-27-20)

17.30.030 Property development standards.

The following standards of development shall apply in the M-S (Manufacturing Service) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 1.0.

AB. Lot Requirements.

1. Minimum Lot Size. Ten thousand (10,000) square feet.

2. Minimum Lot Width. None.

3. Minimum Lot Depth. None.

4. Maximum Lot Coverage. None.

BC. Yard Requirements. None, except in the following instances:

1. Where an M-S (Manufacturing Service) zone abuts upon a street or highway where two-thirds of the property in the block on the opposite side of the street is zoned residential, a yard shall be provided of ten (10) feet in depth.

2. Where an M-S (Manufacturing Service) zone abuts upon a street or highway and where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required yards of the adjoining zones.

3. Where an M-S (Manufacturing Service) zone abuts upon a Major Arterial, Major Arterial with Enhanced Bicycle Facilities, Primary Arterial, and Primary Arterial with Enhanced Bicycle Facilities ~~primary highway~~ as designated on the circulation element of the general plan, a yard ~~shall be provided~~ of ten (10) feet in depth shall be provided.

4. Where an M-S (Manufacturing Service) zone directly abuts a residential zone, there shall be a yard of not less than thirty (30) feet adjoining that zone. This shall be reduced to twenty (20) feet where there exists a public alley separating the two zones.
 5. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting shall be maintained adjacent to the planned highway right-of-way line.
- ~~ED~~. Height Limits.
1. The maximum height of any buildings or structures located within one hundred fifty (150) feet of any residential zone shall be two stories or thirty-five (35) feet, which-ever is less. Vehicular rights-of-way shall be included in calculating distance.
 2. The maximum height of all other buildings or structures shall be fifty (50) feet.
- ~~DE~~. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- ~~EF~~. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- ~~FG~~. Walls and Screening.
1. Where an M-S (Manufacturing Service) zone abuts upon any residential zone there shall be provided a solid masonry wall not less than six feet nor more than eight feet in height along the zone boundary. Said wall shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
 2. Where property in an M-S (Manufacturing Service) zone is used for operations incidental to a primary permitted use, as a storage yard, or where material necessary to the conduct of a primary permitted use is stored outside, there shall be provided screening not less than six feet or more than eight feet in height. Said screening shall screen storage areas from adjacent residential and/or commercial zones.
- ~~GH~~. Other Property Development Standards.
1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling by a proprietor, manager or custodian or custodian of a permitted use.
 2. No use shall be established in any M-S (Manufacturing Service) zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety, or general welfare. All uses shall be continuously maintained so that they are neither obnoxious ~~or~~ nor offensive by reason of the above emissions.
 3. All lot area not in use by buildings shall be paved, planted, or otherwise surfaced to eliminate dust. Use of gravel, decomposed granite and similar materials is permitted, subject to continuous maintenance in a neat and sightly manner. Use of oil is permitted only where treated areas will not be visible from public streets, or adjacent residential or commercial zones. Yards and off-street parking and loading areas shall be treated as required in this title.
- ~~IH~~. Architectural Review. All development in the M-S (Manufacturing Service) ~~z~~Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

- J. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 050.03; Ord. No. 1161-, § 5, 5-27-20)

Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

17.32.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of heavy industrial areas within the community. Such areas are vital to the community's health and well-being and must be protected from intrusion by dwellings and inharmonious commercial uses. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to provide an industrial environment which will be compatible with the inherent characteristics of heavy industry, and also to provide proper safeguards and appropriate transition for surrounding land uses.

(Prior code § 055.01)

17.32.020 Permitted uses.

The following uses are permitted in the M-H (Heavy Industrial) zone subject to all provisions of this chapter.

A. Primary Uses.

1. All uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone, except emergency shelters.;
2. Blacksmith shop.;
3. Cotton gins, oil mills, vegetable oil plants.;
4. Exterminating or disinfecting service firm.;
5. Glass manufacture.;
6. Hemp products manufacture.;
7. Heavy metals fabrication.;
8. Oil cloth or linoleum manufacture.;
9. Oil Paint, oil, shellac, turpentine, or varnish manufacture.;
10. Paper, pulp manufacture.;
11. Plastic manufacture.;
12. Planing mills.;
13. Poultry dressing and packaging.;
14. Public Utility Facilities (City-initiated).
- ~~14~~15. Railroad yards, repair shops.;
- ~~15~~16. Salt works.;
- ~~16~~17. Slaughterhouses.;
- ~~18~~7. Soap manufacture.;
- ~~19~~8. Stone monument works.;
- ~~20~~19. Wire and wire products manufacture.

- B. Accessory Uses. The following buildings, structures and uses are permitted when clearly incidental and accessory to a primary permitted use:
1. Detached dwelling, where used by a proprietor, manager, or custodian or a use permitted within this zone.†
 2. Retail distribution of products produced on the premises where not the primary retail outlet for said products.†
 3. Signs as permitted in the M-S (Manufacturing Service) zone.†
 4. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.†~~and~~
 5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-H (Heavy Industrial) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
1. Acid manufacture.†
 2. Animal (including fish) products manufacture or processing.†
 3. Asphalt or asphaltic concrete manufacturing plants.†
 4. Borrow pits.†
 5. Brick yards.†
 6. Breweries and alcoholic beverage manufacture.†
 7. Bulk distributing stations—Hazardous materials.†
 8. Cement block, concrete block manufacture, storage yards.†
 9. Concrete ready-mix plants.†
 10. Community recycling collection facilities, pursuant to Chapter 17.90.†
 11. Creosote manufacture.†
 12. Distillation of alcohol, bones, coal, coal tar, coke, wood.†
 13. Drop forge industries.†
 14. Explosives or fireworks manufacture.†
 15. Feed yards, feed mills.†
 16. Foundry.†
 17. Gas manufacture, including but not limited to chlorine and other noxious gases.†
 18. Glue manufacture.†
 19. Livestock sales and feed yards.†
 20. Lamp black manufacture.†
 21. Prison, jail, correctional facility, or detention facility.†
 22. Quarries.†
 23. Rock crushing operations.†
 24. Smelting operations.†

- 25. Tannery.
 - 26. Tar distillation or tar products manufacture.
 - 27. Transfer station, small scale, pursuant to Chapter 17.90.
 - 28. Winery.
 - 29. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 - ~~30. Recreational Vehicle Storage subject to Development Agreement to ensure the use is revenue generating. Such uses as such that standalone uses shall not exceed fifteen percent of the M-H Zone.~~
 - ~~31. All conditional uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone.~~
- D. Industrial-Related Uses. Certain nonindustrial uses are functionally related to industrial areas. The following uses are permitted only where intended to serve industrial areas and employees.
- 1. Restaurants and coffee shops.
 - 2. Industrial hospital or clinics; ~~and~~
 - 3. Industrial training center.
- E. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
- 1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, 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 as may exist at the time of project review.

(Prior code § 055.02)

(Ord. No. 1051, § 3, 5-22-13; Ord. No. 1065, § 3, 6-11-14)

(Ord. No. 1161-, § 6, 5-27-20)

17.32.030 Property development standards.

The property development standards of Section 17.30.030 shall apply to all M-H (Heavy Industrial) zones.

(Prior code § 055.03)

Chapter 17.34 M-W WRECKING YARD ZONE

17.34.010 Intent and purpose.

This zone is intended to provide for, and to encourage the orderly development of heavy industrial uses and recycling operations deemed to be of regional significance, but of such nature that extra care must be taken in the regulation of said uses to protect the community's health and wellbeing, and where said uses are subject to aesthetic and environmental conditions which require the provision of safeguards to control and suppress some of the heavier manifestations of said uses to prevent adverse effects on the community.

(Prior code § 057.01; Ord. No. 1065, § 4, 6-11-14)

17.34.020 Permitted uses.

The following uses are permitted in the M-W (Wrecking Yard) zone subject to all provisions of this chapter.

A. Primary Uses.

1. All uses permitted by Section 17.32.030(A) of the M-H (Heavy Industrial) zone.;

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use.

1. Those uses permitted by Section 17.32.020(B) of the M-H (Heavy Industrial) -zone.

C. Conditional Uses. The following uses may be permitted in the M-W (Wrecking Yard) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Those conditional uses allowed by Section 17.32.020(C) in the M-H (Heavy Industrial) zone.;
2. Automobile dismantling or wrecking yard.;
3. Automobile impounding yard.;
4. Community recycling collection facilities, pursuant to Chapter 17.90.;
5. Construction and demo material recycling facilities pursuant to Chapter 17.90.;
6. Wood and green waste recycling facilities, pursuant to Chapter 17.90.
7. Cannabis cultivation, manufacturing, distribution, testing, non-retail microbusiness, non-storefront retail, non-storefront retail microbusiness, storefront retail, and storefront retail microbusiness, facilities, pursuant to Chapters 17.84 and 17.85.

D. The following uses may be permitted in the M-W (Wrecking Yard) zone subject to obtaining a specific plan adoption pursuant to Chapter 17.36 of this code.

1. Transfer station, large scale, pursuant to Chapter 17.90.

(Prior code § 057.02; Ord. No. 1065, § 4, 6-11-14)

(Ord. No. 1083, § 2, 1-27-16; Ord. No. 1140-, § 2(Exh. A), 7-10-19; Ord. No. 1161-, § 7, 5-27-20)

17.34.030 Property development standards.

The following standards of development shall apply in the M-W (Wrecking Yard) zone:

A. Non-Residential Intensity.**1. Maximum FAR. 0.5.****AB. Lot Requirements.**

1. Minimum Lot Area. Ten thousand (10,000) square feet.
2. Minimum Lot Width. One hundred (100) feet.
3. Minimum Lot Depth. One hundred (100) feet.
4. Maximum Lot Coverage. None.

BC. Yard Requirements and Height Limits. The yard requirements and height limits as set forth in Section 17.30.030(B) and (C), respectively, shall apply in the M-W (Wrecking Yard) zone.**CD. Enclosure Required.** All operations and storage, including all equipment used in conducting an automobile dismantling or junk and salvage business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by screening.**DE. Requirements for Screening.** Where screening is provided, it shall be developed as provided in this chapter:

1. All screening shall be of a uniform height in relation to the ground upon which it stands, and shall be a minimum of eight feet and shall not exceed ten (10) feet in height. Where screening exceeds a height of eight feet and is located on street or highway frontages, it shall be set back at least three feet from the lot line. The area between the screening and the lot line shall be fully landscaped.
2. Two gates not less than eight feet in height and not more than twelve (12) feet in width each, may be installed at a convenient place in said screening. Such gates shall be kept closed when not in use. Such gates shall be of material and color compatible with said screening.

EE. Paving. All driveways, fire lanes, or other access ways shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of dust and mud onto public rights-of-way, provided however, the ~~planning commission~~ Planning Commission may approve other paving materials while provide, in their opinion, the equivalent in service and useful life.**FG. Parking Spaces.**

1. Regardless of the size of the yard area, a minimum of six parking spaces shall be provided.
2. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired, or reassembled vehicles which are owned, operated or in the possession of the proprietor of the automobile dismantling yard, or junk and salvage yard.

GH. Landscaping. At least two square feet of landscaping shall be provided for each lineal foot of street frontage and said landscaping shall be developed in accordance with a site plan that complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the planning commission.
2. No planting area shall have a horizontal dimension of less than three feet.

3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted area. When hose bibs are utilized, they shall be located not more than twenty-five (25) feet apart.
4. All landscaped areas shall be continuously and properly maintained in good condition.
- ~~H~~I. Junk Outside Yard. No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.
- ~~J~~I. Junk Exceeding Height of Wall. No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding screening.
- ~~K~~I. Architectural Review. All development in the M-W, (~~W~~wrecking ~~Y~~yard) zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
- ~~L~~I. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 057.03)

(Ord. No. 1161-, § 8, 5-27-20)

Chapter 17.35 O-S OPEN SPACE ZONE

17.35.010 Intent and purpose.

The purpose of the Open Space zone is to provide opportunities for outdoor recreation and meet the recreational needs of City residents, and to provide land for development of parks, recreation, and open space that provide services to the community and support existing and new residential, commercial, and industrial land uses.

This zone also reserves areas for passive recreation, open space, habitat protection and enhancement, and hazard avoidance. This zone includes the City's public and private open space, golf courses and support structures. This zone implements the Parks and Open Space land use designation in the General Plan.

17.35.020 Permitted uses.

The following uses are permitted in the O-S (Open Space) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Athletic fields, unlighted.
2. Open space, natural.
3. Parks and recreation facilities.
4. Preserved lands.
5. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use.

1. Kiosks.
2. Parking lots.
3. Playground equipment.
4. Swimming pools.

C. Conditional Uses. The following uses may be permitted in the O-S (Open Space) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Athletic fields, lighted.
2. Campground.
3. Special events.
4. Outdoor theaters.

17.35.030 Property development standards.

A. Lot Requirements.

1. Minimum Lot Area. Minimum lot area sufficient to accommodate all required parking, setbacks, landscaping, loading, trash enclosures and access requirements.
2. Minimum Lot Width. Not established.
3. Minimum Lot Depth. Not established.

4. Maximum Lot Coverage. 25%.

B. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least twenty five (25) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.

2. Side Yard. There shall be no side yard requirement except where a O-S zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.

3. Rear Yard. There shall be no rear yard requirement except where the O-S zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.

4. Permitted Encroachments in Required Yards.

a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.

b. Swimming pools provided as an accessory use may encroach into the rear two-thirds of the required front yard.

C. Height Limits.

1. The maximum height of all buildings shall be two stories or thirty (30) feet, whichever is less.

F. Parking Spaces.

1. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

Chapter 17.36 SPECIFIC PLAN DISTRICT

17.36.010 Intent and purpose.

The purpose of this district includes the following:

- A. To encourage the planned development of parcels and to permit comprehensive site planning and building design;
- B. To provide a more flexible regulatory procedure by which the basic public purpose of the city's general plan and the city's zoning code may be accomplished;
- C. To encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities, and dwelling types;
- D. To enhance the appearance and living environment of the community through encouragement of creative approaches to the use of land and the design of facilities;
- E. To promote and create public and private open space as an integral part of land development design;
- F. To reduce, when appropriate, the amounts of public and private improvements normally required by developments;
- G. To maximize choice in types of environments available in the city; and
- H. To encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography, and landscape features.

(Prior code § 058.01)

17.36.020 General requirements for a specific plan proposal.

- A. Property that is held in single or multiple ownerships may be considered for a specific plan. The city, property owner or his or her representative may initiate the specific plan proposal. Components of the specific plan shall include the submittal of a development plan and text. Land development within the specific plan area shall be initiated and completed by the applicant or his or her agents, whichever the case may be. Unless otherwise provided in the approval of the specific plan, the applicant may divide and transfer units within the specific plan area, provided the total density permitted by the specific plan is not exceeded. The applicant or his or her agent shall complete, use, and maintain the development in strict accordance with the specific plan and subsequent conditions of approval as required. To be in addition to; in concert with etc.
- B. All provisions of this district are supplemental to the city's subdivision ordinance. Any site plans and/or maps contemplated for the specific plan area or for portions thereof may be processed concurrently with the specific plan as specified under this chapter.

(Prior code § 058.02)

17.36.030 General provisions and standards for a specific plan district.

The following provisions shall apply in this specific plan district, together with all other applicable provisions of the city's zoning and subdivision ordinances. Where conflict in a regulation occurs, the regulations specified in this district or in an approved specific plan shall supersede and apply:

- A. Specific plan zones may be established pursuant to the regulations and requirements specified in the specific plan district ordinance codified in this appendix to the Municipal Code. It is the intent of the individual specific plan zones to provide innovative development plan design and development standards in which development standards may vary between specific plan zones.
- B. The specific plan shall consist of a development plan and text material and is recognized as a guide to the developers and designers of land use plans for the property. The development standards are, in effect, performance standards, the ramifications of which become manifest when a site plan has been drawn.
- C. Specific plan zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district. Such suitability and scope shall be reviewed and approved by the ~~planning commission~~ Planning Commission and shall be in accordance with the general plan.
- D. The purpose of this district may be accomplished only upon satisfactory demonstration by the applicant that the specific plan is in conformance with the intent of the city's general plan and any element thereof, and in accordance with other applicable plans and policies adopted by the city.
- E. Specific plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses, and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the specific plan zone.
- F. Standards for building coverage, light and air orientation, building height, sign placement and design, yard requirements, open spaces, off-street parking, and screening for specific plan uses and other specified standards shall be governed by the development standards set forth in the specific plan and subsequent documents.
- G. The provision of public and private open space, as an integral part of land development planning and design, is set forth as a purpose of this specific plan district. The specific plan shall contain criteria providing for open space and performance standards for the improvement and maintenance of required open space.
- H. All electrical and telephone facilities, fire alarm conduits, street light wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.
- I. Standards for private and public improvements shall be governed by the specific plan and may vary from adopted city standards.

(Prior code § 058.03)

17.36.040 Definitions.

For the purpose of this chapter, the following words and phrases shall have the meaning indicated:

"Applicant" means the party filing the application for and requesting a specific plan zone designation for particular parcels) of land. The applicant may be the city, a property owner or a group of property owners or their designated representative for the particular parcel(s) of land for which the specified plan zone is requested.

"Building permit" means a permit issued by the city that allows the building of a structure, according to the specified conditions of the permit, where located on the approved grading plan.

"Conceptual" means a working combination of land uses and development intensities designed as a mandatory component of the draft specific plan.

"Criteria" means the actual means employed to review and judge the effectiveness of the specific plan.

"Dedicated" means land, improvements, or both, dedicated by the landowner or developer to a public or quasi-public agency thereby releasing certain obligations from the ~~land-owner~~landowner or developer.

"Development plan" means a mandatory requirement of the specific plan identifying areas on a map proposed for various land uses, backbone circulation systems, public use areas, open space areas, major landscape features and other general items as required by the city.

"Development standards" means a set of customized standards devised for the purpose of guiding and controlling future development on the property to ensure compliance with the proposed character of design described in the specific plan. They may be developed for a particular project or reference existing zoning districts.

"Draft specific plan" means a preliminary compilation of specific plan components, including conceptual plans of the development plan and an outline of the text material, the purpose of which is to expose the development concept and to solicit city responses and comments on the development concept.

"Environmental studies" includes various requirements of the California Environmental Quality Act.

"Final specific plan" means a final representation of the proposed development for a specific plan area that includes the information required by the city. The final specific plan, as approved by the ~~planning commission~~Planning Commission and ~~city council~~City Council, shall be considered an official zoning document for parcel(s) with approved specific plan (SP) zoning as placed on the official zoning map.

"Grading permit" means a permit issued by the city that allows grading to occur, according to the specified conditions of the permit, on the terrain of the specific plan area.

"Performance standards" means the development standards provided by the specific plan area to be enforced as performance standards when detailed site plans and subdivision maps are prepared. Project design is to be evaluated by the measure of performance described by the development standards.

"Private open space" means open-space lands identified in the specific plan that are recognized as being for the private use, enjoyment, or primary benefit of a limited group of people, generally restricted to the residents and their guests of the specific plan area.

"Public open space" means open-space lands identified in the specific plan that are recognized as being for the use, enjoyment, or primary benefit to the general public.

"Reservation (reserved)" means the setting aside of land for a specific purpose as required in the specific plan.

"Site plan" means a detailed development plan illustrating the precise locations and dimensions of parcels, buildings, circulation systems, public uses, urban design elements and other precise development elements as required by the city, the specific plan district or, as necessary, to illustrate site plan concepts.

"Specific plan" means the legal document consisting of a development plan and text material that describes the character and building intensity of proposed development standards to guide developers and designers of the property.

"Specific plan designation" means a special-purpose specific plan area that is designated in the ~~C~~city's general plan. The development intensity policy is designated on the general plan. All areas that have a specific plan designation in the city's general plan must be developed with an approved specific plan and must have specific (SP) plan zoning.

"Specific plan district" means that district of the Coachella Zoning Ordinance permitting the establishment of specific plan zones.

"Specific plan zones" means an official zone established for specific parcel(s) of land for which particular intensities of land uses or combination of land uses are proposed and guided by a specific plan document. A

designation of (SP) is placed on the city's official zoning map upon approval, by ordinance, of specific plan zoning for parcel(s) of land.

"Subsequent reviews" means reviews of discretionary actions, as required to complete the development process concurrent with or subsequent to specific plan and specific plan (SP) zone approval.

"Text material" means a mandatory requirement of the specific plan describing, in written form, the character of the proposed development standards.

(Prior code § 058.04)

17.36.050 Application procedure.

The application procedure allows the applicant to receive conditional specific plan (SP) zoning prior to final specific plan approval. (See Exhibit "A", Specific Plan Process, found on file in the office of the city clerk). The application for specific plan (SP) zoning shall be made on a form supplied by and submitted to the planning staff for review. It shall be the responsibility of the planning staff to contact interested departments and all agency personnel regarding necessary meetings with the applicant.

(Prior code § 058.05)

17.36.060 Conditional specific ~~(SP)~~ plan (SP) zoning procedure.

The purpose of selecting the process for conditional specific plan (SP) zoning is to allow the applicant to receive an (SP) zoning designation for properties prior to preparing and submitting specific land documents.

- A. Subsequent to acceptance of any application for conditional specific plan (SP) zoning by the planning staff, the city shall conduct the necessary public hearings as provided in Chapters 17.70—17.82 of this title.
- B. At such time as conditional specific plan (SP) is approved, the ~~planning commission~~Planning Commission shall determine the residential, commercial, or industrial development intensity policy, as provided in Section 17.36.070 of this chapter and it shall be placed on the city's official zoning map. This zoning designation will remain conditional until a final specific plan is approved for the subject parcel(s).
- C. The applicant shall submit a draft specific plan to the planning staff for review and comment. The draft specific plan shall consist of conceptual plan for the development plan and a general outline describing the content of the text material, as provided in Section 17.36.080 of this chapter.
- D. The applicant shall submit a final specific plan to the planning staff for processing to the ~~planning commission~~Planning Commission for review and comment. The final specific plan shall consist of the information contained in the draft specific plan and additional information, as provided in Section 17.36.090 of this chapter.
- E. The city shall notice said specific plan and conduct necessary public hearings as provided in Chapters 17.70—17.82 of this code. Upon approval of the final specific plan, the specific plan (SP) zoning designation will be implemented thereby removing the conditional status.

(Prior code § 058.06)

17.36.070 Residential, commercial, or industrial development intensity policy.

- A. The residential, commercial, or industrial development intensity policy shall be established for each specific plan zone concurrent with the approval of specific plan (SP) zoning or other applicable zoning district(s). The planning commission shall determine the allowable development intensity for specific plan zones and shall designate said density on the official zoning map of the city and/or as described in the text of the zoning code.
- B. Development intensity for specific plan zones shall be determined by one of two processes described as follows:
1. Development intensity for specific plan zones may be governed by the land use category designated in the city's general plan, or in other city plans and policies that may be in the process of preparation.
 2. Development intensity for specific plan areas shall generally be evaluated with reference to other similar specific plan developments or evaluation procedures within the city, or in the case where other similar developments do not exist, with reference to other similar developments in comparable jurisdictions.

(Prior code § 058.07)

17.36.080 Draft specific plan.

The draft specific plan shall describe the intensity of land uses proposed and their interrelationship, and shall not be construed to endorse the precise location of uses, configuration of parcels or engineering feasibility. The draft specific plan shall be submitted to the planning staff, and shall include the following information:

- A. A preliminary plan of the development plan for the entire specific plan area delineated on one or more maps showing:
1. Project land uses, densities, existing and proposed major streets, public use areas (schools, parks, fire stations, etc.) and open space and major landscape features.
 2. General plan, regional and sub-regional or community plan land use designations.
 3. Slope analysis, utilizing categories provided by the planning staff. Included in the slope analysis is the number of acres in each slope category;
- B. A general outline of the text material describing the general objectives/concept; a tabulation of the land area to be devoted to various uses, including open spaces, a calculation of the overall density and the average densities per net residential acre of the various residential areas; and a summary of development standards for commercial or industrial uses when those uses are proposed. The text material shall include development standards to be implemented as performance standards for the specific plan area:
1. A statement proposing the method of maintaining common open areas and facilities.
 2. A description of the proposed grading program.
 3. Identification of proposed future ownership and maintenance of streets, driveways, sidewalks, pedestrian ways, and open space areas.
 4. A discussion of the project as it relates to each of the general plan elements, including land use, circulation, open space safety, noise, housing; conservation and community design. If a community plan is adopted or pending that includes the project site, the relationship of the project with the growth management plan should be discussed.

- C. After ~~planning commission~~ Planning Commission review, the planning staff shall furnish the applicant with written comments regarding, the review conference(s), including appropriate recommendations to inform and assist the applicant prior to preparing the final specific plan.

(Prior code § 058.08)

17.36.090 Final specific plan.

The final specific plan shall consist of the information contained in the draft specific plan and other additional as determined by the planning staff, ~~planning commission~~ Planning Commission, ~~city council~~ City Council or redevelopment agency. This additional information shall include all or a portion of the following:

- A. Survey of the property, showing existing features including trees, structures, streets, easements, utility lines, land uses, existing zoning, and existing ownerships;
- B. Topographic map showing area of major grading;
- C. Proposed standards for height, open space, building intensity and public improvements;
- D. Copies of legal documents required for dedication or reservation of public or private open space, or for the creation of homeowner's associations for open space maintenance.

(Prior code § 058.09)

17.36.100 Criteria for reviewing specific plans.

Before recommending approval, the ~~planning commission~~ Planning Commission and ~~city council~~ City Council shall find that the proposed development conforms to the following criteria:

- A. The location and design of the proposed development shall be consistent with the goals and policies of the city's general plan and with any other applicable plan or policies adopted by the city, or in the process of being prepared and adopted.
- B. The proposed location shall allow the development to be well-integrated with or adequately buffered from its surroundings, whichever may be the case.
- C. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.
- D. The final specific plan shall identify a methodology(s) to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by this code, the city may require that suitable areas be reserved for schools, parks, and pedestrian ways; or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments, or operations in the development.
- E. The overall design element of the specific plan will produce an attractive, efficient, and stable development.
- F. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of non-significance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

(Prior code § 058.10)

17.36.110 Approval by ordinance.

Approval of the final specific plan and/or establishment of (SP) specific plan zoning may be by resolution or by ordinance. Approval of zoning to the specific plan zone shall include, but not be limited to, the following stipulations:

- A. Unless otherwise specified in the final specific plan, the regulations provided in the city zoning code shall apply. Approval of the specific plan shall not be interpreted as waiving compliance with other provisions of this code, except in those areas where the specific plan expressly regulates a use.
- B. The approved final specific plan shall be filed in the office of the city clerk and in the office of the planning staff.
- C. No building shall be constructed, maintained, or used other than for the purpose specified in the approved final specific plan, as filed, nor prior to the approval of a site plan as required in this chapter.

(Prior code § 058.11)

17.36.120 Specific plan approval, denial, and modifications.

- A. The ~~planning commission~~ Planning Commission may recommend to the ~~city council~~ City Council approval or denial of the specific plan, or may recommend approval subject to specified modifications and conditions.
- B. The ~~city council~~ City Council may approve, approve with modifications or conditions, or deny the final specific plan; provided, that in overruling a ~~planning commission~~ Planning Commission recommendation for denial, the ~~city council~~ City Council shall make the finding listed in Section 17.36.100 of this chapter.

(Prior code § 058.12)

17.36.130 Concurrent actions.

The ~~planning commission~~ Planning Commission and the ~~city council~~ City Council may act upon a subdivision map and site plan for all portions of the final specific plan concurrently with an approval action on the final specific plan.

(Prior code § 058.13)

17.36.140 Site plan and subdivision map review.

- A. The purpose of a site plan is to provide the city with a detailed development plan that utilizes the development standards defined in the specific plan. The following criteria shall be applied to all portions of the specific plan requiring site plan review:
 1. A topographic map or sufficient detail to show all cuts and fills, precise drainage and flood-control proposals, and boundary data;
 2. Detailed site plan, showing lot or site dimensions; traffic and pedestrian circulation; location, widths, grades and types of improvements proposed for all streets, parking areas, driveways, walkways, trails, utilities and other public improvements; building height, location, size and proposed use; yards and space between buildings and distances from property lines and rights-of-ways, walls, fences to include location, height and materials; location, size and height of all signs; and loading areas;
 3. Building plans and elevations (typical);

4. A landscape, staking and irrigation plan;
 5. A tentative subdivision map shall be submitted, if applicable, showing precise divisions of the land for sale or lease of individual property, if any, as provided in the State Map Act and the city's subdivision ordinance;
 6. Location and dimensions of public or quasi-public areas, including, but not limited to, schools, parks, playgrounds, and parking areas. The area of required open space and parks shall be based on this code in effect at the time of tentative map filing;
 7. A statement setting forth a program for installation and continued maintenance of parking areas; location and general design of lighting, courts, public and private grounds, landscaping, streets, utilities, parks, playgrounds or public or quasi-public community buildings and facilities.
- B. Within forty-five (45) days following acceptance of the application for site plan approval, and after all environmental certifications have been obtained, the ~~planning commission~~ Planning Commission may approve, conditionally approve, or disapprove the proposed site plan, and shall notify the applicant of its action.
- C. An appeal of the ~~planning commission~~ Planning Commission action may be made to the ~~city council~~ City Council by the applicant in accordance with the appeal procedure of this district.

(Prior code § 058.14)

17.36.150 Site plan modifications.

Modifications shall be processed as a site plan amendment and shall be subject to all site plan procedures.

(Prior code § 058.15)

17.36.160 Dedication—Maintenance of open space.

- A. The ~~planning commission~~ Planning Commission or ~~city council~~ City Council, as the appropriate responsible reviewing body, may, as an approval, require that suitable areas for parks be dedicated or in-lieu fees be paid as determined for the entire specific plan area, and for schools and other public use facilities land be reserved for public use or be reserved for the owners and residents in the development by deed restrictions. Whenever group or common open space is provided, whether required or not, the ~~planning commission~~ Planning Commission or ~~city council~~ City Council shall, as a condition of approval upon review, require that some provision be made for perpetual maintenance of such open space. The form of any instrument used to assure open space maintenance shall be approved by the city attorney and planning staff as to form and content. Agreements and covenants running with the land shall include provisions for charges to be levied for carrying out the specified functions and administrative expenses of such perpetual maintenance. The city shall be a party in interest in any such development and may, by mandatory injunction or other appropriate actions, enforce the provisions of this district.
- B. To assure that open space shall be available for the specific plan zone, public sites, and transfer of development rights within the specific plan area in exchange for open spaces shall be dedicated in advance of development (prior to issuance of the first building permit).

(Prior code § 058.16)

17.36.170 Tentative and final subdivision map.

- A. A master subdivision map or parcel map, the purpose of which is to subdivide large parcels, may be prepared and submitted for approval to the city prior to individual site plan and tentative map approval. A grading permit based on all or a portion of this master subdivision map or parcel map may be issued after approval of such master subdivision map or parcel map.
- B. A tentative subdivision map or parcel map, submitted in combination with or after approval of the site plan, shall not be approved for recordation by the ~~city council~~City Council until after the specific plan (SP) zoning and an approved final specific plan have become effective.
- C. No building permit shall be issued until a final subdivision map or parcel map, if required, has been prepared for the site plan or any approved state thereof, in compliance with the State Map Act and city's subdivision ordinance.

(Prior code § 058.17)

17.36.180 Site plan and tentative subdivision map appeal.

The applicant may appeal the action of the ~~planning commission~~Planning Commission in writing to the ~~city council~~City Council. Such appeal shall be filed in triplicate with the planning staff within ten (10) days after the decision. The planning staff shall forward the triplicate copy of the appeal to the city clerk and ~~planning commission~~Planning Commission. The ~~city council~~City Council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the clerk of the triplicate copy, or within such time as the council shall continue the matter. The ~~city council~~City Council shall review the site plan and shall recommend approval, approval with conditions or disapproval.

(Prior code § 058.18)

Chapter 17.38 PUD PLANNED UNIT DEVELOPMENTS

17.38.010 Intent and purpose.

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large areas of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying zone.

(Prior code § 060.01)

17.38.020 Procedure and regulations.

- A. Procedure. An application for a planned development project or ~~mobile home~~ mobilehome project shall submit a request for change of zone to allow a "PUD" overlay zone on base district zone, pursuant to Chapter 17.82.
- B. Land Use Regulations. All planned development projects shall comply with the land use and density regulations of the base district, except as may be modified by the PUD overlay zone regulations, subject to compliance with the general plan.
- C. Development Standards. All planned development projects shall comply with the applicable development standards of the base district and other sections of the municipal code, except that an applicant for a PUD project may utilize flexible development standards in order to meet the policy directives of the general plan.
- D. Conditional Use Permit. A conditional use permit must be obtained by the applicant as a part of the PUD overlay zone and related entitlements in order to vest modified land use regulations, utilize flexible standards of the PUD overlay zone and vest the design guidelines for the planned development.

(Ord. No. 1075, § 7, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 7, adopted June 10, 2015, amended § 17.38.020 in its entirety to read as herein set out. Former § 17.38.020, pertained to uses, and derived from prior code, § 060.02; and Ord. No. 1026, § 7, adopted Jan. 12, 2011.

17.38.030 Design guidelines.

- A. Design Guidelines. All planned developments shall submit a comprehensive set of design guidelines for the project as part of the conditional use permit required under Section 17.38.020(D), that include the following items.
 - 1. Circulation and Streets Plan. The design guidelines shall incorporate a street network plan showing street and pedestrian connectivity for future neighborhoods of the planned development. This shall include the typical roadway diagrams proposed for neighborhood streets and shall incorporate the use a landscaped parkway with street trees separating the sidewalk from the street curb line. Any

- deviations, for private streets, from the city's public street improvement requirements shall be included in the circulation and streets plan.
2. Open Space Plan. A plan for the major common open space elements of the community shall be included in the design guidelines of the project. This shall include conceptual plans for park amenities, recreational facilities, and gathering spots for the future residents.
 3. Building Massing Plan. A colored site plan showing the typical building massing and relationship of buildings to streets and pedestrian paths and open space features for the various neighborhoods within the planned development shall be included as part of the design guidelines.
 4. Architectural Theming. Detailed architectural and/or artist renderings of allowable building types, architectural themes, and typical front yard landscaping shall be provided for all planned developments. Conceptual design guidelines in text describing the architectural theming and exterior building materials, window treatments, and garage door designs, and landscaping plant palettes, must accompany the planned development submittal.
 5. Signs. A comprehensive sign program shall be included as a part of all planned developments.
- B. Change in Product Size. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.
- (Ord. No. 1075, § 8, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 8, adopted June 10, 2015, amended § 17.38.030 in its entirety to read as herein set out. Former § 17.38.030, pertained to property development standards, and derived from prior code, § 060.03; and Ord. No. 1021, § 5, adopted July 28, 2010.

17.38.040 ~~Mobile home~~ Mobilehome parks.

- A. Intent and Purpose. These regulations are intended to provide for the development of ~~mobile home~~ mobilehome parks within the city, consistent with the general plan. These provisions are further intended to create standards of development consistent with those in other residential areas of the community.
- B. Review Procedure. A ~~mobile home~~ mobilehome park community may be established in the RM base district zone through a planned development overlay zone, subject to approval of the conditional use permit and design guidelines required under Sections 17.38.020 and 17.38.030, and subject to compliance with the regulations contained herein.
- C. Permitted Uses. The following uses are permitted in any ~~mobile home~~ mobilehome park:
 1. Mobilehomes, trailers, trailer coaches, campers, camp cars;
 2. Recreational buildings, structures, and uses intended to serve only the residents of the ~~mobile home~~ mobilehome park; and
 3. Accessory buildings normally appurtenant to the conduct of a ~~mobile home~~ mobilehome park, including buildings and structures required by law.
- D. Lot Requirements for ~~Mobile home~~ Mobilehome Parks.
 1. Minimum Lot Size. Five acres.
 2. Density Permitted. One ~~mobile home~~ mobilehome for each four thousand five hundred (4,500) square feet of gross lot area.

3. Lot width and depth shall be determined by the ~~planning commission~~ Planning Commission or ~~city council~~ City Council when the conditional use permit is considered.
- E. Yard Requirements for ~~Mobile home~~ Mobilehome Parks.
1. Front Yard. Each park shall have a front yard of at least twenty-five (25) feet in depth.
 2. Side Yard. Each park shall have side yards of at least fifteen (15) feet in depth.
 3. Rear Yard. Each park shall have a rear yard of at least fifteen (15) feet in depth.
- F. Requirements for Individual ~~Mobile home~~ Mobilehome Sites Within a ~~Mobile home~~ Mobilehome Park.
1. Minimum individual site size shall be three thousand (3,000) square feet.
 2. Each individual ~~mobile home~~ mobilehome site shall have a minimum width of thirty-five (35) feet.
 3. Each ~~mobile home~~ mobilehome shall be set back at least five feet from the edge of any interior site roadway.
- G. Height Limits. Height limits shall be those in the zone in which a ~~mobile home~~ mobilehome park is authorized.
- H. Distance Between Buildings and ~~Mobile home~~ Mobilehomes.
1. There shall be a minimum average distance between ~~mobile home~~ mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
 2. There shall be a minimum distance between ~~mobile home~~ mobilehomes and accessory buildings of fifteen (15) feet.
 3. There shall be a minimum distance between accessory buildings of ten (10) feet.
- I. Usable Open Space.
1. A common recreational-leisure area shall be provided for each ~~mobile home~~ mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the ~~mobile home~~ mobilehome park, and shall not be for the use of the general public.
 2. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each ~~mobile home~~ mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

(Prior code § 060.04)

(Ord. No. 1075, § 8, 6-10-15)

17.38.050 Nonresidential uses.

The ~~planning commission~~ Planning Commission shall approve the appropriate number, location, area requirements, access, parking, identification, and operating conditions for all institutional, recreational, commercial and health facilities in the planned unit development.

(Prior code § 060.05)

17.38.060 Special conditions and procedures.

In addition to the following special conditions and procedures for planned unit development, the ~~planning commission~~ Planning Commission may impose such other conditions as it deems necessary or desirable in carrying out the general purpose and intent of this section.

- A. A conditional use permit obtained through procedures contained in this chapter and in Sections 17.74.010 through 17.74.050 of this title is required for any planned unit development.
- B. Tract or Parcel Maps. A tentative tract or parcel map is required to be submitted to the planning director subsequent to approval of the application, but may be filed with the application for zone change and conditional use. However, if the property is located in a hillside area, the tentative tract or parcel map shall be filed concurrently with the application.

No building permit shall be issued for any building within a planned unit development, except for sales models, recreational buildings, or community facilities, unless a final tract or parcel map has first been recorded for the property on which the building or buildings are located.

- C. Project Site Plans.
 - 1. A preliminary project site plan is required to be filed with the application for planned unit development. Contour intervals shall be indicated for property in hillside areas. The site plan required by Section 17.62.010 shall, in addition to other requirements, indicate compliance with the provisions of this chapter.
 - 2. Landscape Plans and List. A plan for landscaping all common area, including plant lists and sprinkler system, shall be approved by the planning director.
 - 3. Phasing Plans. A progress plan delineating the various development phases, if more than one, and specifying a reasonable time allocation for each phase, shall be submitted, and made a condition of approval by the ~~planning commission~~ Planning Commission. No phase component shall have a residential density that exceeds by twenty (20) percent the proposed residential density of the entire planned unit development. The total area of common open space provided in each phase shall, at a minimum, be in the same proportion as in the entire development.
 - 4. Highway Access. Each planned unit development shall be located on and have direct access to a major or secondary arterial or a collector street.
 - 5. Utilities. All utility lines necessary to serve the development shall be installed underground.
 - 6. Vehicular Access. The approved site plan shall indicate all vehicular access. In order to encourage inward orientation, increased living amenities, and variety and flexibility of parking areas, direct access to all dwelling units is not required. However, the planning director shall determine the property access system.
 - 7. Specific Plan. The project plans for a planned unit development may be adopted as a specific plan amendment to the general plan.
- D. Condominium Common Areas. Except for property dedicated to the City for inclusion within a public park, school site or park maintenance district, every owner of a dwelling unit or lot shall own as an appurtenance to such dwelling unit or lot, either an undivided interest in the common areas and facilities of the entire project or of the tract in which the ownership is located; or a share in the corporation, or voting membership in an association owning the common areas and facilities of the entire project or of the tract in which the ownership is located.
 - 1. Management Agreement for Control and Maintenance of Common Areas. No lot or dwelling unit in the development shall be sold until a corporation, association, property owner's group or similar entity has been formed with the right to assess all the properties which are jointly owned

with interests in the common areas and facilities in the entire development or in the tract which is a part of the entire development to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development or tract portion thereof. Such entity shall operate under recorded conditions, covenants and restrictions which shall include compulsory membership of all owners of lots and/or dwelling units, and flexibility of assessments to meet changing costs of maintenance, repairs, and services. The developer shall submit evidence of compliance with the requirement to the planning director. This condition shall not apply to land dedicated to the city and included in a park maintenance district or dedication to the city for other public purposes.

2. Maintenance. The right to maintain the buildings and use the property for a residential planned unit development as indicated on the approved revised site plan shall continue in effect only so long as all of the mutually available features, such as recreational areas, community buildings, and landscaping, as well as the general appearance of the premises and buildings are all well maintained.
3. Covenants.
 - a. The provisions of subsections (C)(1) and (C)(2) of this section shall be included in the conditions, covenants, and restrictions applying to the property, which are recorded in the office of the county recorder, and copies of said provisions shall be furnished to the individual purchasers of units in the development.
 - b. The provisions of subsections (C)(1) and (C)(2) of this section shall also be in each of the preliminary and final drafts of the conditions, covenants, and restrictions submitted to the real estate commissioner.
- E. Separate Lots. No portion of land within a residential planned unit development shall be divided in ownership unless it is first recorded as a separate lot on a recorded final tract or parcel map.
- F. Sale of Lots or Units. No dwelling unit or lot shall be sold or encumbered separately from an interest in the common areas and facilities in the development which shall be appurtenant to such dwelling unit or lot. No lot shall be sold or transferred in ownership from the other lots in the total development, unless all approved community buildings, structures, and recreational facilities for the total development, or approved phase thereof, have been completed, or completion is assured, to the satisfaction of the planning director.
- G. Nonconformities. All nonconformities existing prior to development of the project must be eliminated or alleviated to the satisfaction of the ~~planning commission~~ Planning Commission.

(Prior code § 060.06)

No change to the following chapters.

Chapter 17.40 TEMPORARY CLASSIFICATION FOR ASSESSMENT IMPROVEMENTS

Chapter 17.42 T TEMPORARY CLASSIFICATION ZONE

Chapter 17.44 SUPPLEMENTAL CLASSIFICATION GEOLOGICAL HAZARD ZONE

Chapter 17.46 IP INDUSTRIAL PARK OVERLAY ZONE¹

Chapter 17.47 RC RETAIL CANNABIS OVERLAY ZONE²

Chapter 17.48 SPECIAL USES

Chapter 17.49 SHO SENIOR HOUSING OVERLAY ZONE

Chapter 17.50 SEXUALLY ORIENTED BUSINESSES

Chapter 17.52 MOBILEHOME PARKS

Chapter 17.54 OFF-STREET PARKING AND LOADING

Chapter 17.56 SIGNS

Chapter 17.58 HOME OCCUPATIONS

¹Editor's note(s)—Ord. No. 1140 , § 2(Exh. A), adopted July 10, 2019, amended Ch. 17.46 in its entirety to read as herein set out. Former Ch. 17.46, §§ 17.46.010—17.46.040, pertained to similar subject matter and derived from Ord. No. 1103, § 1, adopted April 26, 2017; and Ord. No. 1108, § 2, adopted July 12, 2017.

²Editor's note(s)—Ord. No. 1140 , § 2(Exh. A), adopted July 10, 2019, amended Ch. 17.47 in its entirety to read as herein set out. Former Ch. 17.47, §§ 17.47.010—17.47.070, pertained to similar subject matter and derived from Ord. No. 1115, § 2, adopted Feb. 14, 2018.

Chapter 17.60 DEVELOPMENT STANDARDS

17.60.010 Property development standards.

- A. Intent and Purpose. The following general development standards are set forth in order to assure that property in the various zones of the city will be developed in a uniform and orderly manner which will promote the public health, safety, comfort, convenience, and general welfare. These development requirements shall be in addition to the property development standards set forth in each zone. In addition, the design standards established for single family residential development in Chapter 17.19 (Supplemental Standards for Single-Family Residential Development shall apply.
- B. Responsibility for Measurements. In measuring lot dimensions and other requirements, it shall be the responsibility of the property owner or his or her authorized agent to provide accurate dimensions and calculations. The submission of inaccurate dimensions or calculations which result in a lot or structure not complying with the requirements set forth in this chapter shall constitute a violation of this chapter, and any permits or approvals granted thereunder shall be void.
- C. Lot Widths. Lot widths in residential zones shall vary according to the size of the lot, and shall be determined as provided in the following table per the zone-specific standards in Chapters 17.10 - 17.18 and Chapters 17.22 - 17.35):

Minimum Lot Width Requirements in Residential Zones

Lot Size in Square Feet	Interior Lot	Corner Lot
6,000 to 6,999	60 feet	Not permitted
7,000 to 7,999	65 feet	70 feet
8,000 to 8,999	70 feet	75 feet
9,000 to 9,999	80 feet	85 feet
10,000 & above	85 feet	85 feet

- D. Yards.
 - 1. Encroachments. Where yards are required in this chapter, they shall not be less in depth or width than the minimum dimensions specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, except as follows:
 - a. Outside stairways, porches, or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet or into the required rear yard a distance not to exceed five feet.
 - b. Awnings, cornice trims, eaves, decks, railings, stoops, and landings, and similar architectural features may encroach two feet into a required front, side, or rear yard.
 - 2. Through Lot Regulations. On through lots either separating such lot from a public thoroughfare may be designated as the front lot line. In such cases the minimum rear yard shall be the average of the yards required on lots next adjoining.
 - 3. Fences, Walls in Yards. Fences or walls not exceeding six feet in height may occupy any portion of a side or rear yard. In a residential single-family zone, where any such fence or wall projects beyond the front yard line or setback toward the front property line it shall not be more than six feet in height if it

- is of wrought iron, or other such material; provided that such material does not obscure the view to the front lawn through the fence.
- a. Walls and low silhouette plants such as hedges, and other flora along front yard property lines must be approved by city staff and shall not be more than thirty (30) inches in height.
 - b. Fences and walls shall not extend beyond the property line.
 - c. There shall be no visual obstructions which would interfere with intersection visibility from a corner setback area. In the corner property radius area any fence shall not be more than six feet in height provided it does not cause visual obstruction. In the corner property radius area, visual obstructions are hereby defined as any wall, obstacle mature landscaping or thing allowed, installed, set out or maintained which obscures intersection visibility.
 - d. Notwithstanding the above provisions, existing walls and fences shall be permitted to remain unless and until the property owner applies for a building permit to reconstruct, remodel or otherwise perform any construction activity upon the property; at such time any walls or fences shall be brought into compliance with subsections (D)(3)(a) through (c) of this section, as a condition of obtaining such building permit.
 - e. In residential districts the use of razor, chain-link, or barbed wire is prohibited. Precision concrete block shall not be used unless exterior surfaces visible from the outside of the property are covered by stucco, paint, or texture coating as approved by the community development director.
 - f. Maintenance. All walls and fences shall be continuously maintained in good repair. The property owner shall be provided thirty (30) days after receiving notice from the city to repair a wall or fence. The building official may grant an extension for the repair of the wall or fence.
4. Landscaping.
- a. Except where otherwise provided, required yards and setback areas shall be landscaped with lawn, trees, shrubs, or other plant materials and shall be permanently maintained in a neat and orderly manner as a condition to use. Decorative rock may be used for landscaping in a manner incidental and accessory to the required lawn, trees, shrubs, or other plant materials. Fountains, ponds, sculpture, planters, walkways, flagpoles for display of national, state, city or company ensigns only, light standards, and decorative screen-type walls, forty-two (42) inches or less in height, where an integral part of a landscaping scheme comprised primarily of plant materials are permitted. Entrance and exit drives and walks may be provided into parking areas. Said drives shall not exceed thirty (30) feet in width for each curb opening.
 - b. Where walls are required between nonresidential and residential zones, no landscaping zones, no landscaping shall be required.
 - c. Additional standards as established in zone-specific standards (Chapters 17.10 - 17.18 and Chapters 17.22 to 17.35) and Chapter 17.19 (Supplemental Standards for Single-Family Residential) also apply.
5. Measurement. The depth of all required yards which abut a street or highway shall be measured from the street or planned highway right-of-way line, as specified in Section 17.66.010 of this title.
- E. Distance Between Buildings. Encroachment into required distances between buildings are permitted as specified for encroachments into yards in subsection D of this section.
- F. Accessory Structures. The following regulations shall apply to accessory structures in residential zones:
1. Accessory structures detached from the main dwelling, may not occupy a required front yard, side yard, or corner side yard, except as provided herein.

2. An accessory structure may occupy a required rear yard provided it is at least five feet from any interior property line, and a minimum of ten (10) feet from any street property line.
 3. An accessory structure may be a maximum of fifteen (15) feet in height and no more than one story in height, or as provided by the specific zone standards.
 4. An accessory structure in the rear yard is limited to a maximum size of four hundred (400) square feet or thirty (30) percent of the size of the main dwelling, whichever is greater. Interior partitions are not allowed within accessory structures. Kitchens and full bathrooms are not allowed inside of any accessory structure, ~~except as allowed in Section 17.16.020.C. for secondary housing units.~~
 5. Except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum of ten (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The corner of an accessory structure may be no closer than five feet from the corner of any other structure, provided the wall planes or sides of both structures comply with the distance requirements specified in this subsection.
 6. Accessory structures on a site may not cover more than fifty (50) percent of the required rear yard setback area.
 7. Pools and spas may encroach into any required side or rear yard provided they are at least five feet from any property line. Pools and spas may not occupy a required front yard.
 8. Mechanical and pool equipment may not occupy a required front yard.
 9. Mechanical and pool equipment may occupy a required side yard or corner side yard provided a minimum setback of three feet is provided from any property line.
 10. Mechanical and pool equipment may occupy a required rear yard provided a minimum setback of twelve (12) inches is provided from any property line and provided a minimum distance of three feet is provided from any other structure.
 11. On lots under seven thousand two hundred (7,200) square feet, an attached patio cover may encroach into a required rear yard provided a minimum setback of ten (10) feet is provided. On lots under six thousand five hundred (6,500) square feet, an attached patio cover may encroach into a required side yard or corner side yard provided a minimum setback of five feet is provided.
 12. One freestanding arbor or trellis, up to twelve (12) feet in height and open on all sides, may encroach into a required front yard, provided no more than five percent of the required yard area is covered with the arbor or trellis.
 13. Carports may be allowed in a required rear yard of any single family residential site provided they are accessible through an approved driveway that is at least eleven (11) feet clear in width. All vehicles parked in a carport must be architecturally screened from view to the street, and located behind an opaque metal gate at least six feet in height.
 14. A detached garage or carport must be a minimum of twenty (20) feet from any street property line if front loading. Side-loaded garages may be twelve (12) feet from the street line. Carports must provide a minimum of ten (10) feet from any corner street line.
 15. An attached carport accessed from the corner street must be at least fifteen (15) feet from the rear property line.
- G. Trailers Outside Camps. It shall be unlawful for any person to keep or maintain, or to permit to be placed, kept or maintained, any trailer coach being presently used or being intended for present use for human habitation upon any lot, piece or parcel of land within the city, except in a trailer camp or when all of the following regulations and conditions have been complied with:

1. Such trailer coach shall be kept or maintained at the rear of a private residential building, other than an apartment house or hotel.
 2. Such trailer coach shall not be placed closer than ten (10) feet to any building or closer than five feet to any property line other than a public street or alley line.
 3. Such trailer coach shall be used only for sleeping quarters, and none of the sanitary and cooking facilities in such trailer coach shall be used.
 4. Such trailer coach shall not be kept or maintained for sleeping purposes as permitted herein for more than three successive nights in any successive ninety (90) days.
- H. Accessory Dwelling Units.
1. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city's residential and agricultural zones.
 2. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
 - a. Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
 - b. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
 - c. Considered in the application of any local ordinance, policy, or program to limit residential growth.
 - d. Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.
 3. Definitions. As used in this section, terms are defined as follows:
 - a. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - 1) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - 2) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
 - b. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
 - c. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
 - d. "Efficiency kitchen" means a kitchen that includes each of the following:
 - 1) A cooking facility with appliances.
 - 2) A food preparation counter or counters that total a minimum of fifteen (15) square feet in area.
 - 3) Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.
 - e. "Junior accessory dwelling unit" or "JADU" means a residential unit that

- 1) is no more than five hundred (500) square feet in size,
 - 2) is contained entirely within an existing or proposed single-family structure,
 - 3) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
 - 4) includes an efficiency kitchen, as defined in subsection (3)(d) above.
- f. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- g. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- h. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- i. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- j. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- k. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
4. Approvals. The following approvals apply to ADUs and JADUs under this section:
- a. Building-permit Only. If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:
 - 1) Converted on Single-family Lot: Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if the expansion is limited to accommodating ingress and egress.
 - (ii) Has exterior access that is independent of that for the single-family dwelling.
 - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 - 2) Limited Detached on Single-family Lot: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above, if the detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.
 - (ii) The total floor area is eight hundred (800) square feet or smaller.
 - (iii) The peak height above grade is sixteen (16) feet or less.
 - 3) Converted on Multifamily Lot: Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed

within an existing multifamily dwelling, and up to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.

- 4) Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.
 - (ii) The total floor area is eight hundred (800) square feet or smaller.
- b. ADU Permit.
 - 1) Except as allowed under subsection (d)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
 - 2) The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU-permit processing fee is determined by the planning director and approved by the city council by resolution.
- c. Process and Timing.
 - 1) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
 - 2) The city must act on an application to create an ADU or JADU within sixty (60) days from the date that the city receives a completed application, unless either:
 - (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
 - (ii) In the case of a JADU and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.
5. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:
 - a. Zoning.
 - 1) An ADU or JADU subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.
 - 2) An ADU or JADU subject to an ADU permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
 - b. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
 - c. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.
 - d. No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

-
- e. Septic System. If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.
- f. Owner Occupancy.
- 1) All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.
 - 2) An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.
 - 3) All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
 - 4) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- g. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the planning director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:
- 1) The ADU or JADU may not be sold separately from the primary dwelling.
 - 2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
 - 3) The deed restriction runs with the land and may be enforced against future property owners.
 - 4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
 - 5) The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.
6. Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection (4)(b) above.
- a. Maximum Size.

- 1) The maximum size of a detached or attached ADU subject to this subsection (6) is eight hundred fifty (850) square feet for a studio or one-bedroom unit and one thousand (1,000) square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
 - 2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to fifty (50) percent of the floor area of the existing primary dwelling.
 - 3) Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than eight hundred (800) square feet.
- b. Floor Area Ratio (FAR). No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed forty-five (45) percent, subject to subsection (6)(a)(3).
- c. Lot Coverage. No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed fifty (50) percent, subject to subsection (6)(a)(3).
- d. Minimum Open Space. No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below fifty (50) percent, subject to subsection (6)(a)(3) above.
- e. Height.
- 1) A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.
 - 2) A second story or two-story attached ADU may not exceed the height of the primary dwelling.
 - 3) A detached ADU may not exceed one story.
- f. Passageway. No passageway, as defined by subsection (c)(8) above, is required for an ADU.
- g. Parking.
- 1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.
 - 2) Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:
 - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.
 - (ii) The ADU is located within an architecturally and historically significant historic district.
 - (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.
 - (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
 - (v) When there is an established car share vehicle stop located within one block of the ADU.
 - 3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- h. Architectural Requirements.

- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
 - 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
 - 3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
 - 4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
 - 5) The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet.
 - 6) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.
- i. Landscape Requirements.
- 1) Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
 - a) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall.
 - b) For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, for a ground level ADU, a solid fence of at least six feet in height may be installed.
 - c) For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed.
 - 2) All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.
7. Fees.
- a. Impact Fees.
 - 1) No impact fee is required for an ADU that is less than seven hundred fifty (750) square feet in size.
 - 2) Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.
 - b. Utility Fees.
 - 1) Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADO or JADU is constructed with a new single-family home.
8. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (1) through (7)(b) of this section may be allowed by the city with a conditional use permit, in accordance with Chapter 17.74 of this title.

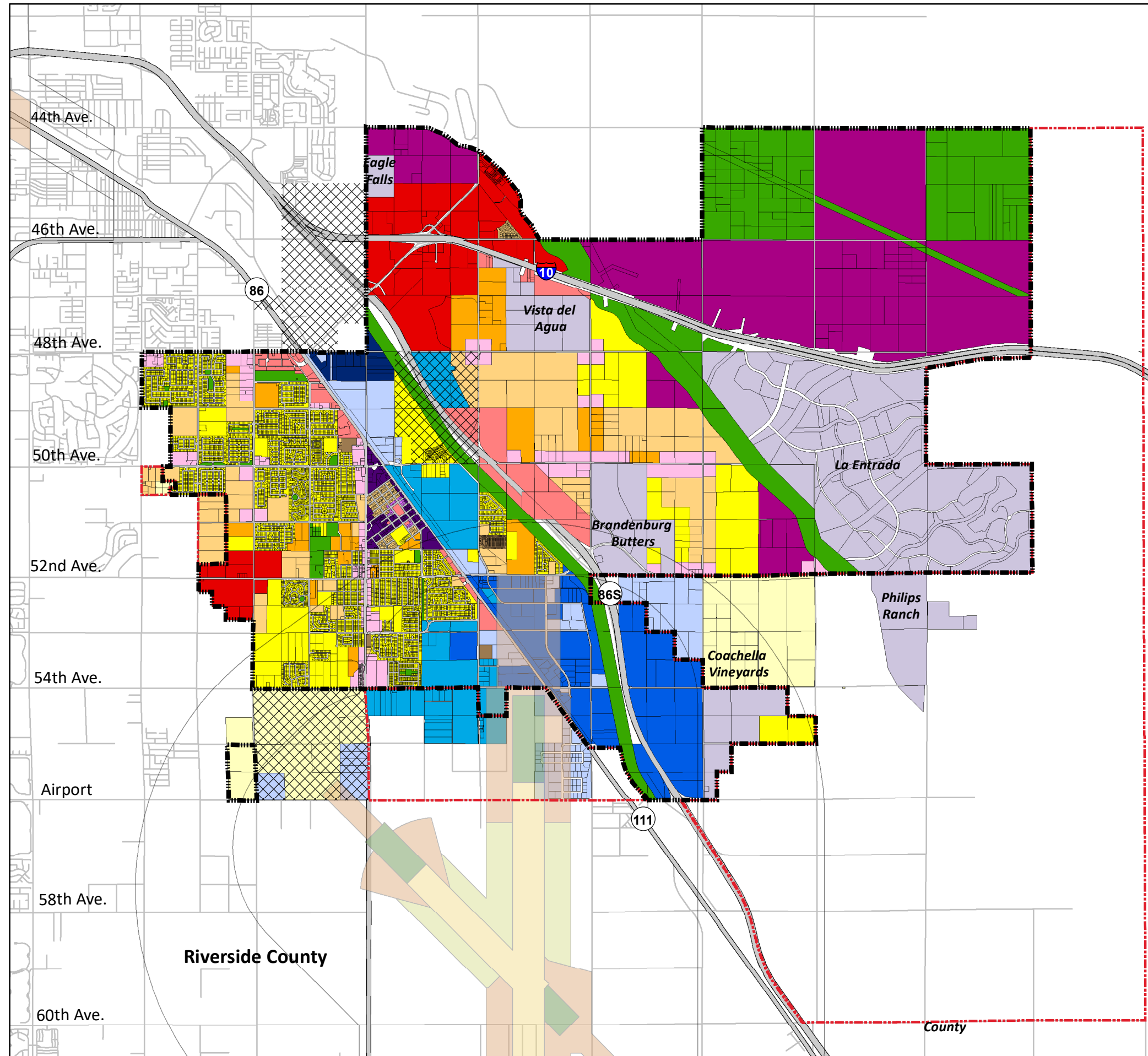
(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150 , Exh. A, 12-11-19)



City of Coachella Official Zoning Map

Draft Zoning Districts



- City Boundary
- Sphere of Influence
- Tribal Land
- Airport Compatibility**
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- 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

**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.*



Source: City of Coachella and Riverside County
Date: April 2023



Rincon Consultants, Inc.

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M E M O R A N D U M

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Date: April 25, 2023

To: Simran Malhotra – Raimi and Associates

Project: Coachella Valley Zoning Code update

From: Matt Maddox

Re: Finding of Consistency – Coachella Zoning Code Update and Minor Amendments to GP 2035

This memorandum provides a summary of Rincon Consultants, Inc.'s (Rincon) Finding of Consistency (FOC) that evaluates consistency between the City of Coachella's (City) proposed Zoning Code Update and minor updates to the General Plan 2035 (hereafter referred to as 'proposed project') and the findings of the City's Final Environmental Impact Report (hereafter referred to as the 2015 Final EIR) for the City of Coachella General Plan 2035 (hereafter referred to as GP 2035). GP 2035, which was adopted by the City of Coachella City Council on April 22, 2015, establishes the City's vision and capacity for development of the City through the year 2035. Since adoption of GP 2035 and the 2015 Final EIR, the City has initiated an update to its Zoning Code and minor revisions and modifications to the Land Use and Community Character Element of GP 2035 and to the General Plan Land Use 2035 Map to implement the land use patterns and development framework established by the City's GP 2035.

The City's proposed Zoning Code Update would amend the City's existing Zoning Code to implement the City's GP 2035 and to promote and enhance the public health, safety, and welfare of the residents of the city. Since a Zoning Code regulates, among other things, a jurisdiction's land use, density, lot coverages, lot sizes and setbacks, building sizes, landscaping, and parking, it is the means to implement a jurisdiction's General Plan, which is the policy document for its future growth. A jurisdiction's General Plan (in this case, GP 2035) is the official guide for the future physical development of the City and its



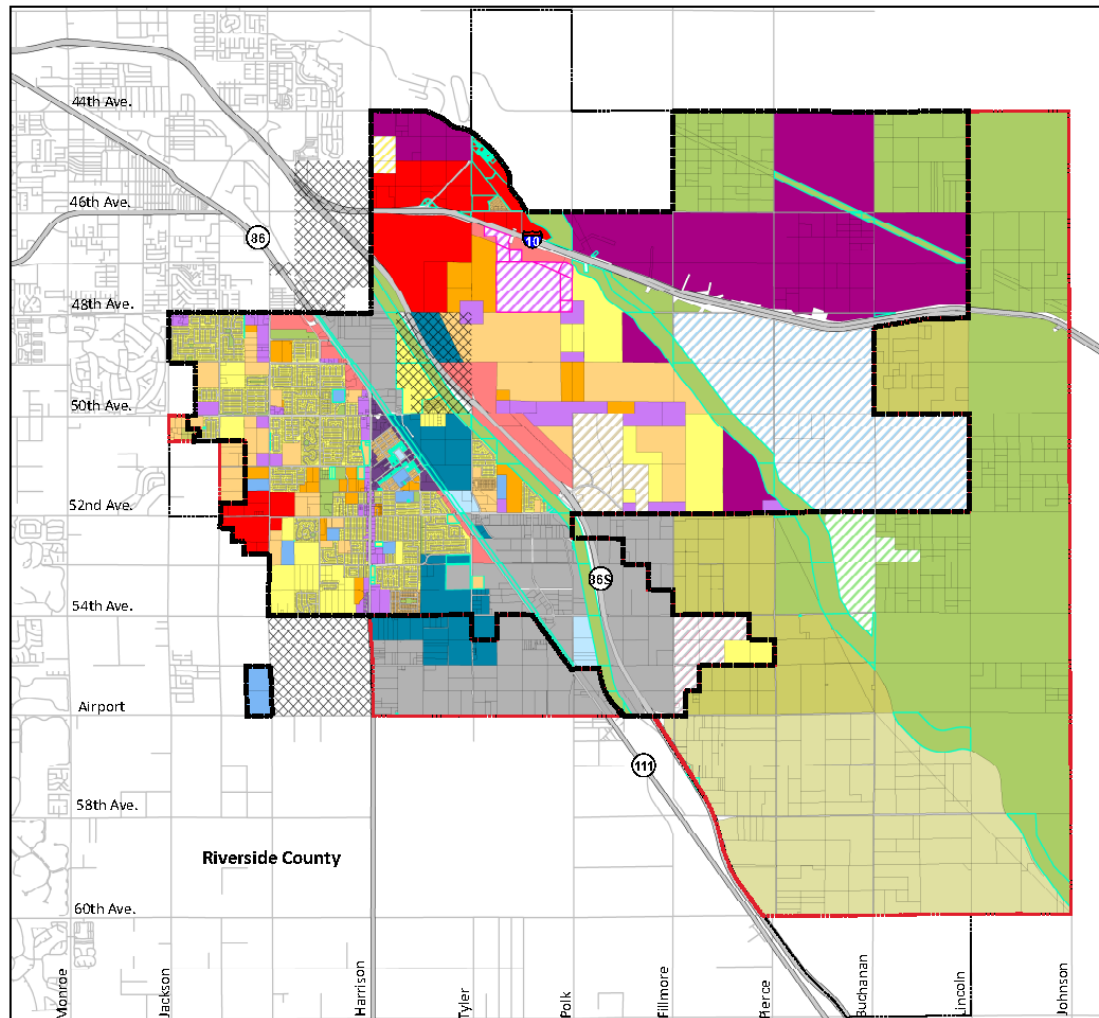
land use planning and zoning changes. As required by State law, a City's Zoning Code needs to be consistent with its adopted General Plan goals and policies.

GP 2035, specifically the Land Use and Community Character Element and the General Plan Land Use Map (Figure 1), classifies and represents the different land use types and locations where growth and development under the updated General Plan is expected (or desired) to occur or where locations should be protected from future development. In addition to the Zoning Code Update, the proposed project would result in minor revisions to the General Plan Land Use Map and the Land Use and Community Character Element of GP 2035. These updates are for minor land use changes in terms of land use categories, density, and design but would not result in a net change in the overall growth of GP 2035 or affect the basis for impact analysis in the Final EIR. These minor updates in GP 2035 provide decision-makers and the public an overview of the area of change, an understanding of where change will occur, the vision for change in each area, the overall level of intensity, and the priority level of change in each area.

With the minor edits noted above, there would be no net loss in the City's future development capacity under GP 2035 compared to what was previously analyzed. To be consistent with the City's place-making goals, each of the General Plan Land Use place types identifies the type of use, character and form, as well as intensity/density of use under the categories of Neighborhoods, Centers, and Districts. These proposed land use designations under the General Plan amendment would allow for future development/redevelopment to conform to a consistent development form and character in building placement, design and density, parking lot locations and streetscape designs as was previously envisioned when GP 2035 was adopted.

With the minor edits to GP 2035, the Zoning Code Update would then follow and allow the City to designate zoning designations (Figure 2) that would better articulate the City's growth, uses, and character as envisioned by GP 2035.

Figure 1 Updated GP Places Types Map



City of Coachella
General Plan Update 2035

General Plan Land Use Designations

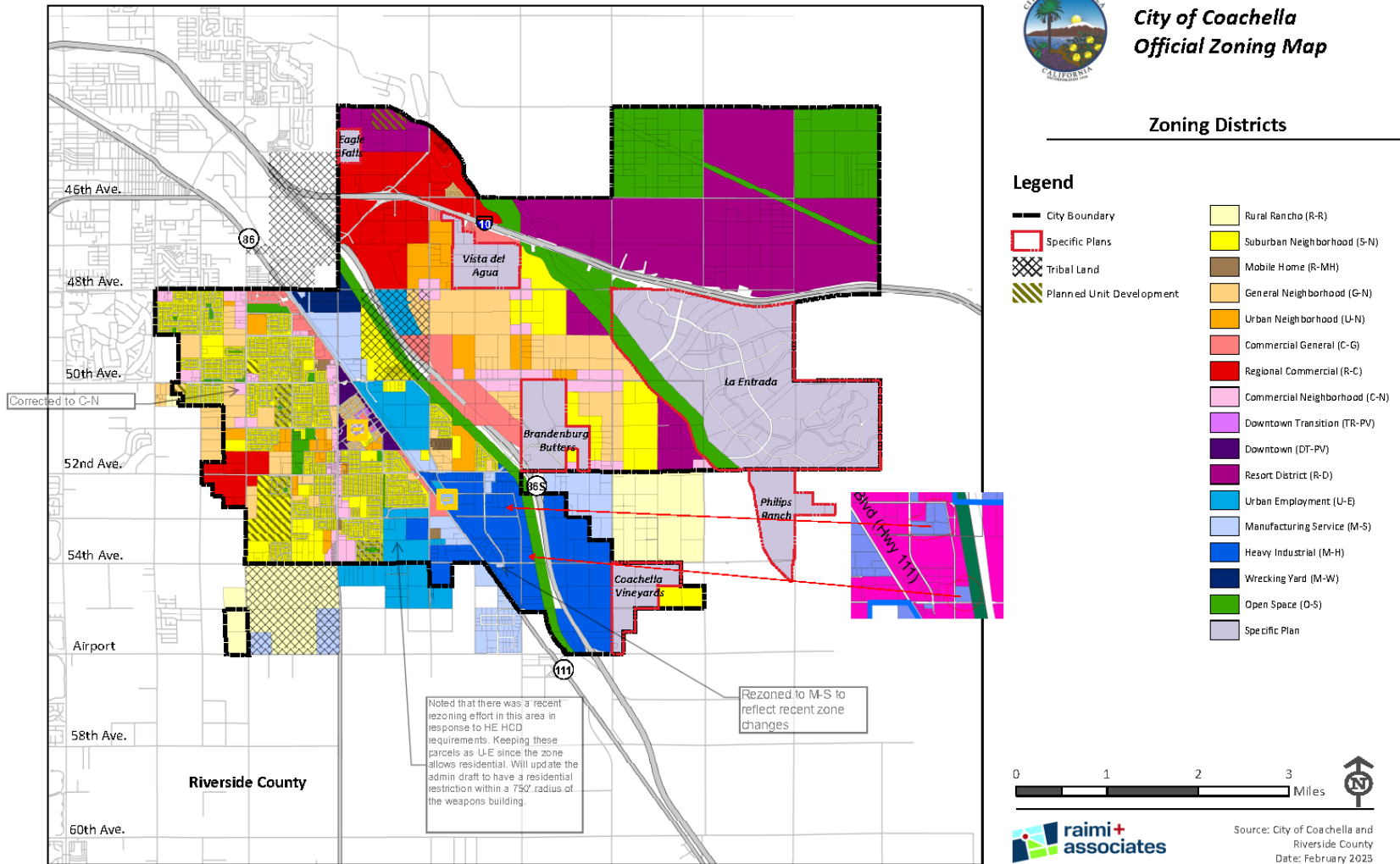
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| <ul style="list-style-type: none"> City Boundary Sphere of Influence General Plan Planning Area Tribal Land GP Map Cleanup From Previously Adopted GPA General Plan Amendment | <p>Land Use Designation</p> <ul style="list-style-type: none"> Agricultural Rancho Rural Rancho Suburban Neighborhood General Neighborhood Urban Neighborhood Downtown Transition Downtown Center Neighborhood Center Suburban Retail District Regional Retail District Resort District Open Space Public Facilities School Urban Employment Industrial District Brandenburg Butters Specific Plan Coachella Vineyards Specific Plan Eagle Falls Specific Plan La Entrada Specific Plan Philips Ranch Specific Plan Vista del Agua Specific Plan |
|---|---|



Source: City of Coachella and Riverside County
Date: March 2023

Figure 2 Zoning Map





Project Background

Project Location

The City of Coachella is in central Riverside County (County), in the Coachella Valley. The Coachella Valley is surrounded by the Santa Rosa Mountains approximately 10 miles southwest of the city, the San Bernardino Mountains about 45 miles northwest, the San Gorgonio pass 35 miles to the northwest, and the San Jacinto Mountains about 25 miles to the west. The northern and northeastern parts of the valley are defined by the Little San Bernardino Mountains, which are immediately north and northeast of the city. The south end of the valley is defined by the northern shore of the Salton Sea.

The Coachella Valley has an arid climate, with hot, dry summers and moderately cold winters. Typical summertime highs exceed 110 degrees Fahrenheit, with wintertime temperatures generally in the low 50s. The geomorphology and climate of the Coachella Valley has created diverse habitats that support a wide array of plant and animal species. The General Plan 2035 planning area includes the City and its Sphere of Influence (SOI) that encompass a total of approximately 45,300 acres in central Riverside County in the Coachella Valley, between the Santa Rosa and San Jacinto Mountains National Monument to the southwest and Joshua Tree National Park to the northeast. It lies approximately 10 miles northwest of the Salton Sea, 20 miles southeast of Palm Springs, and 80 miles east of Riverside. The City is bounded by unincorporated Riverside County lands to the north and east; the City of Indio to the northwest; the City of La Quinta to the west; and the unincorporated community of Thermal to the south. The City's Zoning Code update applies to all areas where the City has jurisdictional authority.

Proposed Project

California Government Code Section §65860(a) requires that a jurisdiction's zoning ordinance be consistent with its General Plan or any updates to its General Plan. Therefore, the City is proposing to amend its existing Zoning Ordinance to ensure compatibility with its adopted General Plan 2035 and to allow for development intensities and uses that are consistent with its adopted General Plan. The City's updated Zoning Code would therefore implement the goals and policies of the Coachella General Plan by regulating the use of land and structures within the City.

The City's existing Zoning Ordinance has 13 zones. The proposed Zoning Code Update would revise these zones and create new zones to create updated density ranges and match the Zoning Code with the GPU land use designations. Four new zones would be created including the Urban Neighborhood (U-N), Urban Employment (U-E), Resort District (R-D), and Open Space (OS). The proposed Zoning Code Update would have 18 zones. Updates and revisions are shown in Table 1¹. The zones recommended by the Pueblo Viejo Implementation Strategy Plan for Downtown Coachella have also been incorporated in Title 17 with some revisions.

Existing land uses in the City are predominantly a mix of residential, resort, open space, industrial, and retail, followed by, public facilities, schools, and specific plan areas.

¹ The Pueblo Viejo Plan listed under the "Old Zoning District" in Table 1 is a Revitalization Plan, not a zone, so it is not counted as one of the thirteen zones in the City's existing Zoning Ordinance.



Table 1 Zoning Updates

Old Chapter #	Old Zoning District	New Chapter #	New/Revised Zoning District	New Density Range (du/ac)	New FAR	Corresponding GPLU
Residential Zones						
17.10	Agricultural Reserve (A-R)	17.10	Agricultural Reserve (A-R)	Up to 0.025	-	Agricultural Rancho
17.12	Agricultural Transition (A-T)	17.11	Rural Rancho (R-R)	0.4 to 1	-	Rural Rancho
17.14	Residential Estate (R-E)	17.12	Residential Estate (R-E)	1 to 2.2	-	Estate Rancho
17.16	Residential Single Family (R-S)	17.13	Suburban Neighborhood (S-N)	2 to 8	-	Suburban Neighborhood
17.18	6000 Overlay (R-O-6000)					
17.20	Residential Multiple Family (R-M)	17.14	General Neighborhood (G-N)	8 to 25	-	General Neighborhood
		17.15	Urban Neighborhood (U-N)	20 to 38	0.5	Urban Neighborhood
17.22	Mobilehome Park (R-MH)	17.22	Mobile Home Park (R-MH)	~0.1 mobile home/ac (1 mobile home/ 4,500 sf)	-	Varies
Commercial and Mixed Use Zones						
		17.16	Urban Employment (U-E)	30 to 65	2.0	Urban Employment
		17.17	Resort District (R-D)	Up to 8	0.1	Resort District
Pueblo Viejo Plan	Transition Area Pueblo Viejo Zone (TR-PV)	17.18	Downtown Transition (TR-PV)	Up to 25	1.5	Downtown Transition
	Sixth Street Pueblo Viejo Zone (SS-PV)	17.18	Downtown Zone (DT-PV) – collapses several Pueblo Viejo zones	20 to 65	3.0	Downtown Center
	Grapefruit Boulevard Pueblo Viejo Zone (GB-PV)					
	Cesar Chavez Street Pueblo Viejo Zone (CC-PV)					
17.24	Neighborhood Commercial (C-N)	17.24	Neighborhood Commercial (C-N)	15 to 40	1.5	Neighborhood Center
17.26	General Commercial (C-G)	17.26	General Commercial (C-G)	-	1.0	Suburban Retail
17.28	Tourist Commercial (C-T)	17.28	Regional Commercial (R-C)	10 to 15	2.0	Regional Retail
Industrial and Other Zones						
17.30	Manufacturing Service (M-S)	17.30	Manufacturing Service (M-S)	-	2.0	Industrial
17.32	Heavy Industrial (M-H)	17.32	Heavy Industrial (M-H)	-	2.0	Industrial
17.34	Wrecking Yard (M-W)	17.34	Wrecking Yard (M-W)	-	2.0	Industrial
		17.35	Open Space (OS)	-	-	Parks and Open Space



As part of the City's Zoning Code Update, the City is also implementing minor amendments to GP 2035, specifically to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map. These include changes to the General Plan Land Use Types, specifically the addition of a new land use designation - Downtown Transition. Table 2 shows these changes would result in a net addition of 325 additional potential units in the City's future development capacity under GP 2035 compared to what was previously analyzed: 176,478 units under the 2015 GPLU compared to 176,478 under GP 2035. This 0.2% increase in development capacity is negligible in the context of the maximum overall development capacity under either scenario. To be consistent with the City's place-making goals, each of the General Plan Land Use place types identifies the type of use, character, and form, as well as intensity/density of use under the categories of Neighborhoods, Centers, and Districts. These minor changes noted above to proposed land use designations under the General Plan Amendment would allow for future development and redevelopment to conform to a consistent development form and character in building placement, design and density, parking lot locations and streetscape designs as was previously envisioned when GP 2035 was adopted.

The City's GP 2035 and related Zoning Code update, and minor amendments, would ensure that future development is guided to areas where the community desires change while protecting the character of existing development in other areas such as the majority of the residential and some of the commercial areas. The City's Zoning Code Update would therefore help guide the future growth and character of the City while allowing for development changes such as, but not limited to, increased building heights, maximum Floor Area Ratios (FARs), and design regulations.



Table 2 Land Use Comparison

2015 GPLU	Acres	Percent of Total	Allowed Max Density (du/ac)	Max. Capacity	2023 GPLU	Acres	Percent of Total	Allowed Max Density (du/ac)	Max. Capacity	Net Change
Agricultural Rancho	0.00	0%	0.025	0	Agricultural Rancho	0.00	0%	0.025	0	0
Downtown Center	80.60	0%	65	5,239	Downtown Center	88.56	1%	65	5,756	518
					Downtown Transition	6.26	0%	25	156	156
General Neighborhood	1,472.62	8%	25	36,816	General Neighborhood	1,405.37	8%	25	35,134	-1,681
Industrial	1,417.21	8%	0	0	Industrial	1,518.83	9%	0	0	0
Neighborhood Center	610.21	3%	40	24,409	Neighborhood Center	580.16	3%	40	23,207	-1,202
Open Space	1,586.08	9%	0	0	Open Space	2,309.52	13%	0	0	0
Public Facilities	110.12	1%	0	0	Public Facilities	107.50	1%	0	0	0
Resort	3,154.95	18%	8	25,240	Resort	3,158.29	18%	8	25,266	27
Regional Retail	972.07	6%	15	14,581	Regional Retail	1,118.70	6%	15	16,781	2,199
Rural Rancho	115.75	1%	1	116	Rural Rancho	0.00	0%	1	0	-116
School	175.98	1%	0	0	School	183.98	1%	0	0	0
Suburban Neighborhood	2,211.02	13%	8	17,688	Suburban Neighborhood	2,324.03	13%	8	18,592	904
Suburban Retail	491.96	3%	0	0	Suburban Retail	492.23	3%	0	0	0
Urban Employment	555.88	3%	65	36,132	Urban Employment	548.49	3%	65	35,652	-480
Urban Neighborhood	464.54	3%	35	16,259	Urban Neighborhood	464.54	3%	35	16,259	0
Specific Plans	3,172.43	18%			Specific Plans	3,172.43	18%			0
ROW/No Data	1,052.87	6%	0	0	ROW/No Data	165.42	1%	0	0	0
Total	176,44.30	100%		176,478	Total	176,44.30	100%		176,803	325



CEQA Guidelines Applicability

The City's proposed Zoning Code and General Plan Amendment (proposed project) is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects "which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified", except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City's GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with "a general plan of a local agency", and with Section §15183 (d) (2) which states that "an EIR was certified by the lead agency for the.... general plan".

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City's GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

Therefore, the following discussion evaluates the proposed project's consistency with the certified 2015 EIR prepared for the City's GP 2035 to determine whether the proposed project would have new effects or an increase in severity of significant environmental effects beyond those identified in the 2015 EIR. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

This FOC has been prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines.



Finding of Consistency

The following discussion addresses each of the environmental issues studied in the 2015 EIR for the City's GP 2035, comparing the effects of the proposed project to the effects of the adopted GP 2035. These environmental issues include aesthetics, agricultural resources, air quality, biological resources, cultural resources (including tribal cultural resources), geology and soils (including mineral resources), greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services and recreation, transportation and traffic, and utilities and public service systems. However, in 2019, Appendix G of the CEQA Guidelines was amended and two new environmental issue areas were added: energy and wildfire. These topics are incorporated into the discussions below.

Aesthetics

There are no designated scenic vistas within the GP 2035 Planning Area, but certain scenic views, such as those of nearby mountains, are present. Although future development consistent with GP 2035 would allow for development on currently undeveloped parcels and intensify urban development on previously developed parcels, the 2015 EIR determined that conformance to goals and policies of the Land Use and Community Character, and Infrastructure and Public Services Elements of GP 2035 would ensure development would be designed and sited to minimize obstruction of views. The 2015 EIR therefore determined less than significant impacts on scenic vistas.

There are no state-designated scenic highways within the GPU Planning Area. However, all future development in the City and its Planning Area would be required to comply with GP 2035 policies. Sustainability and Natural Environment Element policies 6.2, 10.9, and 13.6 would lessen potential impacts by restricting new billboards and encouraging preservation and conservation of open space and scenic natural features. Therefore, the 2015 EIR determined less than significant impacts to scenic resources along a state-designated scenic highway.

GP 2035 would facilitate development that would alter the visual character of the City, specifically along the I-10 corridor. However, land use designations included in GP 2035 provide guidance for allowable uses, building density, parking location, streetscape design, and other elements which drive future development within specific land use designations. Urban form would be retained by adherence to the GP 2035 policies that preserve the visual characteristics of the City. Policies within the Land Use and Community Character Element would ensure compatibility with the existing visual character of the City. The 2015 EIR determined a less-than-significant impact to community character as a result of GP 2035.

GP 2035 would facilitate development that would introduce new sources of light and glare within the planning area. Development within the City would comply with applicable zoning standards that limit light and glare, such as Municipal Code 16.28.150 (L), 17.56.010 (J)(2)(e), and 17.54.010 (k). In addition, Furthermore, the GP 2035 includes the Land Use and Community Character policy 6.5, Dark sky, to limit outdoor light sources from new development to preserve night sky viewing opportunities. Therefore, the 2015 EIR found less than significant impacts to aesthetics associated with light and glare.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in and of itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a



regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by GP 2035. The Zoning Code Update would also provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project would therefore involve updated regulations relative to the use and development of land uses in the City, and would not in itself affect scenic views, scenic vistas and community resources beyond what was analyzed under the 2015 EIR for the GP 2035. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

Agriculture and Forestry Resources

The 2015 EIR determined significant and unavoidable impacts to the direct conversion of agricultural resources and Williamson Act contracts. The 2035 GPU did not designate any lands for exclusive agricultural use and development facilitated by the 2035 GPU could ultimately end commercial agricultural activity and preclude fallow agricultural land from future production. There are 9,862 acres of farmland in the City rated as Prime or Unique Farmland, or Farmland of Local Importance impacted by the 2035 GPU. The 2035 GPU identified approximately 994 acres of Williamson Act contracts within the Planning Area which would be designated to urban uses. Furthermore, the 2015 EIR did not identify any mitigation measures available to reduce potential impacts.

The 2015 EIR determined less than significant impacts related to the indirect conversion of agricultural resources as a result of the 2035 GPU. Although implementation of the 2035 GPU could place incompatible land uses next to agriculture, policies within the Sustainability and Natural Resources Element address urban-agricultural interfaces. Policies would be implemented on a project-by-project basis to address specific project-level impacts.

The 2015 EIR determined no impacts related to the direct and indirect conversion of forestry resources as a result of the 2035 GPU. The Planning Area does not contain forest land or timberland and no areas are zoned for such uses. As a result, the 2035 GPU would not result in a loss or conversion of forest land or timberland.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by GP 2035. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its existing land uses. The proposed project would involve updated regulations relative to the use and development of land uses in the City, however these changes are not related to agricultural or forestry resources. The proposed project would not in itself affect agricultural or forestry resources or result in the loss or conversion of land or Williamson Act Contracts, beyond what was analyzed under the 2015 EIR for the GP 2035. Since all subsequent development would be required to adhere to GP 2035 policies if located on or adjacent to agricultural lands, and specific requirements would be determined by the City at a project-level, the proposed project would not create any new significant impacts beyond those identified in the 2015 EIR.



Air Quality

The 2015 EIR determined that housing, population, and employment growth generated by implementation of the 2035 GPU would be roughly similar to projections utilized in the Air Quality Management Plan. Therefore, the 2035 GPU would not conflict with the applicable air quality plan for the region and impacts would be less than significant.

The 2035 GPU would result in new development that would generate temporary construction and long-term operational air pollutant emissions, including toxic air contaminants (TACs), that could exceed the applicable thresholds and expose sensitive receptors to substantial pollutant concentrations. The 2035 GPU includes policies in the Sustainability and Natural Environment Element such as 11.3 and 11.8 to limit sensitive receptors' exposure to emissions and dust. Thus, the 2015 EIR identified a less than significant impact related to criteria air pollutant emissions and the exposure of sensitive receptors to pollutant concentrations.

The 2015 EIR determined that implementation of the 2035 GPU would not result in significant odor impacts. Policies within the Land Use and Community Character Element and Health and Equity Element would ensure that future development within the City would be compatible with existing uses and would not expose sensitive receptors to significant new sources of objectionable odors.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. As shown in Table 2, the proposed project would not generate substantial population growth or accommodate growth beyond what was envisioned under GP 2035. Neither would the Zoning Code Update result in an impact to the South Coast Air Quality Management District (SCAQMD) AQMP beyond that identified and analyzed in the 2015 EIR. Implementation of the proposed project would not result in air pollutant emissions or CO concentrations beyond those associated with the growth forecast under GP 2035. There would be no construction or operation impacts of the proposed project because the proposed project in itself would not directly result in development. The proposed Zoning Code Update would not therefore create any new significant impacts related to air quality, nor would it increase the severity of impacts identified in the 2015 EIR. The proposed project would therefore not result in air quality impacts beyond those identified in the 2015 EIR.

Biological Resources

As discussed in the 2015 EIR, new or intensified development in the City and its SOI could lead to direct or indirect impacts to special-status species from construction and operation. Compliance with existing policies and regulations such as the Migratory Bird Treaty Act (MBTA), National Pollutant Discharge Elimination System (NPDES), and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Land Use Agency Guidelines would limit potential construction impacts. In subareas 5, 6, and 7 of the land use map shown in the General Plan update, agricultural lands may be replaced by industrial, commercial, and civic uses where there is moderate potential for sensitive species. The 2035 GPU notes potential impacts are less than significant but recommends mitigation to add a policy to survey projects proposed in subareas 5, 6, and 7 and implement mitigation measures prescribed by a qualified biologist if sensitive species are present. In addition, policies contained in the Sustainability and Natural Environment Element of the 2035 GPU such as 5.6, 9.1, 9.2, 9.4, and 10.7 would reduce the



potential for future impacts to sensitive species. Therefore, the 2015 EIR determined that, with mitigation, the 2035 GPU would not result in significant impacts to special-status species.

Compliance with existing policies and regulations such as NPDES and the CVMSHCP would limit potential construction impacts to riparian and sensitive habitats. In addition, policies contained in the Sustainability and Natural Environment Element such as 7.1, 7.2, 7.6, 10.2, and 10.8 would reduce the potential for future impacts to sensitive natural communities. Therefore, the 2015 EIR determined that the 2035 GPU would not result in significant impacts to riparian habitat or sensitive natural communities.

As discussed in the 2015 EIR, the Planning Area contains portions of the Whitewater River, and blue line channels and washes east of the Coachella Canal that are likely jurisdictional. Future development associated with the 2035 GPU could result in direct impacts to jurisdictional resources should it encroach into jurisdictional waters and wetlands through grading or vegetation removal. Indirect impacts to jurisdictional resources may occur during and after construction or operations if these activities introduce runoff, toxics, or invasive species into these systems. However, future development would be required to comply with policies and regulations including the Clean Water Act, NPDES, California Fish and Game Code, and CVMSHCP. In addition, the 2035 GPU includes policies in the Sustainability and Natural Environment Element to protect wetlands. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts to wetlands.

Future development consistent with the 2035 GPU could result in impacts to the movement of resident and migratory wildlife species should existing wildlife movement corridors be constrained or replaced by future development. Two migratory species reside seasonally with the Planning Area: Golden Eagle and Swainson's Hawk. The 2015 EIR notes significant tracts of land that would be set aside as open space, such as subarea 13 and subarea 17. Additionally, policies in the Sustainability and Natural Environment Element such as 5.6, 9.2, 9.6, and 9.7 provide tools to preserve wildlife corridors and preserve open space in the Planning Area. Therefore, the 2015 EIR determined that the 2035 GPU would not result in significant impacts to wildlife movement.

The Planning Area contains Conservation Areas identified in the CVMSHCP, primarily within the SOI. The 2035 GPU does not propose development within the SOI and any development within Conservation Areas located within the City limits would be required to comply with the provisions of the CVMSHCP. Additionally, the 2035 GPU Sustainability and Natural Environment Element contain policies to minimize the potential for conflicts with the CVMSHCP, such as Policy 9.4, 9.5, 10.2, and 10.7 to ensure compliance with the CVMSHCP. Therefore, the 2015 EIR determined that the 2035 GPU would not conflict with the CVMSHCP and impacts would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns and growth projections as identified in 2035 GPU. As a policy and regulatory document, it would not result in potential development or redevelopment such that there are resulting impacts to sensitive species, riparian habitats or sensitive natural communities, wetlands, or migratory corridors. Likewise, the proposed project would not conflict with the provisions of the CVMSHCP or local policies protecting biological resources. Since the proposed project would implement the 2035 GPU Goals, Policies, and land use designations, the proposed Zoning Code Update and minor modifications to the Land Use and Community Character Element and to the General Plan



Land Use 2035 Map would not create any new significant impacts related to biological resources, nor would it increase the severity of impacts beyond those identified in the 2015 EIR. Impacts would remain less than significant under the proposed project.

Cultural Resources and Tribal Cultural Resources

Historical and Archeological Resources

Historic resources are located throughout the Planning Area. According to the Eastern Information Center, there are 176 historical resources in the Planning Area, but the only registered historical resource is the Coachella Valley Water District Building. The City has an existing ordinance (Section 15.98.190) to prevent destruction or impact on Class 1 historical resources. With compliance to the National Historic Preservation Act, California Public Resources Code Section 5097.5, and 2035 GPU Sustainability and Natural Environment policies 12.3 and 12.4, the 2015 EIR determined impacts to historical resources would be less than significant.

The Planning Area contains a significant amount of archaeological resources due to its rich history and historic settlements. If archaeological resources are found on Tribal Lands, a Sacred Lands Search through the Native American Heritage Commission would be required. Existing State regulations provide a framework to protect against impacts to unique archaeological resources. The 2035 GPU Sustainability and Natural Environment Element contains policies which require site plan review and monitoring of development activities to minimize the potential for impacts to archaeological resources. Therefore, the 2015 EIR determined a less than significant impact to archaeological resources.

Human remains, including cemeteries and tribal burial sites, do exist within the Planning Area. Although soil-disturbing activities associated with future development consistent with the 2035 GPU could result in the discovery of human remains, compliance with existing laws and regulations, including the California Health and Safety Code, would ensure that significant impacts to human remains would not occur. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts related to disturbance of human remains.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project would therefore involve updated regulations relative to the use and development of land uses in the City and would not directly affect historical or archaeological resources beyond what was analyzed under the 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts identified in the 2015 EIR.



Tribal Cultural Resources

Land disturbance associated with implementation of the 2035 GPU could result in the accidental destruction or disturbance of known or previously undiscovered tribal cultural resources. Pursuant to Senate Bill 18, Native American tribes were contacted when creating the 2035 GPU to ensure tribal resources were adequately considered. No sacred uses or tribal cultural resources were identified in communications with tribes. In addition, the Sustainability and Natural Environment Element of the 2035 GPU implements policies requiring site monitoring and coordination with local tribes to minimize the potential for impacts. Therefore, the 2015 EIR determined a less than significant impact to tribal cultural resources.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development but would rather designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project therefore would not directly affect tribal cultural resources beyond what was analyzed under the 2015 EIR for the GP 2035. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts identified in the 2015 EIR. Impacts would therefore remain less than significant.

Energy

The 2015 EIR did not discuss energy impacts as the inclusion of this issue was not a standalone environmental CEQA Guidelines Appendix G checklist question at the time the 2015 EIR document was prepared. Therefore, a discussion of energy impacts is provided to supplement the 2015 EIR.

Pursuant to Section 15126.2 and Appendix G of the CEQA Guidelines, analysis of a project's energy use should consider whether the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The analysis should include the project's energy use for all phases and components, including construction and operation.

However, the proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established under the 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. 2035 GPU policies in the Sustainability and Natural Environment Element in such as 2.1 through 2.14 would minimize the occurrence of inefficient, wasteful, and unnecessary energy consumption during construction and operation of development carried out under the proposed project. In addition, construction and operation of projects facilitated by the proposed project would be required to comply with relevant provisions of CALGreen and Title 24 of the California Energy Code. Therefore, the proposed project would not result in any significant impacts relative to energy.



Geology and Soils

The City contains areas subject to fault rupture, seismic ground shaking, liquefaction, landslides, and soil expansion. In addition, future development associated with the 2035 GPU could result in erosion from construction activities. Although implementation of the 2035 GPU would result in subsequent development that could be exposed to geologic hazards including seismic hazards and unstable soils and may result in erosion, future development would adhere to applicable state laws, local regulations, and 2035 GPU policies in the Safety Element such as 1.6, 1.7, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, and 2.8, which would minimize these effects. Therefore, the 2015 EIR determined all impacts related to geology and soils to be less than significant. Additionally, impacts to paleontological resources, discussed in Section 4.4, *Cultural Resources*, of the 2015 EIR were determined to be less than significant with incorporation of applicable 2035 GPU policies 10.3, 10.4, 10.5, and 12.6 from the Sustainability and Natural Environment Element.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Urban Design Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Future permitted uses under the proposed project would be required to comply with the California Building Code (CBC), which provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Furthermore, all development on sites of between one and five acres would be required to comply with the provisions of the NPDES Phase II regulations concerning the discharge of eroded materials and pollutants from construction sites. Any future development or redevelopment would also have to comply with the GP 2035 goals and policies contained in the Land Use and Community Character Element, Sustainability and Natural Environment Element, and Safety Element related to geologic hazards and the minimization of erosion impacts. The proposed project would not expose individuals to the effects of strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides, erosion or loss of topsoil, expansive soils, subsidence, or collapse beyond what could occur under the 2035 GPU and impacts would be less than significant. Likewise, with adherence to the 2035 General Plan Sustainability and Natural Environment Element policies, the proposed project would have less than significant impacts to paleontological resources.

Greenhouse Gas Emissions

The 2015 EIR determined that future development consistent with the 2035 GPU would result in greenhouse gas (GHG) emissions that would exceed the applicable per service population reduction target threshold of 4.2 MT CO₂E established by the City. The 2015 EIR determined impacts would be significant but mitigable with implementation of the City's Climate Action Plan (CAP) measures included in Table 18 of the CAP to reach an annual per service population emission figure of 4.2 MT CO₂E or less by 2035.

In addition, the 2015 EIR determined that the sustainability policies and CAP programs would help the City progress toward its greenhouse gas emission reduction target and consistency with the Climate Change Scoping Plan of the California Air Resources Board (ARB) and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) of the Southern California Association of Governments (SCAG September 2020). Therefore, the policies, programs, measures, and actions of the



2035 GPU are consistent with the ARB's Scoping Plan and the statewide plan to achieve the goals of AB 32 and impacts related to conflicts with plans, policies, or regulations would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Urban Design Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The intended land use pattern of the 2035 GPU would promote mixed use development, which tends to reduce GHG emissions by reducing car trips, consistent with the following strategy from SCAG's 2020-2045 RTP/SCS: "Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)" (SCAG 2020).

While implementation of the proposed project itself would not result in direct or indirect operational and construction GHG emissions, the Zoning Code Update would have the potential to assist in the development of future uses which would generate GHG emissions. Construction GHG emissions would result from the combustion of fossil fuels from heavy-duty construction equipment and from construction worker vehicles and would be temporary in nature. In addition, future development would generate operational emissions associated with vehicle, energy, and water use, as well as solid waste and wastewater generation. Future development in the City would be subject to regulations in place at the time the development is proposed that are aimed at achieving statewide GHG reduction targets, including Title 24 and the California Green Building Code. Additionally, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR as less than significant impacts.

Hazards and Hazardous Materials

The 2035 GPU facilitates the development of commercial and industrial uses which may handle hazardous materials. However, the use, transport, and disposal of hazardous materials and waste is highly regulated, and the 2035 GPU contains policies in the Safety Element to further limit the potential for impacts due to the transport, use, disposal, and accidental release of hazardous materials. All future and existing development that involves hazardous materials use, transport, and disposal would be required to comply with the California Health and Safety Code; the Comprehensive Environmental Response, Compensation, and Liability Act; the Resource Conservation and Recovery Act; and applicable 2035 GPU policies. Therefore, the 2015 EIR determined that the 2035 GPU would not result in a significant impact due to the routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials.

At the time of certification, the 2015 EIR identified one open/active hazardous materials site listed on a hazardous material site list compiled pursuant to Government Code §65962.5. The 2015 EIR determined the listed site is required to be remediated for anticipated future land use in accordance with existing state and federal regulatory requirements. Additionally, the 2015 EIR notes that policies within the 2035 GPU and applicable federal and state laws would ensure impacts related to future development on listed hazardous materials sites are taken into consideration and avoided, minimized, or mitigated.



Therefore, the 2015 EIR determined that buildout of the 2035 GPU would result in less than significant impacts related to listed hazardous materials sites.

The 2035 GPU would involve the alteration, intensification, and redistribution of land uses within the City. However, all future development would be subject to policies within the Safety Element and would also be reviewed by the City's Fire Department prior to any issuance of permits to ensure that projects would not interfere with emergency access and response. 2035 GPU Safety Element policies would ensure that the City's emergency response plan and City Ordinances are updated regularly to reflect current evacuation and emergency procedures. In addition, Policy 8.1 would ensure that the Local Hazard Mitigation Plan is maintained and updated to reflect up to date emergency response and disaster preparedness information, and applicable evacuation procedures. Therefore, the 2015 Final EIR determined a less than significant impact to potential impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan as a result of the 2035 GPU.

Although the 2015 EIR identifies the Jacqueline Cochran Regional Airport as an airport which could result in potential hazards, all future development would be required to comply with federal and state law concerning airport hazards. Additionally, 2035 GPU policies would ensure specific development projects are consistent with the Jacqueline Cochran Regional Airport's Airport Land Use Compatibility Plan hazard zones. Therefore, the 2015 EIR determined a less than significant impact associated with airport hazards.

Although the City is not subject to extensive wildland fire risk due to its desert environment, because the Planning Area has an urban-wildland interface in areas of the City, exposure to wildland fires is a potential threat to existing and proposed structures. Policies in the Sustainability and Natural Environment Element and Safety Element requiring buffers, vegetation control, and adequate fire response; and encouraging sprinkler retrofits; aim to protect structures and population from wildland fires. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts related to wildland fire risk.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development that would introduce new hazards or hazardous materials in the City, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Likewise, the project would not directly result in new development on properties identified on a hazardous material site list compiled pursuant to Government Code §65962.5. As described in the 2015 EIR, future development in the City would remain subject to federal, state, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, as well as laws pertaining to the use and cleanup of contaminated sites. Therefore, the proposed project would not create any new significant impacts related to the routine use, transport, or disposal of hazardous materials, risk of accidental release of hazardous materials, or risks related to development on contaminated sites. Impacts would remain less than significant, as identified in the 2015 EIR.

Although the proposed project would facilitate changes to the intensity and distribution of land uses within the City, including potential changes to land uses in areas nearby the Jacqueline Cochran Regional Airport, all subsequent development would be required to adhere to federal and state law concerning airport hazards. Likewise, future development would be required to comply with City policies concerning



emergency access, response, and evacuation procedures. Therefore, similar to the 2035 GPU, the Zoning Code Update would not result in a significant impact due to airport hazards or impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan. Impacts would remain less than significant, as identified in the 2015 EIR.

As described in the 2015 EIR, wildland fires are a potential threat to existing and proposed structures in the City. Implementation of the Zoning Code Update and the minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map would not increase wildland fire risk or expose people or structures to significant risk of wildland fires. Therefore, the proposed project would not create any new significant impacts related to wildland fires, nor would it increase the severity of impacts that were identified in the 2015 EIR.

Hydrology and Water Quality

Future development facilitated by the 2035 GPU could result in impacts to water quality during construction due to erosion and chemical and fuel spills. In addition, operation of new development could result in altered drainage patterns and runoff and generate common pollutants such as sediment, oil and grease, pesticides, and trash that could create polluted runoff. However, as concluded in the 2015 EIR, compliance with NPDES permit requirements, the Coachella Municipal Code (CMC), and policies from the Sustainability and Natural Environment Element, Safety Element, Land Use and Community Character Element, and Infrastructure and Public Services Element of the 2035 GPU would reduce water pollutants from construction and operation of new development to the maximum extent practicable. Likewise, compliance with these policies and regulations would ensure that new development would not alter site drainage patterns such that there would be increased runoff or flooding. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts to water quality and waste discharge requirements, site drainage patterns, erosion and siltation, and runoff.

Future development facilitated by the 2035 GPU could result in increased impervious surfaces and reduced groundwater infiltration and recharge. However, the 2035 GPU contains policies in the Safety Element, such as Policy 2.9, Groundwater resources protection; and Infrastructure and Public Services Element Policy 2.19, which would promote groundwater recharge and reduce such impacts. In addition, future development would be required to comply with local and state regulations that require the inclusion of permeable surfaces to ensure stormwater retention and infiltration. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts to groundwater.

The City is not at risk of flooding from tsunamis or seiches because of its distance from the ocean or other large bodies of water and intervening topography, but portions of the City are within 100- and 500-year flood zones. The 2035 GPU Land Use Element permits a variety of uses in these areas, including but not limited to residential, mixed-use, open space, and commercial uses. Therefore, future development with these flood hazard areas has the potential to expose people or structures to flooding or impede/redirect flood flows. However, the 2035 GPU includes a range of policies in the Sustainability and Natural Environment, Infrastructure and Public Services, and Safety Elements intended to reduce risks from flooding, including design review of storm drain and flood control facilities, restricted development within floodplains, and regularly updated hazards mapping. Therefore, the 2015 EIR determined that with compliance with local, state, and federal regulations related to flooding, the 2035 GPU would not result in significant flooding-related risks.



The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses.

Any future development and redevelopment projects in the City would be subject to applicable water quality standards and waste discharge requirements. Furthermore, in compliance with federal, state, regional, and local requirements, contractors constructing new development or redevelopment projects would be required to implement Best Management Practices, which aim to control flooding, reduce erosion, and improve overall water quality. All future development projects would be required to comply with applicable federal, state, and local laws and regulations concerning the protection of water quality, runoff and stormwater control, flood risks, and groundwater infiltration, including the federal Clean Water Act and the CMC, as discussed in the 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts relative to stormwater and pollutants, reduction in groundwater supplies and quality, drainage patterns, downstream flooding and urban runoff, dam inundations, tsunamis and seiches, beyond what was identified in the 2015 EIR. Impacts would remain less than significant.

Land Use and Planning

Implementation of the 2035 GPU would involve development within the existing City boundaries/limits. New development or redevelopment would not physically divide any established communities in the Planning Area, rather, the GPU seeks to maintain and preserve the quality of Coachella's existing neighborhoods. Thus, the 2015 EIR determined that the 2035 GPU would have less than significant impacts associated with physically dividing established communities. The 2015 EIR determined the 2035 GPU is in line with all existing plans besides the proposed Shadow View Specific Plan. However, the 2035 GPU includes a policy requiring a plan amendment to revise Shadow View to comply with 2035 GPU goals, policies, and land use designations to bring this specific plan into conformance with the General Plan prior to development. Therefore, the 2015 EIR determined that the 2035 EIR would not conflict with applicable land use plans, policies, and regulations and impacts would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. As the Zoning Code Update would align with the 2035 GPU, the proposed project would not conflict with an existing land use plan, policy or regulation, nor would it



physically divide an established community beyond what was analyzed under the 2015 EIR for the 2035 GPU. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

Mineral Resources

Impacts to mineral resources were discussed in Section 4.5, *Geology and Soils*, of the 2015 EIR. The state Mining and Geology Board has defined Mineral Resource Zones (MRZs) based on the presence or absence of significant sand, gravel, and crushed rock resources. The majority of the City is identified as MRZ-1, which are areas with little likelihood for significant mineral deposits. However, there are some areas in subarea 17 that are classified as MRZ-2a, which are areas with significant mineral deposits. The MRZ-2 areas within the City are designated as open space and mining activity is a permitted use. Goal 8 and Policies 8.1 through 8.5 of the Sustainability and Natural Environment Element regarding mining operations and mineral resources would lessen impacts related to the availability of mineral resources. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The 2015 EIR noted that the 2035 GPU would not result in significant impacts. Similarly, the Zoning Code Update would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

Noise

The 2035 GPU would result in new development that would generate construction noise and vibration, along with increased traffic and stationary noise sources. Additionally, new development in accordance with the 2035 GPU could result in new noise sensitive receptors in areas with existing and future noise levels that would exceed the applicable thresholds. As concluded in the 2015 EIR, implementation of the City's existing noise regulations and standards, as well as goals and policies of the 2035 GPU, would reduce potential temporary noise and vibration impacts related to the construction of future land uses to less than significant levels. The 2015 EIR also determined that implementation of the 2035 GPU would not result in the siting of new sensitive land uses and receptors that would be exposed to significant traffic, railroad, or stationary sources of noise. Likewise, the 2015 EIR determined that development of new land uses in accordance with the 2035 GPU would not result in exposure of future residents and workers to airport noise levels in excess of the standards.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Therefore, as a regulatory document, the proposed project



would not generate substantial population growth or accommodate growth beyond what was envisioned under the 2035 GPU. As shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the Zoning Code Update would not result in any new noise impacts beyond that was identified and analyzed in the 2015 EIR, nor would it increase the severity of impacts identified in the 2015 EIR.

Population and Housing

The 2035 GPU is intended to accommodate an increased projected population to 135,000 people by 2035. This projection is considered reasonably similar to the population projection developed by the Southern California Association of Governments, which envisions population increases to about 128,700 in 2035. Additionally, the City is already served by essential public services, and future roadway system improvements identified in the 2035 GPU are intended to accommodate future population growth. Thus, infrastructure and roadway system improvements would not induce additional development that would increase population. Therefore, the 2015 Final EIR determined the 2035 GPU would not induce growth, directly or indirectly, beyond what was projected for the City.

The 2035 GPU would accommodate new housing opportunities in the City to accommodate future growth. The 2015 EIR does not identify any loss of housing opportunities because the 2035 GPU accommodates forecasted growth in the City through 2035. Since new housing would more than offset any temporarily displaced housing due to future land use development, the 2015 EIR determined no additional replacement housing would be necessary.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Accordingly, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, implementation of the project would not generate substantial housing or population growth beyond what was anticipated in the 2035 GPU and the 2015 EIR. Likewise, the proposed project would provide for appropriate zoning designations throughout the City and would ensure the City is able meet the housing needs identified in the 2035 GPU to accommodate anticipated population growth. Therefore, the project would not result in substantial displacement of housing or people beyond what was identified in the 2015 Final EIR. Impacts would remain less than significant.

Public Services

Fire and Police Protection

The 2035 GPU would facilitate growth that would increase demand for fire and police protection services. However, future development in accordance with the 2035 GPU would be required to pay development impact fees to offset increased demands for fire and police services. In addition, the 2035 GPU Infrastructure and Public Services Element and Sustainability and Natural Environment Element contain policies to ensure adequate firefighting and police staff, infrastructure, and the provision of environmentally sustainable infrastructure and facilities. The 2035 GPU did not propose new fire or police facilities, and thus the 2015 EIR determined that impacts would be less than significant.



The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in the *Population and Housing* section, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause substantial growth beyond what was expected, as shown in Table 2, and therefore not result in the need for new or physically altered fire or police facilities beyond what was already anticipated. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered emergency service facilities than what was identified in the 2015 EIR.

Schools

To accommodate a future influx of students, local school districts have anticipated that construction of new schools would be required. However, future development in accordance with the 2035 GPU would be required to pay development impact fees to offset increased demands for schools. In addition, the 2035 GPU Infrastructure and Public Services Element and Land Use and Community Character Element contain policies to ensure schools and facilities can accommodate the City's existing and future population, and the provisioning of environmentally sustainable school facilities. Although future expansion of existing schools or development of new schools may be required, no specific school facilities were proposed within the 2035 GPU, and thus project-specific impacts would be addressed when future facilities are proposed. The 2015 Final EIR determined 2035 GPU impacts to schools would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2015 EIR anticipates an influx of students with population growth through 2035, which may exceed the current capacity of school systems serving the City, Table 2 shows the proposed project would not contribute to a substantial additional influx of students beyond what was previously predicted since the overall land use changes are negligible. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered school facilities beyond what was anticipated within the 2015 EIR.

Libraries

The 2035 GPU anticipates growth, and subsequently an increased demand for library services. However, growth accommodated by the 2035 GPU would generate revenue for the library pursuant to the City's Development Impact Fee ordinance in Section 4.45.060 (B) which requires developer fees for library facilities to be used for the land acquisition and construction costs of a public library facility as part of the Riverside County Library System, to serve the new residential development in the City. Future development would be required to pay development impact fees that would be used to offset additional demand on libraries serving the City. In addition, the 2035 GPU Infrastructure and Public Services and Land Use and Community Character Elements provide policies intended to ensure the development of necessary public facilities and services for the City, which can aid the County in the planning of future



local libraries. Therefore, the 2015 EIR determined that impacts to libraries would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for libraries, the proposed project would not contribute to a substantial additional influx of residents beyond what was previously predicted in the 2015 EIR. As shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered libraries beyond what was determined in the 2015 EIR. Impacts would remain less than significant.

Recreation

Growth accommodated by the 2035 GPU would result in increased demand for parks and recreational facilities. The 2035 GPU identifies a goal to expand parkland to cover 3.0 acres per 1,000 persons. The Planning Area is currently deficient in parkland by 62 acres. The 2035 GPU Land Use and Community Character, Community Health and Wellness, and Sustainability and Natural Environment Elements addresses potential environmental impacts by including policies that would require the provision of new parkland concurrently with new development, ensuring that goals to have 3.0 acres of parkland per 1,000 persons will be met. It would also increase parks and recreational amenities for residents to meet the demands associated with future population growth. Individual recreational and park projects identified in the 2035 GPU would be required to undergo project-level environmental review once project details are determined. Therefore, the 2015 EIR determined that growth accommodated by the 2035 GPU would not result in significant impacts to parks and recreational facilities.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for parks and recreational amenities, the proposed project would not substantially contribute to any additional influx of residents beyond what was previously predicted in the 2015 EIR. As shown in Table 2, the 2035 GPU would increase the amount of land designated for open space from 1,586.08 acres (9% of total land) under current land use designations to 2,309.52 acres (13% of total land) under the proposed land use designations. Additionally, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. The 2035 GPU designates specific areas as Parks and Open Space, and by applying the corresponding zoning through the Zoning Code Update, the City would be furthering their goal of expanding parkland. Therefore, the project would not result in an exceedance of impacts related to parks and recreational facilities beyond what was determined in the 2015 EIR. Impacts would remain less than significant.



Recreation

The potential for the 2035 GPU to result in the substantial physical deterioration of existing parks and recreational facilities or the need for the construction of new facilities which might have an adverse physical effect on the environment is addressed in Section 4.15, *Public Services*, of the 2015 EIR and discussed above.

Pursuant to Section 15126.2 and Appendix G of the CEQA Guidelines, a project should consider potential impacts related to the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The CEQA analysis should also consider whether the project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development of new parks or other uses or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for parks and recreational amenities, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project and the proposed project would therefore not contribute to a substantial additional influx of residents beyond what was previously predicted in the 2015 EIR. Additionally, the 2035 GPU designates specific areas as Parks and Open Space, and by applying the corresponding zoning through the Zoning Code Update, the City would be furthering its goal of expanding parkland. As shown in Table 2, the 2035 GPU would increase the amount of land designated for open space from 1,586.08 acres (9% of total land) under current land use designations to 2,309.52 acres (13% of total land) under the proposed land use designations. Therefore, the project would not result in an exceedance of impacts related to parks and recreational facilities beyond what was determined in the 2015 EIR. Impacts would remain less than significant.

Transportation/Traffic

The 2015 EIR determined that future traffic generated by the 2035 GPU would result in significant and unavoidable impacts to roadway congestion on several street and freeway segments. Impacts to local roadway segments which would be mitigated to a less than significant level through implementation of physical improvements associated with key intersections and the expansion of Avenue 50. Additional impact reduction is provided by policy language in the Land Use Element and Mobility Element oriented toward reducing vehicle usage, but the 2015 EIR determined that level of service (LOS) impacts to these segments would remain significant and unavoidable. It should be noted that, subject to Senate Bill 743 (SB 743) of 2013 and changes to the CEQA Guidelines adopted by the State Office of Planning and Research (OPR) in 2018 in response to SB 743, a project's impact on vehicle miles traveled (VMT), not LOS, is now the appropriate metric for analyzing a project's transportation impacts under CEQA Guidelines section 15064.3, subdivision (b). The intended land use pattern of the 2035 GPU would promote mixed use development, which tends to reduce VMT by reducing solo car trips, consistent with the following strategy from SCAG's 2020-2045 RTP/SCS: "Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)" (SCAG 2020).



The 2015 EIR determined that policies contained in the 2035 GPU Mobility Element to promote alternate modes of transportation including active transportation and public transit would align with the Riverside County Transportation Commission Congestion Management Program but would not fully mitigate regional impacts. Therefore, the 2015 EIR determined that the 2035 GPU would result in a significant impact due to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The 2015 EIR noted there are no feasible mitigation measures that would fully mitigate these impacts to regional roadways.

Public transportation improvements proposed by the 2035 GPU and future private development could potentially result in hazardous roadway conditions due to design features or incompatible uses or inefficient or inadequate emergency access. However, all proposed development would be subject to the City's roadway engineering and Fire Code standards, which are meant to ensure adequately designed roads for safety and emergency access. Future development would also be required to comply with the land uses proposed in the 2035 GPU and the zoning code, which minimize incompatible uses within the City. The 2035 GPU Mobility Element includes policies that encourage traffic safety, which would further help avoid traffic hazards and inadequate emergency access from growth facilitated by the 2035 GPU. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts related to roadway hazards and emergency access.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Additionally, as noted in Table 2, there would be negligible net land use change. The proposed project would therefore not generate substantial population growth or modify the existing transportation system beyond what was envisioned under the 2035 GPU. The 2015 EIR determined that since all future development in the City would have to comply with plans, policies, and programs related to alternate modes of transportation, traffic hazards, traffic safety, and emergency access, traffic impacts for these issues areas would be less than significant. Similarly, the proposed project would have less than significant impacts related to these issues because it would have to comply with the same plans, policies, and programs.

As a policy document that is consistent with the 2035 GPU, the proposed Zoning Code Update and minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map. The proposed Zoning Code Update would not increase transportation/traffic impacts beyond those identified in the 2015 EIR. The 2015 EIR determined that the 2035 GPU would result in a significant impact due to its potential to conflict with adopted regional transportation plans, and there are no feasible mitigation measures that would fully mitigate these impacts to regional roadways. The proposed Zoning Code Update would not increase this policy inconsistency impact but would also not reduce it to a less than significant level, and this impact would remain significant and unavoidable.

Utilities and Service Systems

Wastewater

The increased population of the City under the 2035 GPU is anticipated to result in an increased total demand for wastewater treatment services in the year 2035. The water reclamation facility serving the



City is anticipated to have adequate capacity to treat wastewater flows generated by growth expected under the 2035 GPU. In addition, the 2035 GPU Land Use and Community Character Element and Infrastructure and Public Services Element include overarching goals and policies supporting effective wastewater treatment facilities. Therefore, the 2015 EIR concluded that the 2035 GPU would have less than significant impacts related to wastewater.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause growth and associated wastewater generation beyond what was expected. Therefore, the proposed project would not result in impacts related to wastewater generation and treatment beyond what was already anticipated in the 2035 GPU and 2015 EIR. Impacts would remain less than significant.

Water System and Water Supply

The 2035 GPU would result in increased development and population growth in the City, which would create additional demand for potable water. However, the 2035 GPU contains a number of goals and policies in the Land Use and Community Character, Sustainability and Natural Environment, and Infrastructure and Public Services Elements to ensure a sustainable water supply and promote water conservation. In addition, the 2010 Urban Water Management Plan for the City's water supplier indicates that adequate water supplies would be available to serve the City through the year 2035. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts related to the water system and water supply.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause population growth and associated water use beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.



Stormwater Drainage System

Future development consistent with the 2035 GPU would involve grading or alteration of existing site conditions that would affect site runoff. However, future development projects would be required to prepare grading and site drainage plans consistent with RWQCB requirements that require new development and redevelopment to control the rate and volume of storm water runoff through installation of storm water infrastructure such as retention structures, subsurface areas, and cisterns. Furthermore, the 2035 GPU includes goals and policies in the Sustainability and Natural Environment and Infrastructure and Public Services Elements that support provisioning of adequate storm water facilities in the City. Therefore, the 2015 EIR determined that implementation of the 2035 GPU would result in less than significant impacts to the stormwater drainage system.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates changes to land use that could alter site drainage and increase flows to the stormwater drainage system, the proposed project would not cause increased development and associated stormwater generation beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.

Solid Waste

The 2035 GPU would result in increased development and population within the City, which would generate increased solid waste that could affect the capacity of landfills serving the City. The 2035 GPU Infrastructure and Public Services Element includes goals and policies that would support solid waste diversion from landfills and would promote recycling and reuse, aligning with statewide policies addressing solid waste such as AB 341. Future development would be required to comply with the provisions of the 2035 GPU to reduce solid waste generation. Furthermore, Riverside County area landfills serving the City are anticipated to have sufficient capacity to continue serving the City under 2035 GPU population and development conditions. Therefore, the 2015 EIR determined that the 2035 GPU would have a less than significant impact related to solid waste.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause population



growth and associated waste generation beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts related to solid waste, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.

Wildfire

The 2015 Final EIR does not discuss wildfire as a separate environmental impact area because the inclusion of this issue area was not yet required under CEQA at the time the document was prepared. While the issue of wildfires was discussed as a potential hazard in the 2015 EIR (see the *Hazards and Hazardous Materials* section of this memorandum), a discussion of wildfire impacts is provided herein to supplement the 2015 Final EIR.

According to the California Department of Forestry and Fire Protection (Cal Fire), the City is located within a Local Responsibility Area (LRA) and surrounded primarily by Federal Responsibility Areas (FRAs) (Cal Fire 2023). The City and its immediate surroundings are not within a Very High Fire Hazard Severity (VHFHS) zone. The City is located within the eastern end of Riverside County which is primarily desert, with far less population and vegetation compared to the western end of the county. The City is not prone to any major wildland fires due to the desert environment which does not support large amounts of vegetation (County of Riverside Emergency Management Department 2018).

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update would provide development standards for all future growth such that all new development and redevelopment occurs in an orderly fashion in compliance with applicable fire and life safety standards and code requirements, as well as standard design requirements in accordance with the California Building Code. The proposed project would involve updated regulations relative to the use and development of land uses in the City and minor modifications to the Land Use and Community Character Element and General Plan Land Use 2035 Map and therefore would not in itself substantially alter existing land use patterns, uses, or development standards in the City beyond what was analyzed under the 2015 EIR for the 2035 GPU. Therefore, the proposed project would not create any new significant impacts relative to wildfires.

Conclusion

As discussed in the *Finding of Consistency* section above, the proposed project is consistent with the City's General Plan 2035 and its development is within the parameters considered in the 2015 EIR. In addition, as concluded under each analyzed environmental issue area, the proposed project would have no new significant environmental effects beyond those identified in the 2015 EIR. As such, additional environmental documentation is not required under CEQA.



References

- California Department of Forestry and Fire Protection [Cal Fire]. 2023. Fire Hazard Severity Zone Viewer. <https://egis.fire.ca.gov/FHSZ/> (accessed April 2023).
- County of Riverside Emergency Management Department. 2018. Multi-Jurisdictional Local Hazard Mitigation Plan. <https://www.rivcoemd.org/divisions-and-programs/mitigation/local-hazard-mitigation-plan> (accessed April 2023).
- Coachella, City of. 2015. General Plan 2035. <https://www.coachella.org/departments/general-plan-2035#:~:text=On%20April%2022%2C%202015%2C%20the,Conference%20on%20May%207%2C%202015> (accessed April 2023).
- _____. 2015. General Plan 2035 Final Environmental Impact Report. <https://cityofcoachellageneralplanupdate.weebly.com/final-eir.html> (accessed April 2023).
- Southern California Association of Governments (SCAG). September 2020. Connect SoCal, the 2020-2045 Regional Transportation Plan/Sustainable . https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176 (accessed April 2023).



Memo

May 31, 2023

To: Gabriel Perez, City of Coachella

From: Simran Malhotra and Melissa Stark, Raimi Associates

Subject: **Summary of Recommended Changes to the Zoning Code and General Plan based on Public Input**

The following memo summarizes recommended changes to the Coachella Public Draft Zoning Code and recommended amendments to the General Plan based on recent public feedback and staff-directed clean up items:

Public Utility Facilities (City-initiated)

- Add definition for Public Utility Facilities (City-initiated) in Chapter 17.06 Definitions.
- **Staff Recommendation:** Allow as primary use in all zones.

Chapter 17.08 Zoning Districts Designated

- Add language regarding maintaining consistency with the Airport Land Use Compatibility (ALUC) Plan for the Jacqueline Cochran Regional Airport.

Chapter 17.14 G-N General Neighborhood Zone - Setbacks

- **Staff Recommendation:** Reduce front setback requirements for multifamily housing types to 10 feet (from 15 feet) to better align with the Draft Objective Design Standards.

Chapter 17.15 U-N General Neighborhood Zone – Primary Uses

(51-996 Tyler Street)

- **Request:** Allow day care uses, corporate office and regional cooking service in Urban Neighborhood (U-N) to allow for existing uses
- **Staff Recommendation:**
 - Amend the code to allow commercial daycare facilities in Urban Neighborhood (U-N) zone.
 - Allow existing single family uses to continue as permitted use.



Chapter 17.15 U-E Urban Employment Zone – Primary Uses

- **Request:** Allow day care uses, corporate office and regional cooking service in Urban Employment (U-E) to allow for existing uses.
- **Staff Recommendation:**
 - Amend the code to allow commercial daycare facilities in Urban Employment (U-E) zone.
 - Add language regarding consistency with the ALUC Plan for Jacqueline Cochran Regional Airport.

85-220 Avenue 50

- **Request:** Allow legacy multi-tenant uses on the property as a right of use instead of making these uses non-conforming. Current uses on this property include a variety of manufacturing service-related uses.
- Also, request that the M-S zone allow towing/impound as a permitted use.
- **Staff Recommendation:** Add following language to **17.16.020.C. Conditional Uses for Urban Employment zone:**
- 5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be permitted to continue as a permitted use without obtaining a conditional use permit.
- No recommendation re. towing/impound.

Chapter 17.24 Neighborhood Commercial Zone – Primary Uses

- **Staff Recommendation:**
 - Allow existing single family uses to continue as permitted use.

Chapter 17.30 M-S Manufacturing Service Zone

- **Request:** Do not limit RV Storage Uses to 15% of the zone. Instead allow staff to decide appropriate locations where these should be allowed.
- **Options for Planning Commission to consider:**
 - Maintain current requirement.
 - Make it more restrictive – reduce to 10%. (*Economic Development Subcommittee is considering making this requirement more restrictive for RV storage and mini-storage.*)
 - Another option is to limit these uses on parcels that do not front on the major arterials.



Chapter 17.32 M-H Heavy Industrial Zone

- **Staff Recommendation:**
 - Add language regarding consistency with the ALUC Plan for Jacqueline Cochran Regional Airport.

Chapter 17.60 Development Standards

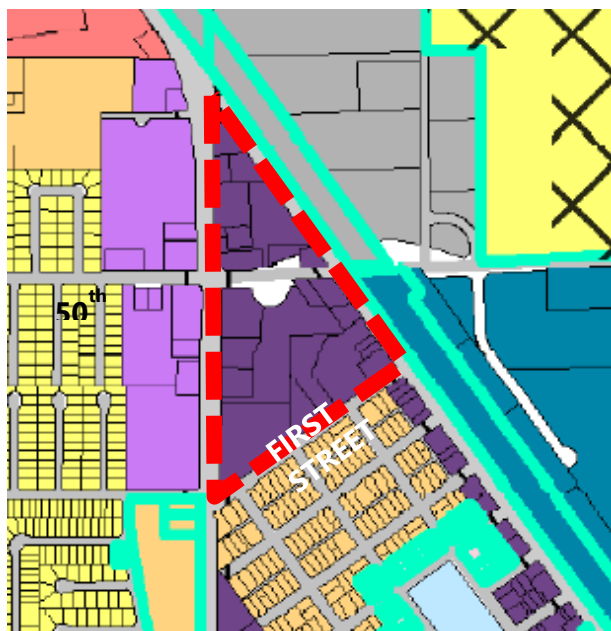
- **Staff Recommendation:**
 - Clean up language re. lot widths.

MAP CHANGES

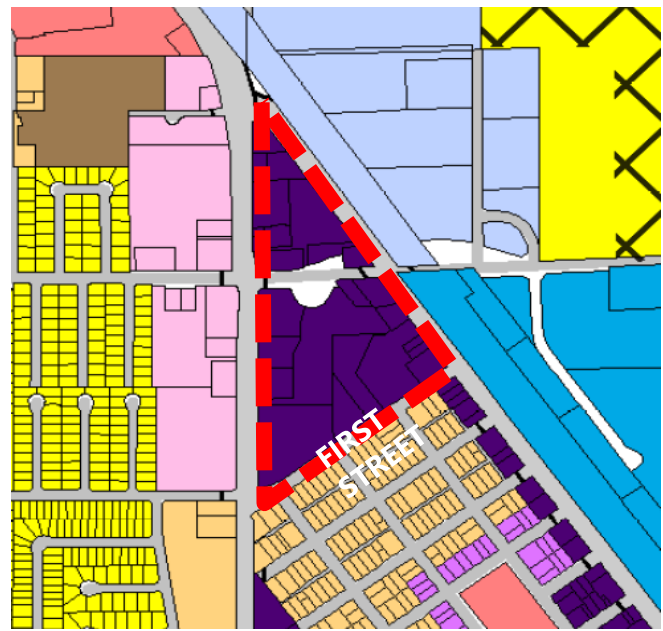
Fountainhead Plaza

- **Request:** Allow auto-oriented uses in this part of the Downtown center (GPLU) and DT-PV zone.
- **Staff Recommendations:** Change the GPLU and Zoning to Urban Employment to better reflect current and proposed uses in this area.
 - Current GPLU – Downtown Center
 - Recommended GPLU – Urban Employment
 - Draft Zone – Downtown (DT-PV)
 - Recommended Zone – Urban Employment (U-E)

General Plan Land Use



Draft Zoning

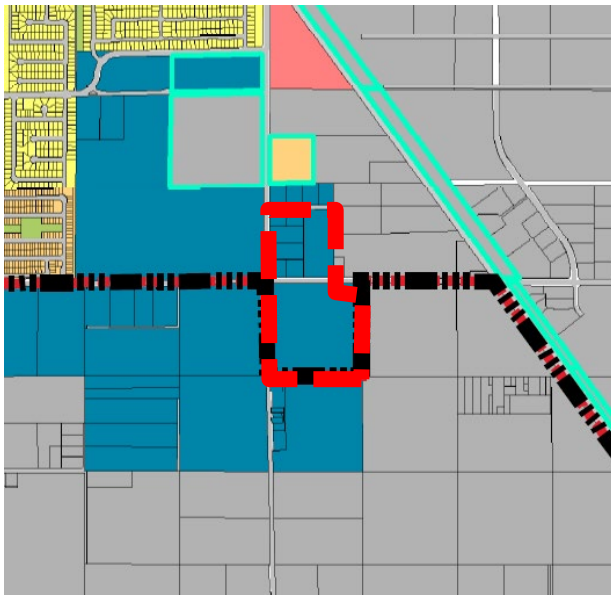




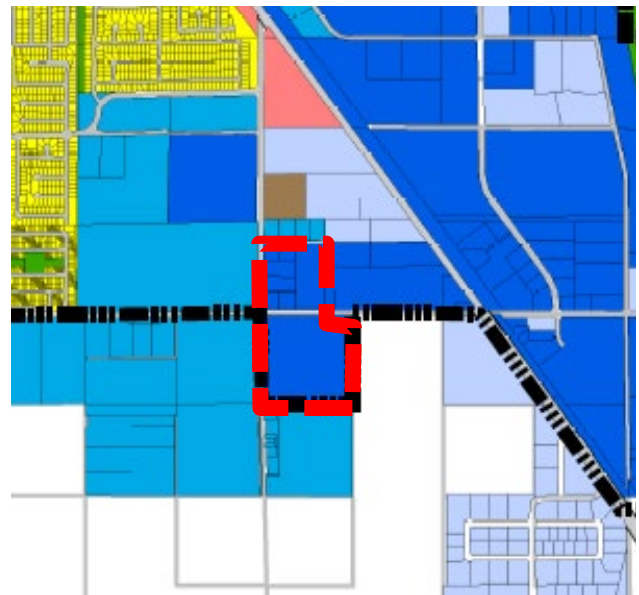
Tyler Street/54th Avenue

- **Staff Recommendations:** Recommend clean up change related to General Plan consistency.
 - Draft Zone – Heavy Industrial
 - General Plan – Urban Employment
 - Recommended Zone – Urban Employment

General Plan Land Use



Draft Zoning

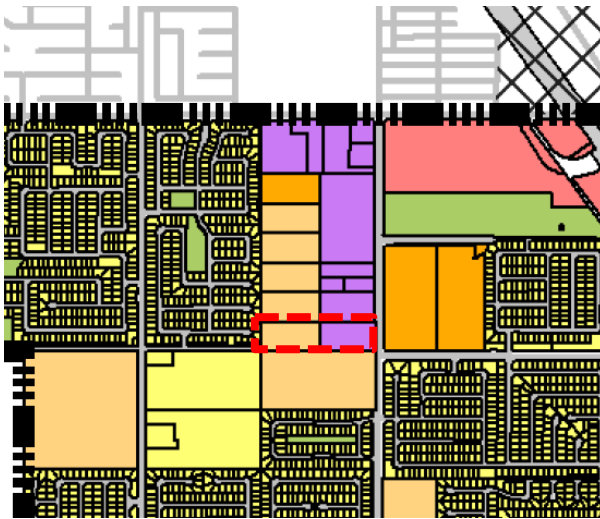




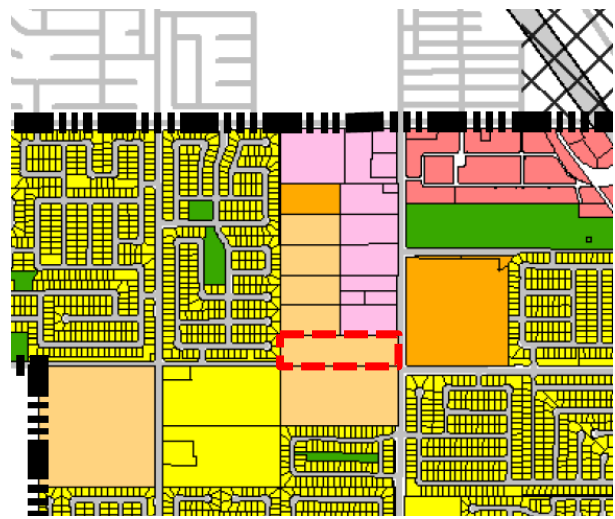
Van Buren and 49th Avenue

- **Staff Recommendations:** Recommend clean up change related to General Plan consistency.
 - Draft Zone – General Neighborhood
 - General Plan – split General Neighborhood and Neighborhood Center
 - Recommendation - split General Neighborhood and Neighborhood Center

General Plan Land Use



Draft Zoning



Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Tyler 52 & Associates, Inc.
Date: May 5, 2023
RE: 51-996 Tyler Street, Coachella, California
APN: 763-060-031

We have reviewed the proposed zone change from R-M (Residential Multi-Family) to U-N (Urban Neighborhood). We request that the zone be expanded to allow the existing childcare, corporate office, and regional cooking service that exists on the above-mentioned property, as a primary use within the zone. Daycare services are a very needed and scarce service that complements the U-N zone.

Thank you for your consideration.



David B. Turner
Principal

Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Dakota Dunes, Inc
Date: May 5, 2023
RE: 85-220 Avenue 50, Coachella, California
APNs: 778-030-003 & 778-030-004

We have reviewed the proposed zone change from M-S (Manufacturing Service) to U-E (Urban Employment) for the above referenced property. Although we are not opposed to the zone change, as it will allow for more types of use in the future, we request that you retain the legacy multi-tenant uses on the property as a right of use, instead of existing non-conformance and the requirement of a CUP for future use. This will allow a change out of similar uses on the multi-tenancy property and or lease land, until such time as the property develops as a whole, as part of a larger project.

Allowing the existing uses in the multi-tenancy property of automotive repair, machine shop, metal working, fabrication, sheet metal, welding, painting, prefabrication/manufacturing, tire, RV, trailer, mobile home, storage yard, contractor's yards, building materials yard, lumber yard, etc. will allow the continuation of needed uses in the City and not force existing businesses to close down and/or move out of the City. Some businesses have been there for over 30 years. We would also like to request that the M-S zone be allowed to allow towing/impound as a right in the zone to allow very needed uses in the City and to assist our State Highway Patrol.

Thank you for your consideration.



David B. Turner
Principal



To: City of Coachella Planning Commission
Gabriel Perez
From: Coachella Valley Engineers, Inc.
Date: May 5, 2023
RE: Manufacturing Service Zone

M-S (Manufacturing Service Zone) – C.13

We have reviewed the proposed changes to the RV Storage Section. We would propose rather than limiting the zone to 15% to not drive away valued businesses to the City and its residents, as well as potential capital investment in the City, we would propose that staff determines where the best storage facilities should be located in the city (potentially near existing facilities) and create a subcategory of where they would be allowed, whether that encompasses 15% of the zone space or not. The zoning classification would reduce the potential for ambiguity and not be subject to interpretation.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'David B. Turner', written in a cursive style.

David B. Turner
Principal

Fountainhead Development

April 26, 2023

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Gabriel,

It has been a pleasure working with the City of Coachella for nearly twenty years developing Fountainhead Plaza. We are proud of the high-quality tenants who have joined our project and would like to present the reasons why we think this project zoning should be amended to allow certain additional uses. The current General Plan Designations Compatible Uses table does not allow for automotive oriented uses, or drive-through restaurants. This is a large neighborhood center that successfully provides retail services to the surrounding community. The center as it is built today already features many vehicle oriented businesses in addition to the retail businesses. The current development consists of a pharmacy, grocery store, drive-through restaurants and a gas station approved through Site Plan Review and Conditional Use Permit.

Since we began our development activity on this project, we have seen many changes in the retail and commercial development business. Larger format retail tenants have stopped opening new stores and in fact have been closing stores, which is continuing at an accelerating pace. Smaller retail tenants are expanding, however that expansion is primarily into 2nd generation retail space since the cost of construction has far outpaced the level of rents these tenants can afford. The project already has the daily essential needs tenants with a grocer and drug store, thus the options for completing the remainder of the project are very limited.

We do have a very successful business interested by the name of SuperStar Carwash which fits perfectly into the characteristics of the existing tenant mix. This business is growing rapidly and provides a much needed service to the community. With a SuperStar in the project someone could handle their grocery shopping, grab a bite to eat, fuel up their car and get a carwash all in one stop.

An additional great benefit is that SuperStar is willing to develop a brand new state-of-the-art facility with limited visibility behind Walgreens. The limited visibility from Cesar Chavez Street has caused all previous tenants over the past years to decline the opportunity.

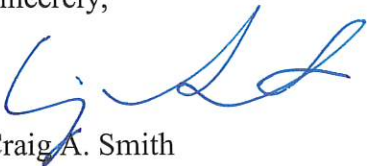
1401 Quail Street, Suite 100 • Newport Beach, CA 92660
949/752-2515 • Fax 949/752-7442

Fountainhead Development

Removing this site from the Downtown Center or Central District Zone will be consistent with the development that has already taken place and serve to attract additional commercial uses, which will benefit the community significantly.

Hopefully the City of Coachella Development Services team can see the community benefits, cohesive nature of the tenant mix, and great use of a challenging site as great reasons to allow this development to move forward. We appreciate your consideration and look forward to discussing further.

Sincerely,



Craig A. Smith

Chief Executive Officer
Fountainhead Development
1401 Quail Street, Suite 100
Newport Beach, CA 92660



7130 Magnolia Ave, Suite E
 Riverside, CA 92504
 (951)488-6104
 luis@luislopezlaw.com

May 16, 2023

Chair Ruben Gonzalez
 Vice Chair Jason Hernandez
 Commissioner Diana Ramirez
 Commissioner Yurema Arivu
 Commissioner Isela Murillo
 Alternate Commissioner Oscar Fonseca
 c/o Gabriel Perez, Development Service Director
 City of Coachella
 1515 6th Street
 Coachella, CA 92236

SENT BY E-MAIL
gperez@coachella.org

**RE: General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03
 Petition to Maintain Residential / G-N (General Neighborhood) Zoning**

Dear Honorable Chair and Members of the Coachella Planning Commission,

Enclosed you will find a copy of a signed petition prepared by my client, Mr. Javier Soliz, on behalf of himself and two of his neighbors, including Mr. Jerry Jimenez, and Mr. Leonardo Alvarado, who together own three abutting properties on the west side of Van Buren Boulevard, 660 feet north of the Avenue 49 street alignment. The Assessor Parcel Numbers for their properties are 612-250-010 (Alvarado), 612-250-011 (Jimenez), and 612-250-012 (Soliz).

Their mutual request is to have their properties be re-zoned to a G-N (General Neighborhood) zoning, consistent with the City's prior policy that allowed R-M zoning within the "Neighborhood Center" land use designation. This is substantially in conformance with the "Neighborhood Center" land use vision of the city's General Plan, especially if future multifamily developments must adhere to the "Urban Residential" standards, as proposed by the Code Amendments, which would establish a more "urban" character at this location.

A fourth neighbor who owns the 4.71-acre parcel that is 330 feet north of the Avenue 49 street alignment was out of town when the petition was circulated. However, that neighbor is similarly situated and my client believes that landowner would similarly want to retain a residential zoning, and we will likely secure his signature on the petition before the City Council's public hearing on this matter.

JUSTIFICATION FOR THE REQUEST

My client and his neighbors are concerned about the proposed C-N (Neighborhood Center) zoning designation that is proposed for their properties because of the following reasons:

- 1) The Notice of Public Hearing for this matter did not include a “Change of Zone” application and failed to adequately describe the City’s intention for a city-wide “re-zoning”. The City’s administrative practice is to require property owners to file an application for “Change of Zone” whenever the City’s Official Zoning Map is being amended. My Client only learned about the city-wide re-zoning after he inquired with city staff about building two dwelling units on his property in April 2023. We believe the notice should have included a “Change of Zone” application, and a project description that generally described a “city wide zone change” effort. Additionally, my client was not advised about the “public outreach” meetings described in the staff report, which apparently took place after my client met with city staff in April 2023. For these reasons, we believe this matter should be continued and re-noticed.
- 2) My client and his neighbors have historically maintained, or intend to build, residential uses on their properties. Two of the three parcels in question have an existing single-family home, and these owners are concerned about their homes now becoming a “nonconforming use” which would have secondary adverse effects on their ability to sell or refinance their homes. Mr. Jimenez’ property is a vacant lot that is located behind my client’s parcel and is accessed through an ingress/egress easement, and as such is best suited for construction of a residential use.
- 3) Except for the 4.71-acre parcel, the properties are not individually large enough to build a commercial or mixed-use development on their own, and would necessitate that a developer acquire all three parcels to create a suitable commercial/mixed-use development site. Alternatively, a phased residential development (i.e., “bungalow court” or “clustered single-family PUD” could be developed on the three parcels without having to substantially modify the existing lot configurations.
- 4) The 9.80-acre parcel with a date grove, known as APN 612-250-007 (see maps in attached “Exhibit B”) located on the west side of Van Buren Boulevard, abutting the north side of the Avenue 49 alignment was not included in the “Neighborhood Center” re-zoning, even though the General Plan land use designation for this parcel would have required it to be “split zoned” (front half to be “C-N” and rear-half to be “G-N” zoning). This entire parcel is shown with G-N (General Neighborhood) zoning on the “Proposed Zoning Map” exhibit in the staff report. My client and his neighbors would like the same opportunity (equal treatment) by allowing their parcels to be designated as G-N (General Neighborhood).

Thank you for your consideration in this matter. I will be available to answer any questions at the public hearing.

Sincerely,



J. LUIS LOPEZ
Attorney at Law

Attachments: Exhibit A - Signed Petition
Exhibit B - GP Land Use Map / Proposed Zoning Map / APN Map

PETITION TO KEEP RM-MULTI FAMILY RESIDENTIAL ZONING

Petition summary and background	The City of Coachella is proposing City-wide zone changes on private properties in order to make the zoning consistent with the City's General Plan (adopted in 2015). The properties on the west side of Van Buren Street, between Avenue 49 and Avenue 48 will be changed to NC (Neighborhood Commercial) or a Mixed-Use (MU) designation, to be consistent with the "Neighborhood Center" vision for this sector of the City. Commercial zoning would prohibit single family homes or duplexes and triplexes, and would make any existing home a "nonconforming use" which then makes it difficult to get a mortgage loan when we decide to sell our homes. The City has previously allowed developers to use an RM (Multifamily Residential) zoning in the Neighborhood Center designation (i.e., Coachella Village Apartments project on Avenue 48). The RM zone still allows single family homes under certain conditions, and would avoid the "nonconforming use" designation by the City.
Action petitioned for	<p>We petition the City of Coachella to keep RM-Multi Family Residential Zoning for said parcels along the west side of Van Buren Street;</p> <ul style="list-style-type: none"> ○ 48665 Van Buren St. (APN: 612-250-012) <i>SOLIZ PARCEL</i> ○ 48785 Van Buren St. (APN: 612-250-008) ○ APN: 612-250-011 - <i>J. JIMENEZ PARCEL</i> ○ APN: 612-250-010 <i>ALVARADO PARCEL</i>

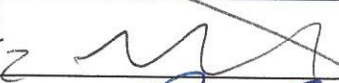

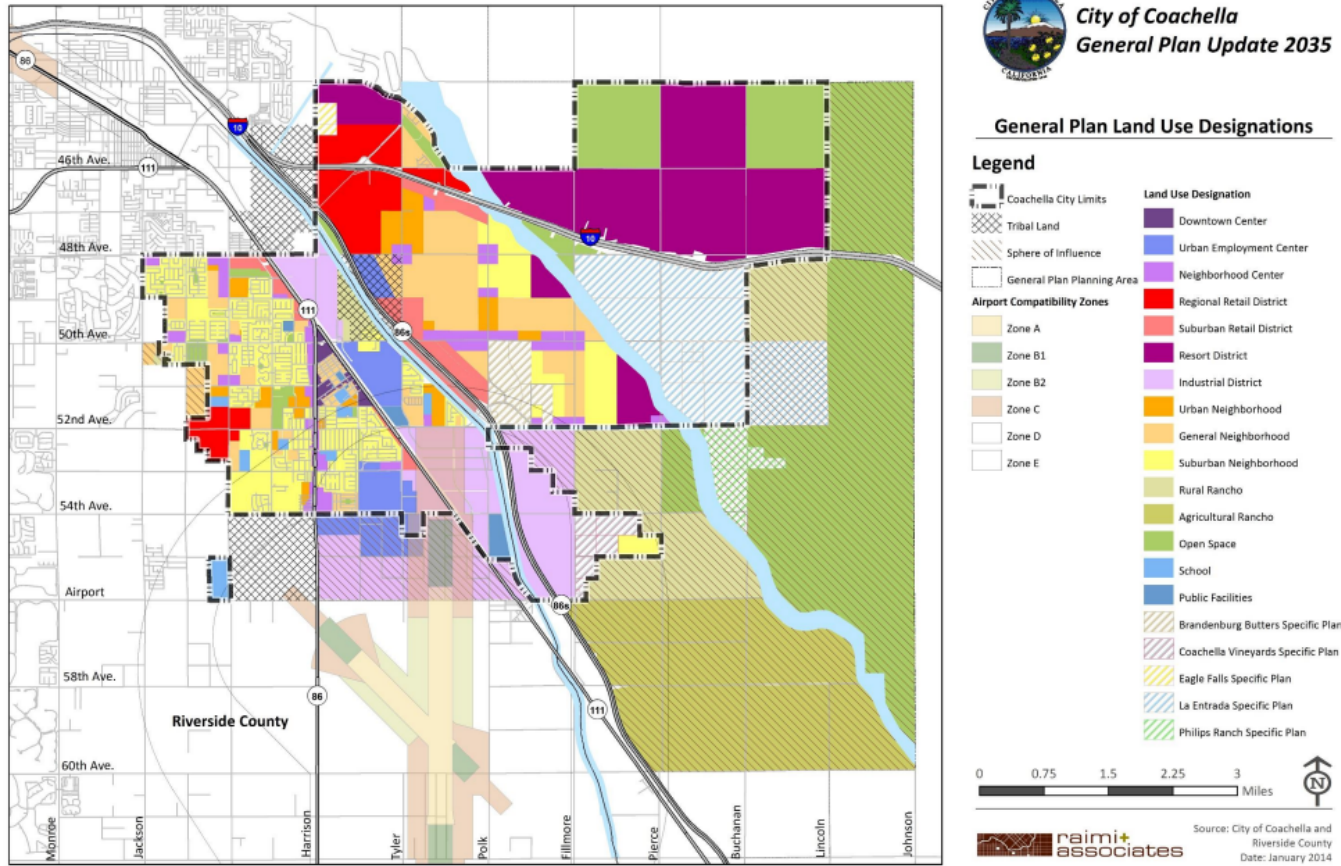
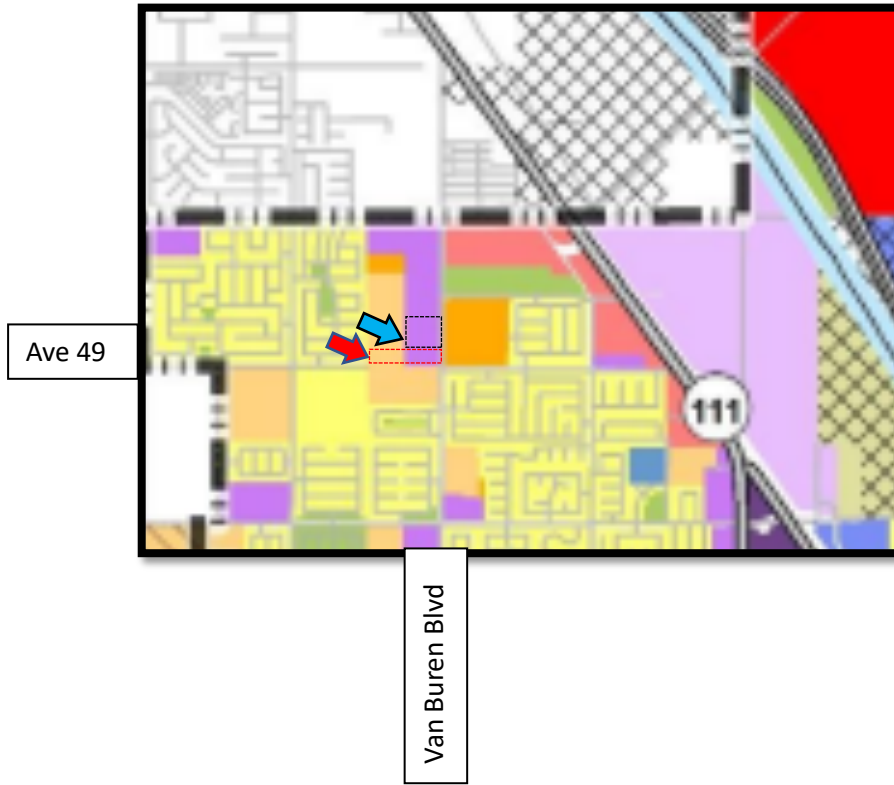
Printed Name	Signature	Address	Comment	Date
JERRY JIMENEZ		APN# 612-250-011		05-14-23
JAVIER SOLIZ		48665 VAN BUREN ST. APN 612-250-012		5/14/23
Leonardo Alvarado	Leonardo Alvarado	APN: 612-250-010		05-15-23

Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps

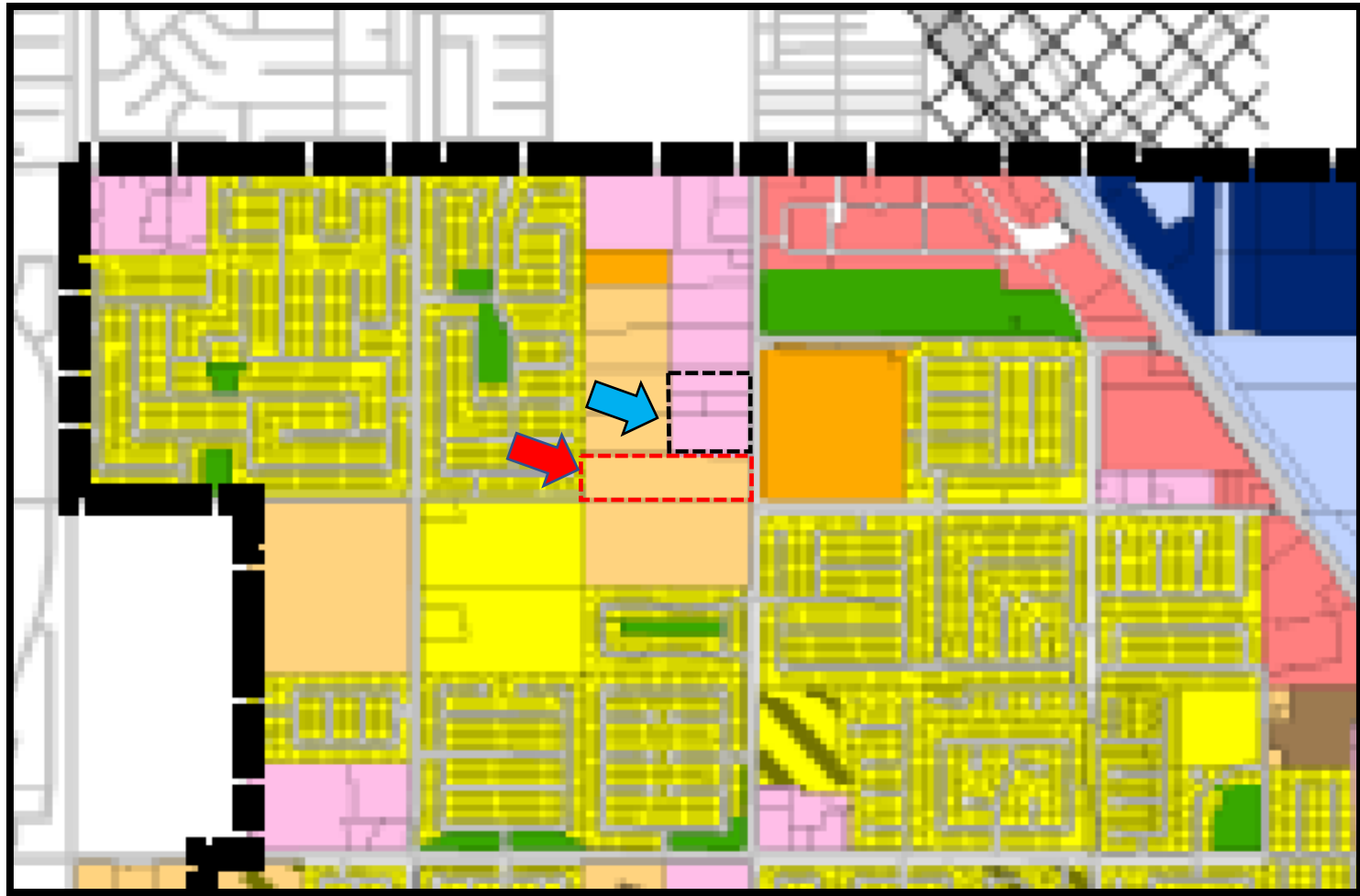
Figure 4-23: General Plan Designation Map



Existing "2015 General Plan" Land Use Map

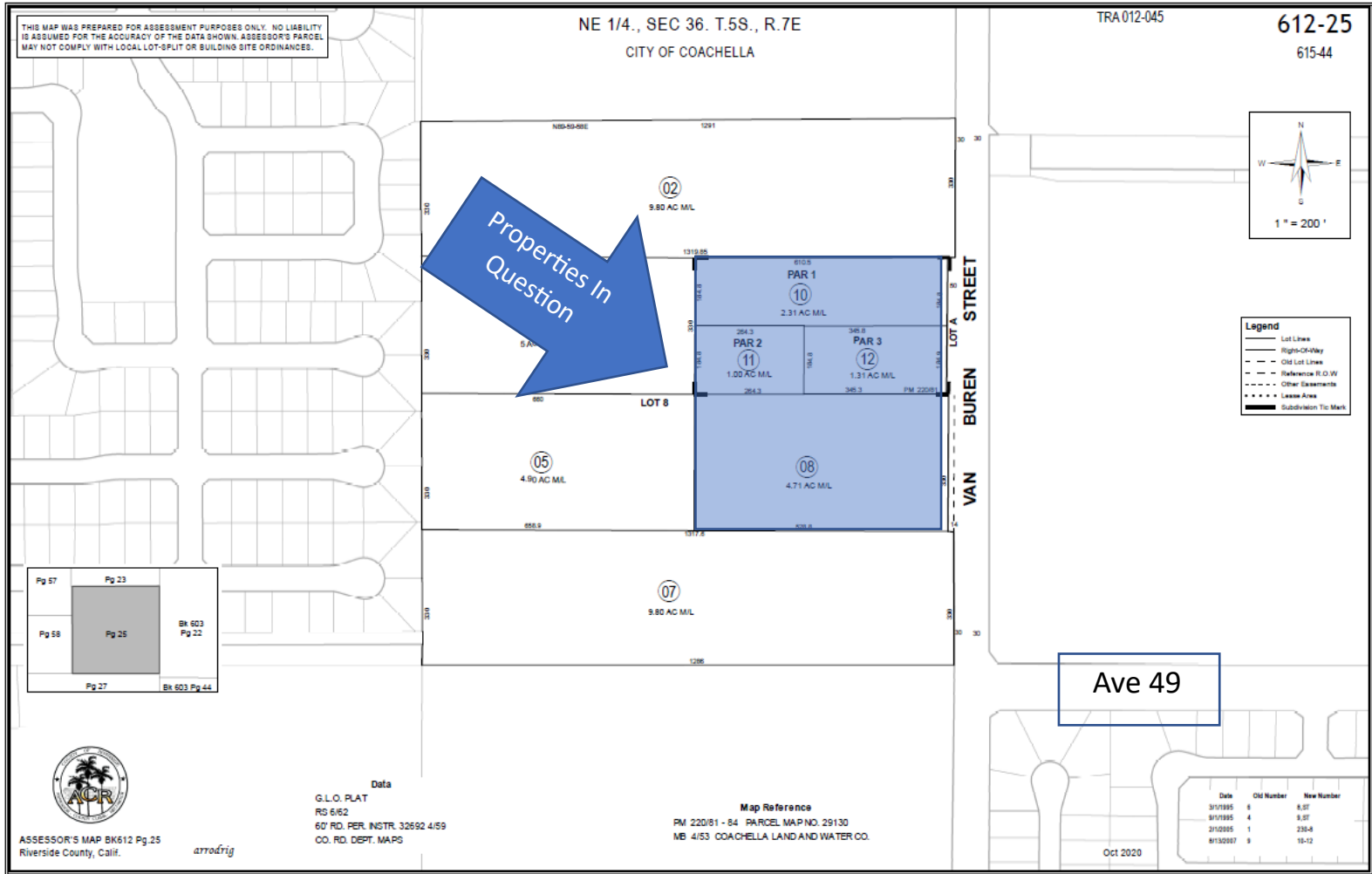


**Existing “2015 General Plan” Land Use Map (Close-Up)
(GP Designations involving 5 Parcels)**



**Proposed “New” Zoning Map
(APN 612-250-007 Left as G-N)**

Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps

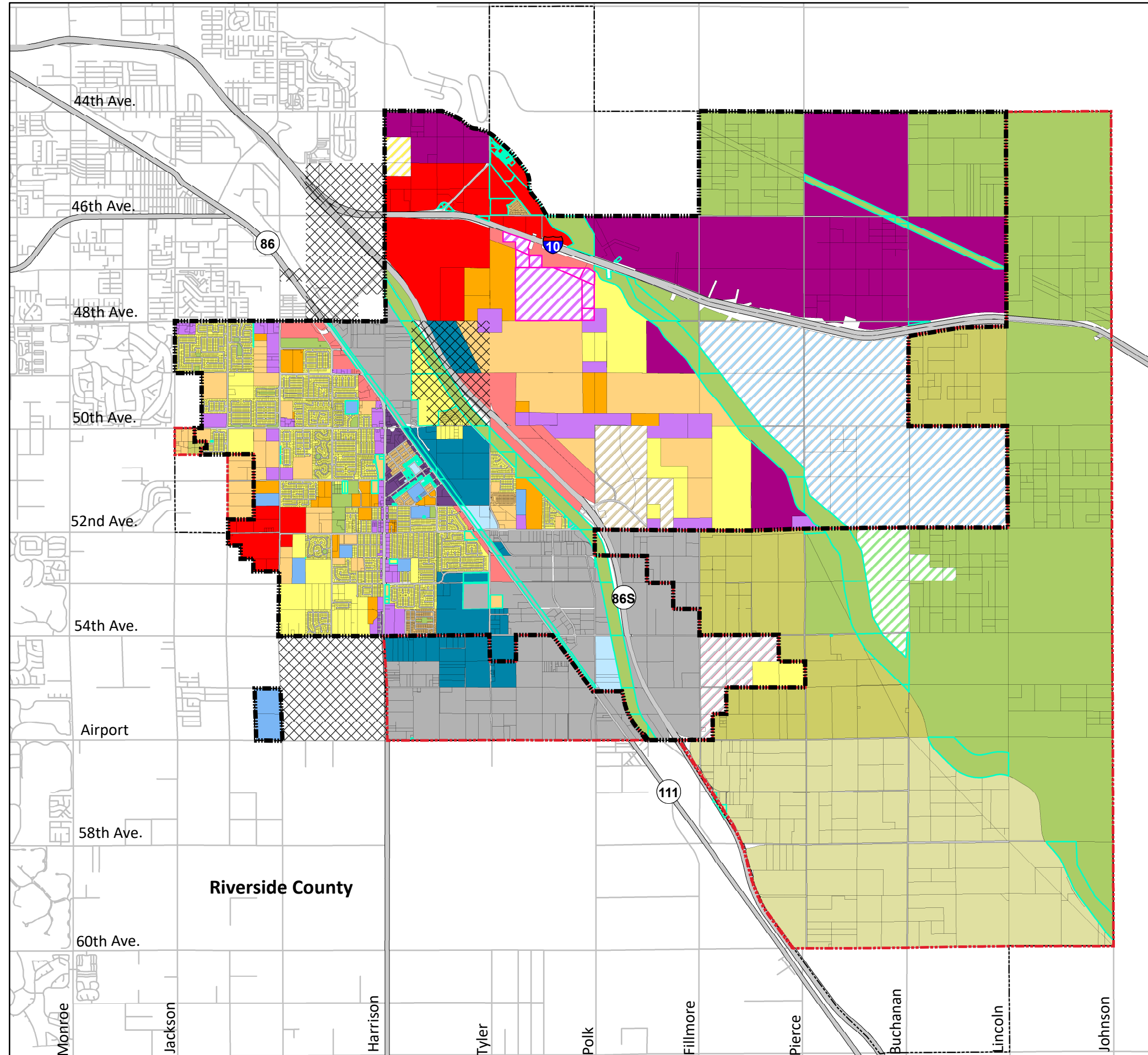


APN Map

(Request to leave APN 612-250-008,-010,-011, and -012 as G-N)



General Plan Land Use Designations

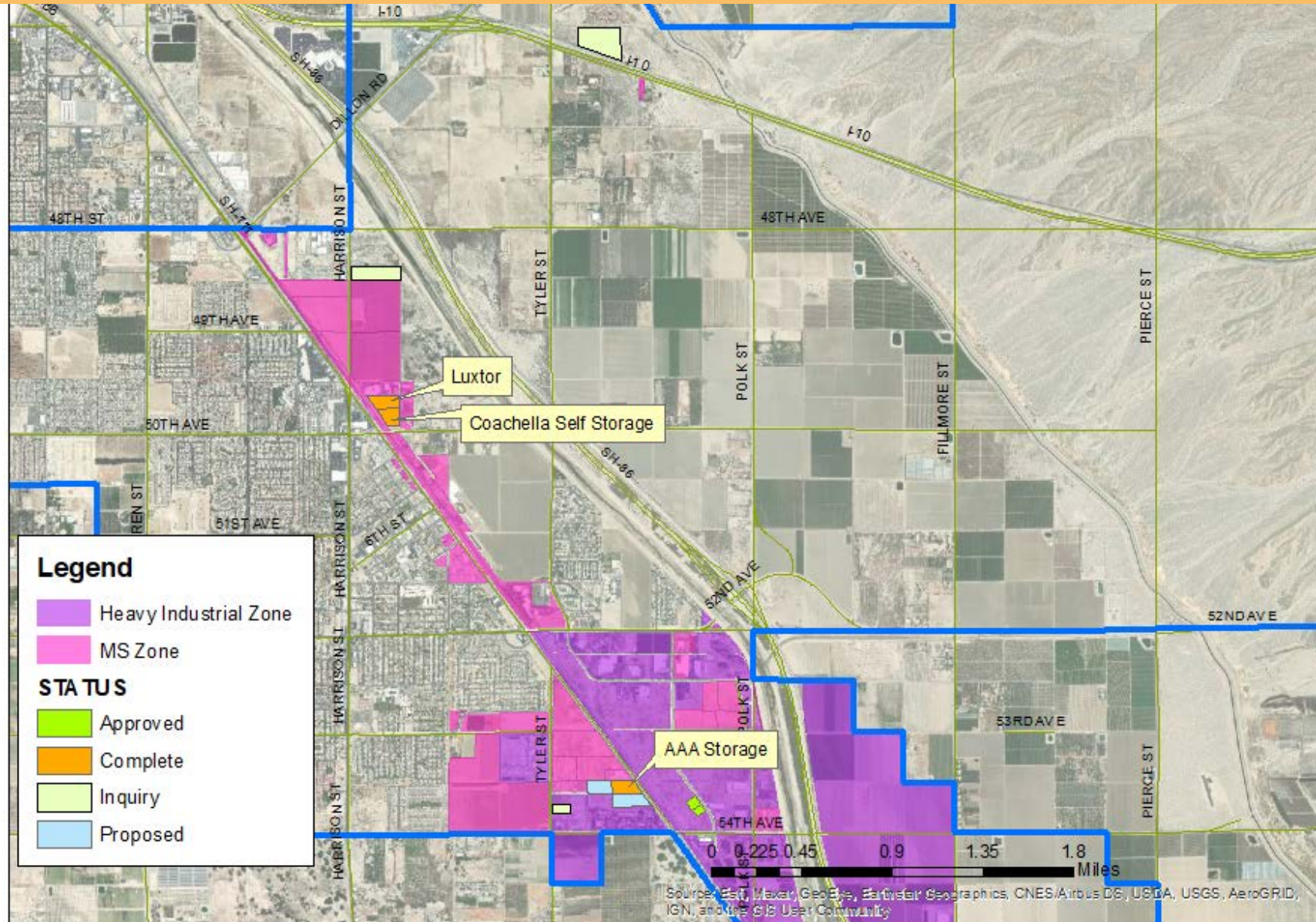


Legend

- | | | | |
|--|--|--|-----------------------------------|
| | City Boundary | | Agricultural Rancho |
| | Sphere of Influence | | Rural Rancho |
| | General Plan Planning Area | | Suburban Neighborhood |
| | Tribal Land | | General Neighborhood |
| | GP Map Cleanup From Previously Adopted GPA | | Urban Neighborhood |
| | General Plan Amendment | | Downtown Transition |
| | | | Downtown Center |
| | | | Neighborhood Center |
| | | | Suburban Retail District |
| | | | Regional Retail District |
| | | | Resort District |
| | | | Open Space |
| | | | Public Facilities |
| | | | School |
| | | | Urban Employment |
| | | | Industrial District |
| | | | Brandenburg Butters Specific Plan |
| | | | Coachella Vineyards Specific Plan |
| | | | Eagle Falls Specific Plan |
| | | | La Entrada Specific Plan |
| | | | Philips Ranch Specific Plan |
| | | | Vista del Agua Specific Plan |

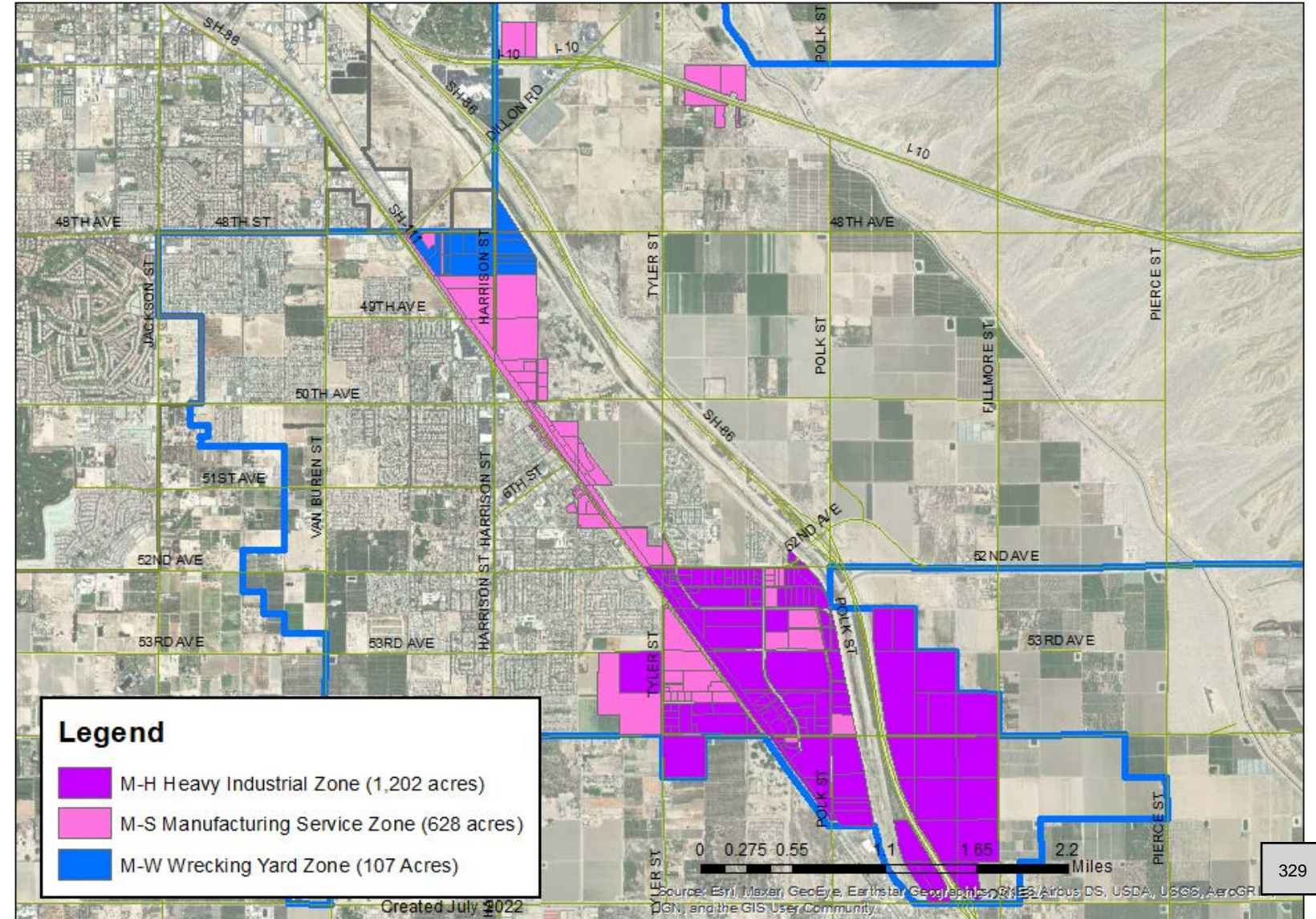


RV AND MINISTORAGE REQUESTS



PERMITTED ZONING DISTRICTS WITH CUP

- Heavy Industrial Zone
 - 1,202 Acres
- Manufacturing Zone
 - 628 Acres
- Wrecking Yard Zone
 - 107 Acres
- Total Permitted Areas
 - 1,937 acres
- 15% Total Area = 290 Acres
- Complete or Proposed
 - 62 Acres or 3% of Area



DEVELOPMENT SERVICES TENTATIVE FUTURE AGENDA 2023

Item 5.

06/07/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH - Monarca Salon Studio – Conditional Use Permit No. 365 to allow beauty salon studios at a 5,460 sq. ft. existing commercial building located at 84090 Avenue 50 in the C-G (General Commercial) zone. Humberto Cortez (Applicant). (Lara)
- PH - Objective Design Standards - Zoning Ordinance Amendment (ZOA) No. 22-04 Adoption of objective design standards for multi-family residential development. (City-Initiated) (Perez) (Continuance to June 21, 2023)
- PH - ZOA 22-03, GPA No. 23-02, EA No. 23-02 - Zoning Consistency Update an update of the Citywide Zoning Map and Coachella Municipal Code Zoning Ordinance for consistency with the City of Coachella General Plan adopted in 2015. The effort includes establishment of new Zoning Districts and standards as identified in the City of Coachella General Plan for consistency with General Plan land use designations. The project also includes minor clean up items to the Coachella General Plan and General Plan Map to resolve errors, oversights, and inconsistencies. (Perez)

06/14/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- PH - Special Election and Canvassing of Results for Authorization to Levy a Special Tax Within Annexation Area No. 35 (Tripoli Apartments)
- New Business – Resident Engagement Academy (Fernandez)

06/21/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH – Coachella Airport Business Park - Haagen Co., LLC, is proposing to develop the Coachella Airport Business Park, a mixed-use business park development which includes warehouse space, commercial cannabis-related uses, small businesses, self- and vehicle-storage, a drive thru restaurant and service station/mini mart-related land uses, and an electric substation for Imperial Irrigation District with total building areas of 624,150 sq. ft. located at the Northwest corner of the intersection of State route 86 (SR-86) and Airport Boulevard in the City of Coachella. (Continued from May 18, 2023)
- PH - Objective Design Standards - Zoning Ordinance Amendment (ZOA) No. 22-04 Adoption of objective design standards for multi-family residential development. (City-Initiated) (Perez) (Continuance to June 21, 2023)
- PH – General Plan Amendment No. 23-03 for General Plan Planning Areas (Perez)

06/21/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

-

07/05/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH – 6th Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6th Cycle Housing Element and adoption of a Negative Declaration. (Perez)
- Non-hearing – Citywide Wireless Telecommunications Facility compliance update (Fernandez)

<p>07/12/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M</p> <ul style="list-style-type: none">• PH - <u>Objective Design Standards - Zoning Ordinance Amendment (ZOA) No. 22-04</u> Adoption of objective design standards for multi-family residential development. (City-Initiated)
<p>07/19/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.</p>
<p>07/26/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M</p> <ul style="list-style-type: none">• PH – <u>6th Cycle Housing Element - GPA No. 21-02, EA No. 22-03</u> consideration by the Planning Commission of the City of Coachella 6th Cycle Housing Element and adoption of a Negative Declaration. (Perez)• PH –<u>ZOA 22-03, GPA No. 23-02, EA No. 23-02 - Zoning Consistency Update</u> an update of the Citywide Zoning Map and Coachella Municipal Code Zoning Ordinance for consistency with the City of Coachella General Plan adopted in 2015. The effort includes establishment of new Zoning Districts and standards as identified in the City of Coachella General Plan for consistency with General Plan land use designations. The project also includes minor clean up items to the Coachella General Plan and General Plan Map to resolve errors, oversights, and inconsistencies. (Perez)
<p>08/02/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M. (CANCELLED)</p>