



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 17, 2020
6:00 PM

PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION. YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY.

MATERIAL MAY BE EMAILED TO LLOPEZ@COACHELLA.ORG AND YBECERRIL@COACHELLA.ORG.

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD. YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 NO LATER THAN 4:00 P.M. TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

THE PUBLIC SHALL HAVE ACCESS TO WATCH THE MEETING LIVE USING THIS LINK ONLINE:

[HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCKPuWs9D2BbIIWtIpHU_X0A/](https://www.youtube.com/channel/UCKPuWs9D2BbIIWtIpHU_X0A/)

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:

[Minutes](#) for the Planning Commission of May 20th, 2020.

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:

2. Request for Retroactive 24-month Time Extension for Conditional Use Permit (CUP 289) and Variance (VAR 17-05) to allow the phased development of a 91,948 sq. ft. Cannabis Cultivation Facility, including an interim use facility, on a partially-developed 6.48 acre site in the M-W (Wrecking Yard) zone located at 84-805 Avenue 48 (APN: 603-232-026 and 603-232-028).

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Ordinance No. 1143(a) Amending Change of Zone No. 18-10 by adding a minimum residential density of 20 units per acre in the RM (General) and RM (Urban) zoning district designators for approximately 72.6 acres of vacant agricultural land generally located south of Avenue 50, west of Tyler Street, approximately ¼ mile north of Avenue 52. City-Initiated.

INFORMATIONAL:

ADJOURNMENT:

Complete Agenda Packets are available for public inspection in the Planning 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



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53-990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 20, 2020
6:00 PM

NOTICE IS HEREBY GIVEN THAT:

1. Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location. You may submit your public comments to the Planning Commission electronically.

Material may be emailed to LLopez@coachella.org and ybecerril@coachella.org.

Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record. You may provide telephonic comments by calling the Planning Department at (760)-398-3102 no later than 4:00 p.m. to be added to the public comment queue. At the appropriate time, you will be called so that you may provide your public testimony to the Planning Commission.

The public shall have access to watch the meeting live using this link online:

https://www.youtube.com/channel/UCKPuWs9D2BbIIWtIpHU_X0A/

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:06 p.m. from a live meeting broadcasted at the Coachella Civic Center at by Chair Soliz.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chair Soliz.

ROLL CALL:

Present: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

Absent: Alternate Commissioner Leal.

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.”

Motion to Approve the Agenda was made by Chair Soliz then approved unanimously via a voice vote by the Planning Commission.

APPROVAL OF THE MINUTES:

1. Minutes PC Meeting April 15th, 2020.

Planning Commission Minutes for the Meeting of April 15th, 2020.

Motion to approve the Minutes for the April 15th, 2020 Planning Commission Meeting.

Made by: Commissioner Gonzalez.

Second by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Leal.

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.”

None.

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 at the Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

Public comments opened at 6:09 p.m. by Chair Soliz.

Public comments closed at 6:11 p.m. by Chair Soliz.

Motion to Move Non-Hearing Item 2. For the next Planning Commission Meeting, date to be determined and provide a list of proposed names to the commission. Item 2. Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 at the Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

Made by: Chair Soliz.

Seconded by: Commissioner Huazano.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Leal.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Resolution No. PC2020-05 and Resolution No. PC2020-06 approving Conditional Use Permit 320 and Variance No. 20-01 regarding the "Ink Devotion" Tattoo Studio located at 48-975 Grapefruit Boulevard, Suite #4.

Public comments opened at 6:40 p.m. by Chair Soliz.

1. Kenny Vargas, applicant.

Public comments closed at 6:42 p.m. by Chair Soliz.

Motion to Approve Item 3. Resolution No. PC2020-05 and Resolution No. PC2020-06 approving Conditional Use Permit 320 and Variance No. 20-01 regarding the "Ink Devotion" Tattoo Studio located at 48-975 Grapefruit Boulevard, Suite #4.

Made by: Chair Soliz.

Seconded by: Vice Chair Virgen.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Leal.

INFORMATIONAL:

City Hall will be closed for Memorial Day per Luis Lopez.

There may be no Planning Commission Meeting on June 3rd per Luis Lopez.

ADJOURNMENT:

Meeting adjourned at 7:33 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril
Planning Secretary

*Complete Agenda Packets are available for public inspection in the
Planning 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
6/17/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Request for Retroactive 24-month Time Extension for Conditional Use Permit (CUP 289) and Variance (VAR 17-05) to allow the phased development of a 91,948 sq. ft. Cannabis Cultivation Facility, including an interim use facility, on a partially-developed 6.48 acre site in the M-W (Wrecking Yard) zone located at 84-805 Avenue 48 (APN: 603-232-026 and 603-232-028).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission grant a retroactive 24-month time extension for CUP 289 and Variance No. 17-05 to allow the phased development of a new 91,948 sq. ft. cannabis cultivation facility in the M-W (Wrecking Yard) zone located at 84-805 Avenue 48. Gartik Corp. / D9 Manufacturing, Inc., Applicant.

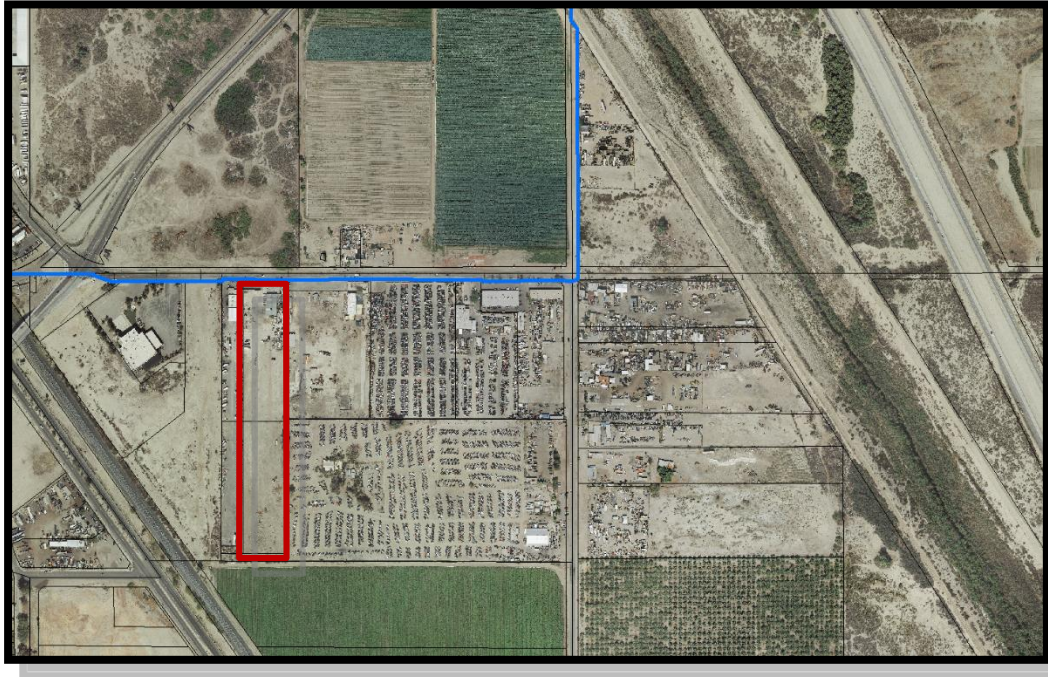
BACKGROUND:

On November 1, 2017 the Planning Commission approved the Coachella Brands Project, including the adoption of a Mitigated Negative Declaration, approval of Conditional Use Permit (CUP 289), and Variance (V 17-05) to allow a 91,948 sq. ft. Cannabis Cultivation Facility, including an Interim Use Facility on a partially-developed 6.48 acre site in the M-W (Wrecking Yard) zone located at 84-805 Avenue 48.

DISCUSSION/ANALYSIS:

The Coachella Brands Cannabis Cultivation Facility was a auto wrecking facility that was entitled by an applicant that held that held a master ground lease on the property to convert the auto wrecking facility into a phased cannabis cultivation industrial park. This master ground lease has been sold twice since the project was first approved and established through CUP No. 289 in early 2018. There are currently two cannabis manufacturing and distribution licensees operating out of the interim use facility. These businesses were permitted by the City to be established within the existing 7,500 sq. ft. metal building near the front of the site, and in freestanding cargo container laboratories and offices that have been operating in the open paved areas of the northwesterly front portion of the site.

The subject site is a narrow and very deep parcel as shown on the aerial photos below.



As approved through AR 17-11 (previously approved on August 30, 2017), the build out of the project consists of demolition of the existing 7,500 square foot metal building and fencing along the front portion of the site, and the phased development of a new 91,948 square foot commercial

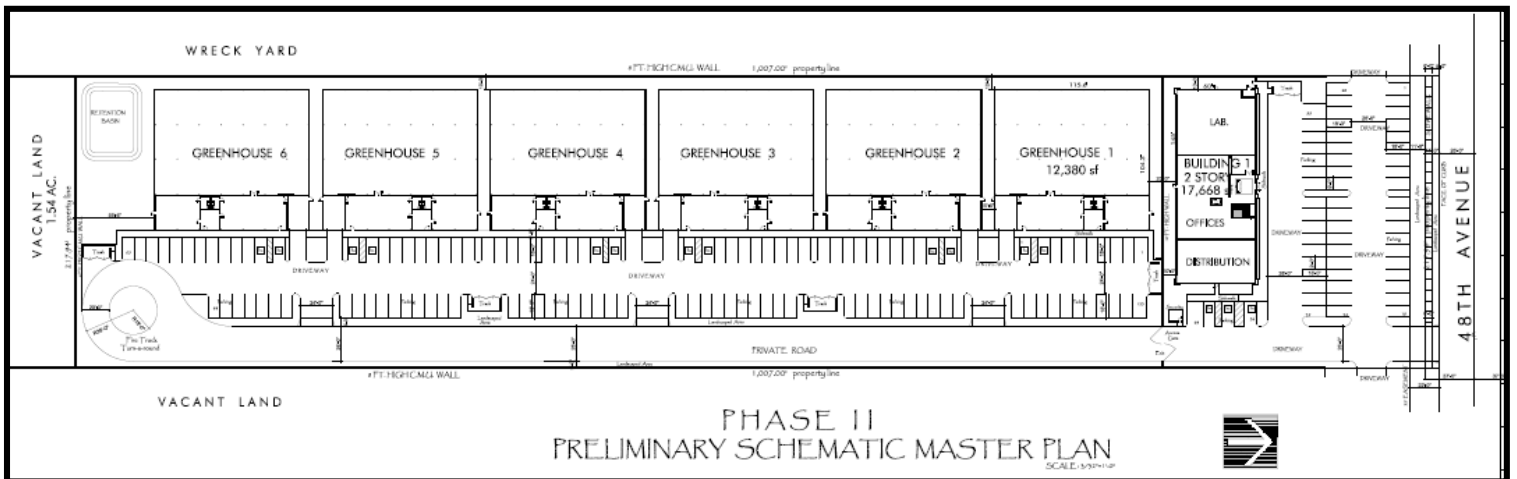
cannabis cultivation facility on the northerly 5-acre portion of the site. The Interim Use Facility was to be established as part of the first phases of grading and pre-construction on the site in order to establish temporary cannabis related businesses.

The site consists of two lots (north half, and south half of the site) having a combined lot area of 6.48 acres with a width of 218 feet and a depth of 1,294 feet. At buildout, the industrial facility was approved as follows:

One (1) two-story office/distribution/laboratory building totaling 17,668 square feet including an observation deck with shade structures above the second floor, facing Avenue 48 and including 59 parking spaces in front of the gated entry to the rear portion of the site.

Six (6) industrial greenhouse structures with metal paneling and parapet roof structures totaling 12, 380 square feet each, behind the gated entry to the rear, and including 123 parking spaces behind the gated entry.

The original applicant, Richard O'Connor, applied for Conditional Use Permit No. 289 to allow the cannabis cultivation facility. Additionally, a Variance to allow a cannabis cultivation facility on a site having less than 250 feet of street frontage was granted. The site plan below shows the build-out scenario (Phase 2) of the project:

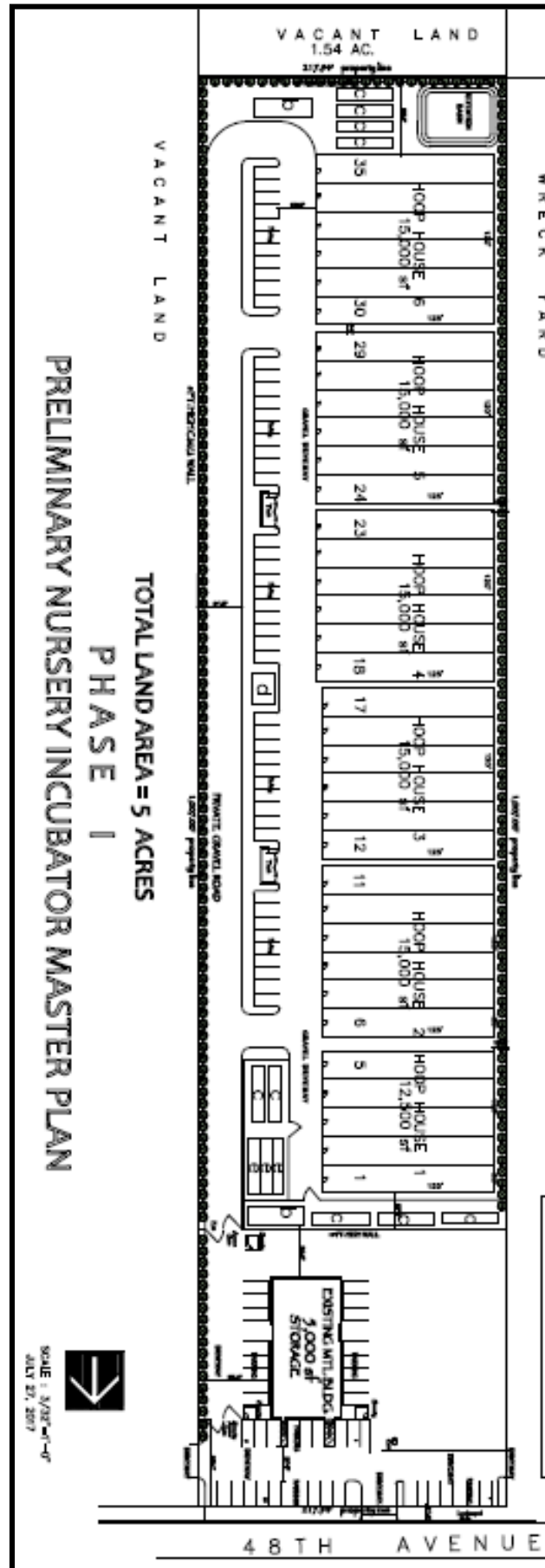


Interim Use Facility:

As previously stated, the project was approved with a temporary “interim use facility” as part of the first phase of the project that would be in operation during the construction phases of the permanent facility, as shown on the exhibit to the right.

The interim use facility was to include temporary “nursery incubator” spaces for new cannabis cultivators and manufacturers. Due to Imperial Irrigation District’s inability to deliver power in a timely manner, the use of temporary greenhouses was to reduce the need for electrical power. However, this interim use facility was not executed for any cannabis cultivators, and there are only two cannabis manufacturing (laboratories) on the site.

Over the past three years, the prior owners and their lessees have obtained building permits to convert the existing 7,500 sq. ft. metal building into a cannabis manufacturing facility (extraction laboratory) and a distribution office use. Additionally, the current owners, Gartik Corp/D9 Manufacturing Inc., have established a freestanding cannabis manufacturing facility and office uses in metal containers that are located within a fenced /paved area at the northwest portion of the site. The owners recently were able to obtain temporary power from an adjoining neighbor and eliminate the use of generators.



The photographs below show the site conditions as they existed in 2017:



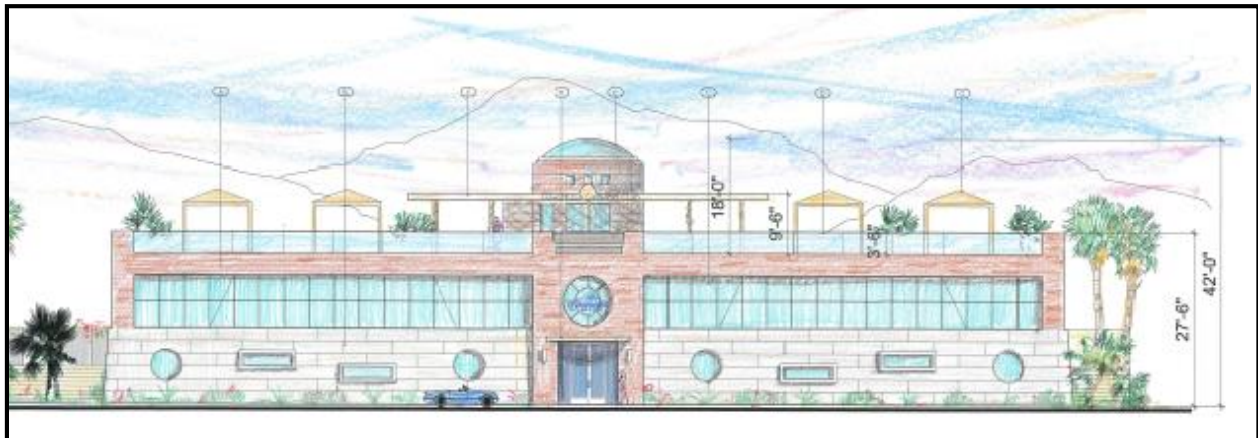


The photograph below shows the street view as it currently exists with the interim use facility.



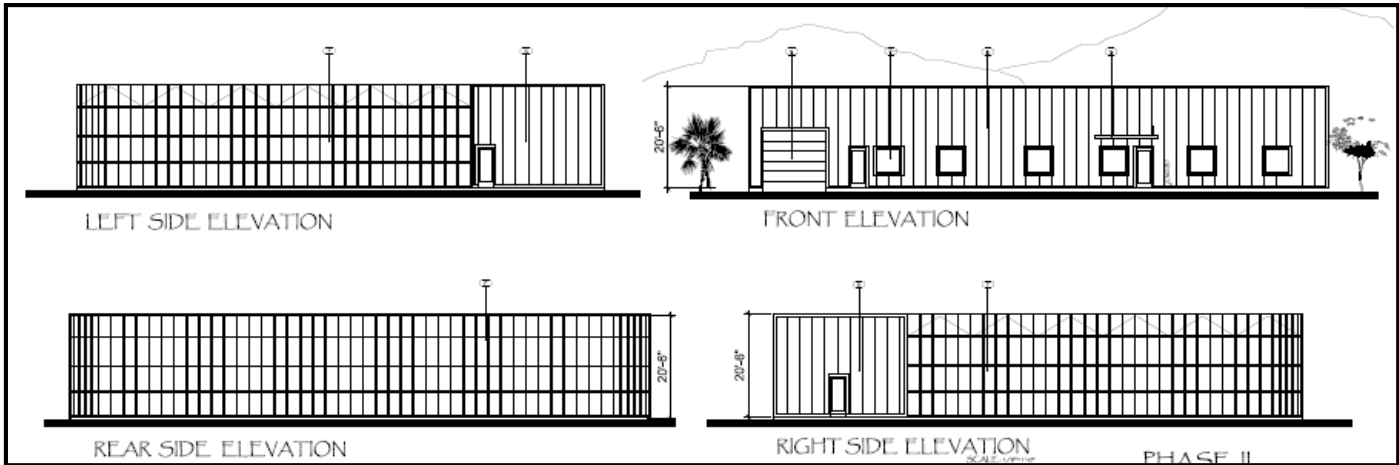
Architectural Theming:

The proposed architectural theming for the permanent facility were approved by the Commission on August 30, 2017 (AR 17-11) and are included herein for informational purposes. The front building is a contemporary steel-frame, two-story office/lab building with a roof deck on the 3rd level. This building has a modernistic style of architecture using a combination of concrete/aluminum wrapped panels on the ground floor, and wood siding accent paneling on the second floor. The ground floor will have a tapered finish giving it an angled wall plane. The windows are a combination of “circle windows” and “rectangular windows” on the ground floor, and floor-to-ceiling glazing on the second floor. The architectural detailing is consistent generally on all four sides of the building. The front façade will have a central tower element that protrudes into the 3rd level deck with a staircase, and several shade structures on the roof deck. The proposed architectural building elevations and artist renderings of the front building are shown below:





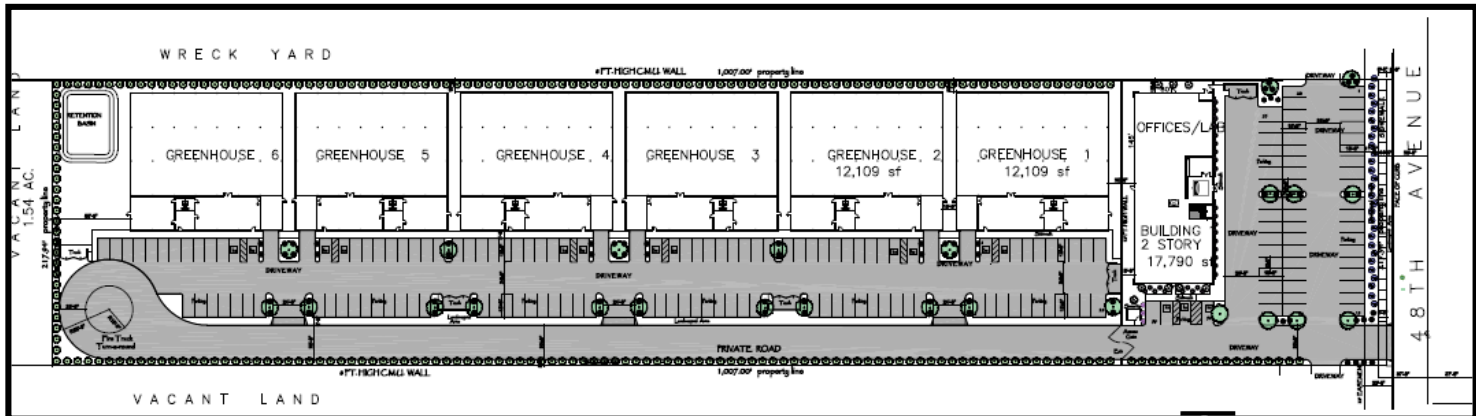
The architecture of the five cultivation/greenhouse/industrial buildings is a prefabricated paneling structure with a continuous “parapet roof” wall using a combination of aluminum composite paneling on the fronts, and a “dark storefront glazing” parapet around the sides and rear portion of the buildings. While the roof system is a greenhouse type with a series of “A-Frames”, the continuous parapet walls around the cultivation buildings will completely screen the greenhouse roof structure from view off the premises. The elevation drawings and artist renderings for the cultivation greenhouses are shown below.

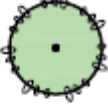






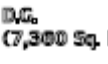




Landscaping:

Conceptual landscaping for Coachella Brands Cannabis Cultivation project was approved by the Planning Commission on August 30, 2017 and are included herein for informational purposes. The project will provide an 11-foot planter with street trees along the street property line and a security fence behind the 2-story office/lab building to create an open parking area in the front. The perimeter plantings and parking lot plantings show minimum compliance with the City's parking lot landscaping regulations. Conceptual plans show Willow Acacia trees, Mexican Fan Palm, and a Ficus benjamina hedge along the entire western and southern boundaries of the cultivation buildings. Shrubs include use of Texas Ranger, Desert Spoon, Cleveland Sage, and Trailing Lantana in the planter beds. All planter beds will be finished with decomposed granite fines. Final landscaping plans will be submitted and approved prior to the issuance of a building permit for the project. The conceptual landscape plans and planting legend are depicted below.



SYMBOL	GTY.	PLANT NAME	SIZE	COMMENTS
TREES				
	244	Ficus benjamina Weeping Chinese Banyan	24" BOX	
	25	Acacia salicina Willow Acacia	24" BOX	
PALMS		PLANT NAME	SIZE	COMMENTS
	8	Washingtonia robusta Mexican Fan Palm	See Plan	
SHRUBS		PLANT NAME	SIZE	COMMENTS
	28	Leucophyllum Langmaniae 'Palo Verde' Texas Ranger	5 GAL	
	72	Dasylirion wheeleri Desert Spoon	5 GAL	
	31	Salvia clevelandii Cleveland Sage	1 GAL	
	8	Lantana montevidensis White Trailing Lantana	1 GAL	
GROUNDCOVER		PLANT NAME	SIZE	COMMENTS
		Mojave Gold Grevel	3/8" minus w/ 11% fines wetbed/compacted to a final 2" Depth	

ENVIRONMENTAL REVIEW:

The Planning Commission adopted a Mitigated Negative Declaration for the the Coachella Brands project pursuant to the California Environmental Quality Act Guidelines Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it was determined that the project would not have a significant impact on the environment. The CEQA mitigation measures, are included in the project's conditions of approval. As such, no additional environmental review is required for the time extension.

TIME EXTENSION REQUEST:

The applicant and current master ground lease holder, Gartik Corp. / D-9 Manufacturing, Inc. has indicated that they recently finalized construction drawings for the first phase of development of the permanent cannabis cultivation facility and will be submitting plans to the City and Fire Marshal for review.

The main reason for construction delays has been the lack of available electrical power, and IID's inability to serve the power needs of the future businesses in this sector. As such, the interim use facility has operated for longer than anticipated on the subject site. The owners have further stated that they will be pursuing an Amendment to CUP 289 and AR 17-11 in order to change the architectural design of the main building. Gartik Corp. and D-9 Manufacturing, Inc. currently operate a state-of-the art laboratory and research / development facility at the subject site. They have secured substantial business investments to grow their business, as evidenced with the growth of their laboratory over the past 12 months. Recently, they purchased temporary power from the "Desert Rock 4" cannabis cultivation industrial park who had the very first IID will serve letter in this location.

The City's Municipal Code allows up to three 12-month time extensions on CUP's and Variance, and these can be granted retro-actively. Staff is confident that the new owner/applicants can successfully begin development of this project.

CONCLUSIONS AND RECOMMENDATIONS:

Based on the discussion above, staff finds that the project is in keeping with the goals and objectives of the City's General Plan, including policies the creation of new industrial park developments (Land Use & Community Character) and for continued economic development and jobs creation. Due to the unusual delays in getting electrical power to the Wrecking Yard zone, staff recommends that the Planning Commission grant a retroactive 24-month time extension for CUP No. 289 and Variance No. 17-05, making the new expiration date November 1, 2020.

Attachments: Owner's Time Extension Request

From: Russell A Stamm <russ@azvector.com>
Sent: Tuesday, June 9, 2020 6:39 PM
To: Luis Lopez <llopez@coachella.org>; Michael Kaplan <kappy71040@gmail.com>
Cc: Raskin Ferrel <fhraskin@gmail.com>; Bill Pattison <bpattison@coachella.org>; Stephen Goodfriend <stephen@d9mfg.com>; Kevin Pachacki <kc@d9mfg.com>
Subject: RE: CUP

Hi Luis,

Thank you for your quick response regarding our CUP 289. We are requesting an extension due to time constraints bringing more electrical power to the site. Also, the Covid -19 pandemic has caused us delays in the supply chain for our new construction and development, as well as for current product production.

On another note we'd like to inform you that we have finally finished our complete set of plans for our expansion of our new commercial scale pesticide remediation and purification facility. We have already scheduled a meeting this Friday with Cal/Fire for a preliminary review of the project. We are very excited to finally be at the precipice of bringing this concept to reality and are anxious to share all the plans with you and the city.

We would like to request that the extension on the CUP be put in the name of Gartik Corp./D9 Manufacturing, Inc. to match our current state and city licensing permits. We appreciate the continued cooperation and support that you and the entire City of Coachella have given us throughout the years.

Best Regards,
GARTIK CORP./D9 MANUFACTURING, INC.

Russell A. Stamm
602-499-3810
russ@d9mfg.com

Ferrel H. Raskin
602-469-3333
fraskin@d9mfg.com



STAFF REPORT
6/17/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1143(a) Amending Change of Zone No. 18-10 by adding a minimum residential density of 20 units per acre in the RM (General) and RM (Urban) zoning district designators for approximately 72.6 acres of vacant agricultural land generally located south of Avenue 50, west of Tyler Street, approximately ¼ mile north of Avenue 52. City-Initiated.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, take any testimony, and vote to make a recommendation to the City Council to approve the attached draft Ordinance No. 1143(a) amending Change of Zone No. 18-10.

BACKGROUND:

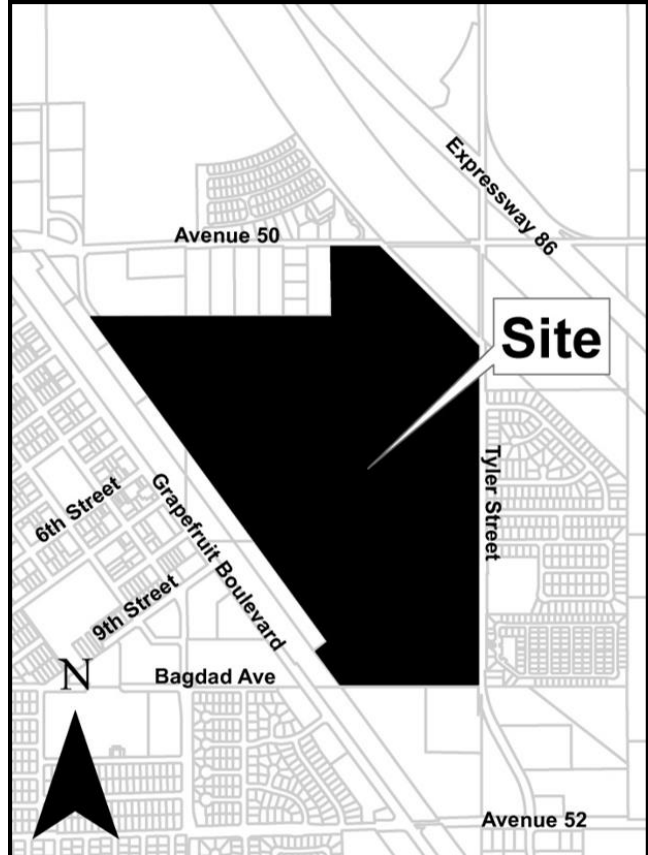
On October 2, 2019 the Planning Commission reviewed an Environmental Assessment (EA 18-04) and Change of Zone (CZ 18-10) that created a conceptual land use plan for the “Zona Central” project, including new streets, open space, and a mixture of residential, neighborhood commercial, and light industrial uses on approximately 206 acres of vacant/agricultural land located on the south side of Avenue 50, west of Tyler Street, and north of Avenue 52. The City Council took final action on the Change of Zone (Ordinance No. 1143) on November 13, 2019.

DISCUSSION/ANALYSIS:

The City of Coachella initiated Change of Zone No. 18-10 at the request of the State of California – Department of Housing and Community Development (HCD) pursuant to a mandatory re-zoning effort called out in the City’s Housing Element. The change of zone’s main purpose was to create additional “development ready” multifamily residential zoning to accommodate the City’s Regional Housing Needs Allocation (RHNA) from the 4th Cycle carryover which was required to be completed as part of the City’s 2013-2021 Housing Element.

The approved “Zona Central” project accommodated a total of 1966 new dwelling units within the RM (Multifamily Residential) zoning districts, comprising approximately 72.6 acres within the overall project.

The “Zona Central” project site is envisioned to create a new urban community on the 206 acres located on the south side of Avenue 50, west of Tyler Street, that would be in full compliance with the General Plan’s “Land The Sub-Area 6 policies of the General Plan allow for a combination of districts that include elements of both urban employment and high-density residential uses. Prior to the approval of this Change of Zone (CZ 18-10), the project site contained only two zoning districts: M-S (Manufacturing Service) and R-S (Single Family Residential). The approved re-zoning project now consists of the following Zoning Districts and respective acreage (see highlighted RM zones which are the subject of this amended ordinance):



- MS-IP; Manufacturing Service – Industrial Park
- C-N; Neighborhood Commercial
- CN-PD; Neighborhood Commercial Planned Development (Mixed Use, Urban Employment Center)
- R-M; Residential, Multi-Family (General Neighborhood)
- R-M; Residential, Multi-Family (Urban Neighborhood)
- O-S; Open Space
- OS-PF; Open Space Public Facilities

Total Project Area	206.2 acres*
MS-IP Zone	35.6 acres*
C-N Zone	13.5 acres*
CN-PD (Mixed Use) Zone	42.6 acres*
R-M (General) Zone	21.2 acres*
R-M (Urban) Zone	51.4 acres*
O-S Zone	8.0 acres*
OS-PF Zone	10.3 acres*
Interior Streets	23.6 acres*

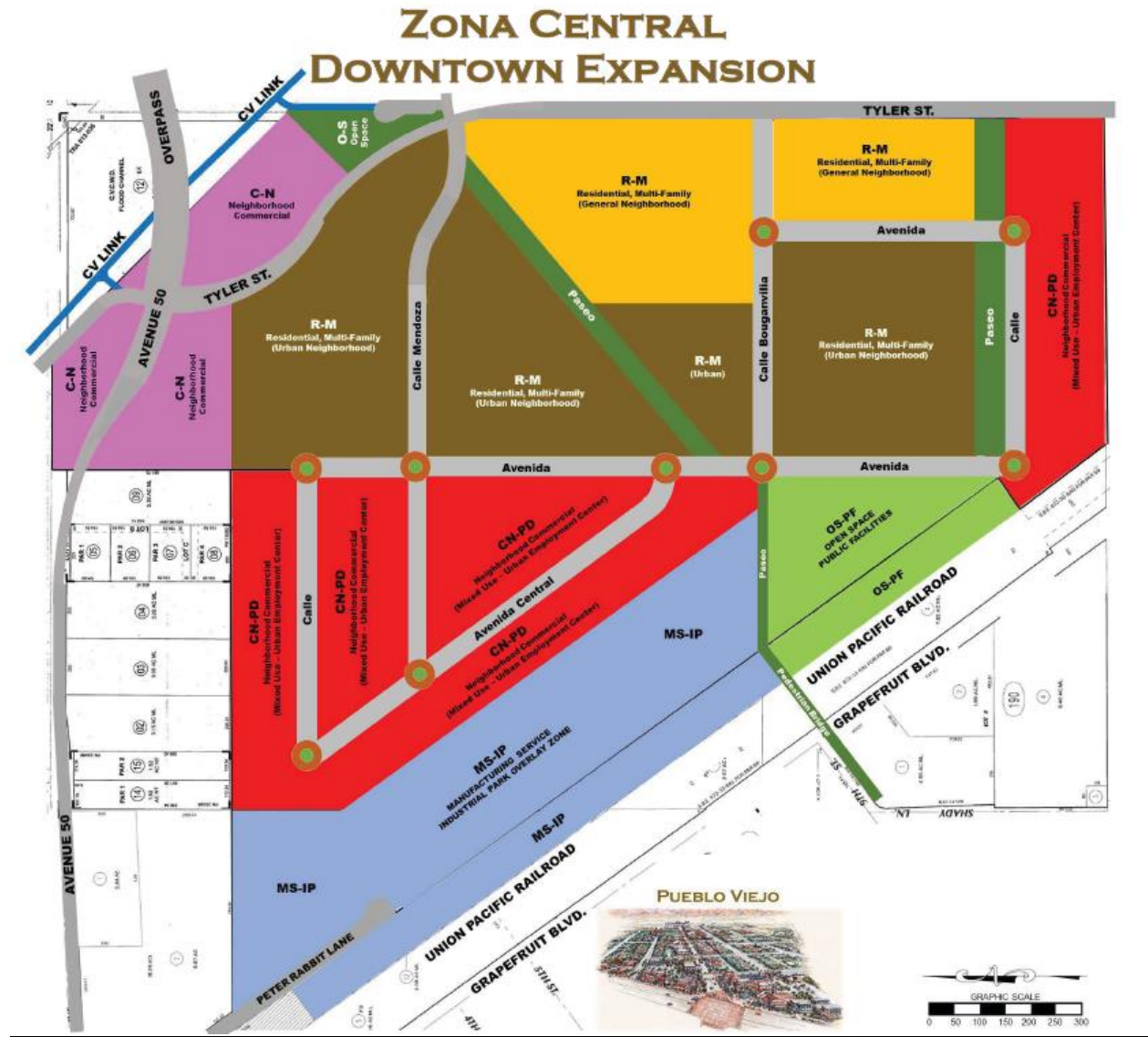
The aerial photograph below shows the “Zona Central” project site.



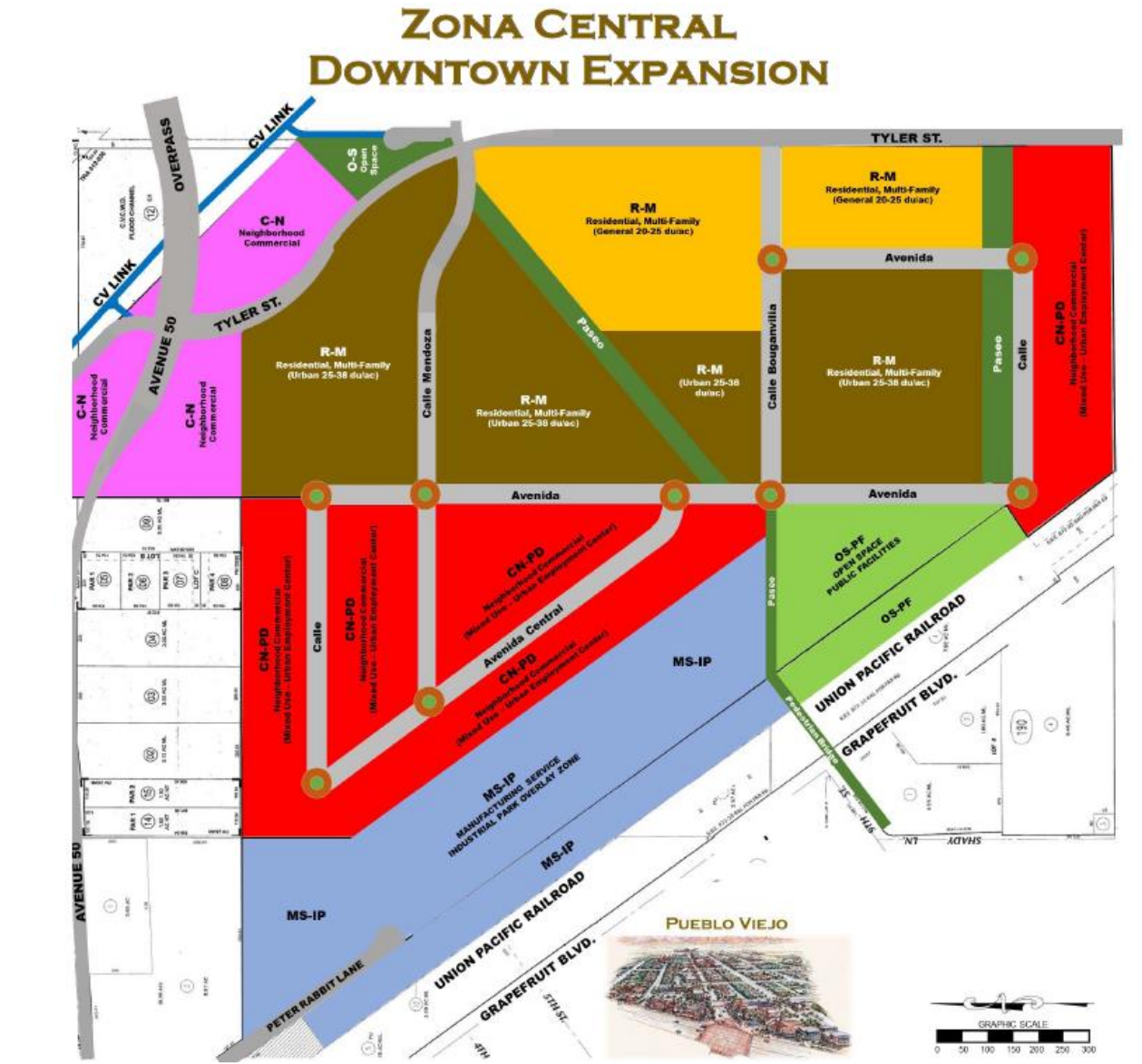
DISCUSSION/ANALYSIS:

Subsequent to the City Council’s final action on Ordinance No. 1143 which approved the change of zone action, staff was notified by HCD that the RM (Multifamily Residential) zoning districts are required by State law to have a “minimum density” of 20 units per acre, and that no additional discretionary actions can be required in order to build at this density. Accordingly, staff is proposing to amend the zoning district designators for the RM (Multifamily Residential) zones to call out the density ranges as shown below.

Change of Zone Exhibit – “BEFORE” Amending Ordinance No. 1143:



Change of Zone Exhibit – “AFTER” Amending Ordinance No. 1143:



As shown above, the change of zone exhibit reflection the “after” condition of Ordinance No. 1143 being amended, includes a density range designator as follows:

- RM – Residential Multifamily (General 20-25 dwelling units per acre)
- RM – Residential Multifamily (Urban 25-38 dwelling units per acre)

When staff prepared the Zona Central land use plan, it was assumed that these zoning districts would generate a total of 1,966 new dwelling units on the RM lots (72.6 acres) which represents the maximum buildout density for both RM districts. The applicable State law that required the City to re-zone properties to comply with our 4th Cycle RNHA carry over, specifically requires that a minimum density of “20 units to the acre” be specified in the zoning district. Section 17.20.030(3) of the Coachella Municipal Code states that the allowable RM zoning density is as follows:

“Multiple-family residential developments shall comply with the allowable density ranges (dwelling units per acre) of the general plan land use designators.”

However, it sets maximum densities for lots under 10,000 square feet. Therefore, a developer could propose a subdivision of lots that results in less than the maximum allowable density. By changing the zoning designation to call out the minimum density as being “20 units per acre” (RM General) and “25 units per acre” (RM Urban) we can avoid this inconsistency with State law.

ALTERNATIVES:

1. Recommend to City Council approval of Ordinance No. 1143(a) as recommended by staff.
2. Recommend to City Council approval of Ordinance No. 1143(a) with modifications.
3. Take no action.
4. Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment: Ordinance No. 1143(a) – 1st Reading

ORDINANCE NO. 1143(a)

AN AMENDMENT TO ORDINANCE NO. 1143 OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING AND CLARIFYING THE CITY-INITIATED CHANGE OF ZONE (CZ 18-10) FOR THE ZONA CENTRAL PROJECT FROM M-S (MANUFACTURING SERVICE) AND R-S (SINGLE FAMILY RESIDENTIAL) TO MIXTURE OF MS-IP (MANUFACTURING SERVICE – INDUSTRIAL PARK), C-N (NEIGHBORHOOD COMMERCIAL), CN-PD (NEIGHBORHOOD COMMERCIAL - PLANNED DEVELOPMENT OVERLAY), R-M (MULTI-FAMILY RESIDENTIAL – GENERAL 20-25 DU/AC), R-M (MULTI-FAMILY RESIDENTIAL – URBAN 25-38 DU/AC), O-S (OPEN SPACE), AND OS-PF (OPEN SPACE - PUBLIC FACILITIES). PETER RABBIT FARMS, OWNER.

WHEREAS, The City of Coachella, Development Services Department initiated and filed an application for Change of Zone 18-10 on approximately 206-acres of land located south of Avenue 50 and west of Tyler Street; Assessor Parcel Numbers 778-030-07, 12, 14; 778-170-10, 11; 778-180-02, 03, 04; and 778-191-01, 02, 03 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-10 on October 2nd, 2019 in the Coachella Permit Center, 53-900 Enterprise Way, Coachella, California; and,

WHEREAS, the landowner and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Proposed Project includes the following requests: Change of Zone (CZ 18-10) to bring properties into full compliance with the General Plan’s “Land Use and Community Character Element”; and

WHEREAS, the General Plan’s Sub-Area 6 policies call for a combination district that includes elements of both employment and residential uses; and

WHEREAS, Prior to the approval of this Change of Zone (CZ 18-10), the project site contains only two zoning districts: M-S (Manufacturing Service) and R-S (Single Family Residential). Neither of these two zones provides the employment flexibility nor the variety of housing types envisioned by the General Plan; and

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

- MS-IP; Manufacturing Service – Industrial Park

- C-N; Neighborhood Commercial
- CN-PD; Neighborhood Commercial Planned Development (Mixed Use, Urban Employment Center)
- R-M; Residential, Multi-Family (General 20-25 du/ac.)
- R-M; Residential, Multi-Family (Urban 25-38 du/ac.)
- O-S; Open Space
- OS-PF; Open Space Public Facilities; and

WHEREAS, the Project is permitted pursuant to Chapter 17.80 of the Coachella Municipal Code, and the attendant application for a Change of Zone to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the City completed Environmental Assessment/Initial Study No. 18- 04 for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and

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

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

WHEREAS, the City Council conducted a duly noticed public hearing on Change of Zone No. 18-01 on October 23, 2019 in the Council Chambers, 1515 Sixth Street, Coachella, California to consider staff recommendations and prior written and oral testimony regarding the project and wherein the public was given an opportunity to testify; and,

WHEREAS, a Negative Declaration was previously prepared and adopted for the Zona Central Project pursuant to the California Environmental Quality Act, as amended; and,

WHEREAS, to meet the State of California, Regional Housing Needs Allocation (RHNA) goals, Multi-Family zones must specify a minimum density of 20 dwelling units per acre as required by California Government Code Section 65583.2(h); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Ordinance No. 1143(a) amending the zoning district designators for Change of Zone 18-10 on June 17, 2020 in the Coachella Permit Center, 53-900 Enterprise Way, Coachella, California; and,

WHEREAS, the City Council conducted a duly noticed public hearing on Ordinance No. 1143(a) amending the zoning district designators for Change of Zone 18-10 on July 8, 2020 in the Coachella City Hall, 1515 6th Street, Coachella, California.

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

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-10 Map marked “Exhibit A” from M-S (Manufacturing Service) and R-S (Single Family Residential) To Mixture MS-IP (Manufacturing Service – Industrial Park), C-N (Neighborhood Commercial), CN-PD (Neighborhood Commercial - Planned Development Overlay), R-M (Multi-Family – General 20-25 du/ac.), R-M (Multi-Family – Urban 25-38 du/ac.), O-S (Open Space), And OS-PF (Open Space - Public Facilities) on approximately 206-acres of land located south of Avenue 50 and west of Tyler Street, with the findings listed below.

Findings for Change of Zone 18-10:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Urban Employment Center land use designation that is more specifically defined under the Subarea 6 – Downtown Expansion policies, that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Urban Employment Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable sections of the General Plan and Section 17.80 of the City of Coachella Municipal Code.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include industrial, commercial, and residential land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.

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

Section 2. SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 3. EFFECTIVE DATE. This ordinance amendment shall take effect immediately following its approval and adoption by the City Council.

Section 4. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance Amendment and shall cause it to be published and circulated in the City of Coachella.

PASSED, APPROVED, and ADOPTED this 8th day of July 2020.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Amendment to Ordinance No 1143(a) was duly and regularly introduced at a meeting of the City Council on the 8th day of July 2020, and that thereafter the said ordinance amendment was duly passed and adopted July 22, 2020.

AYES:

NOES:

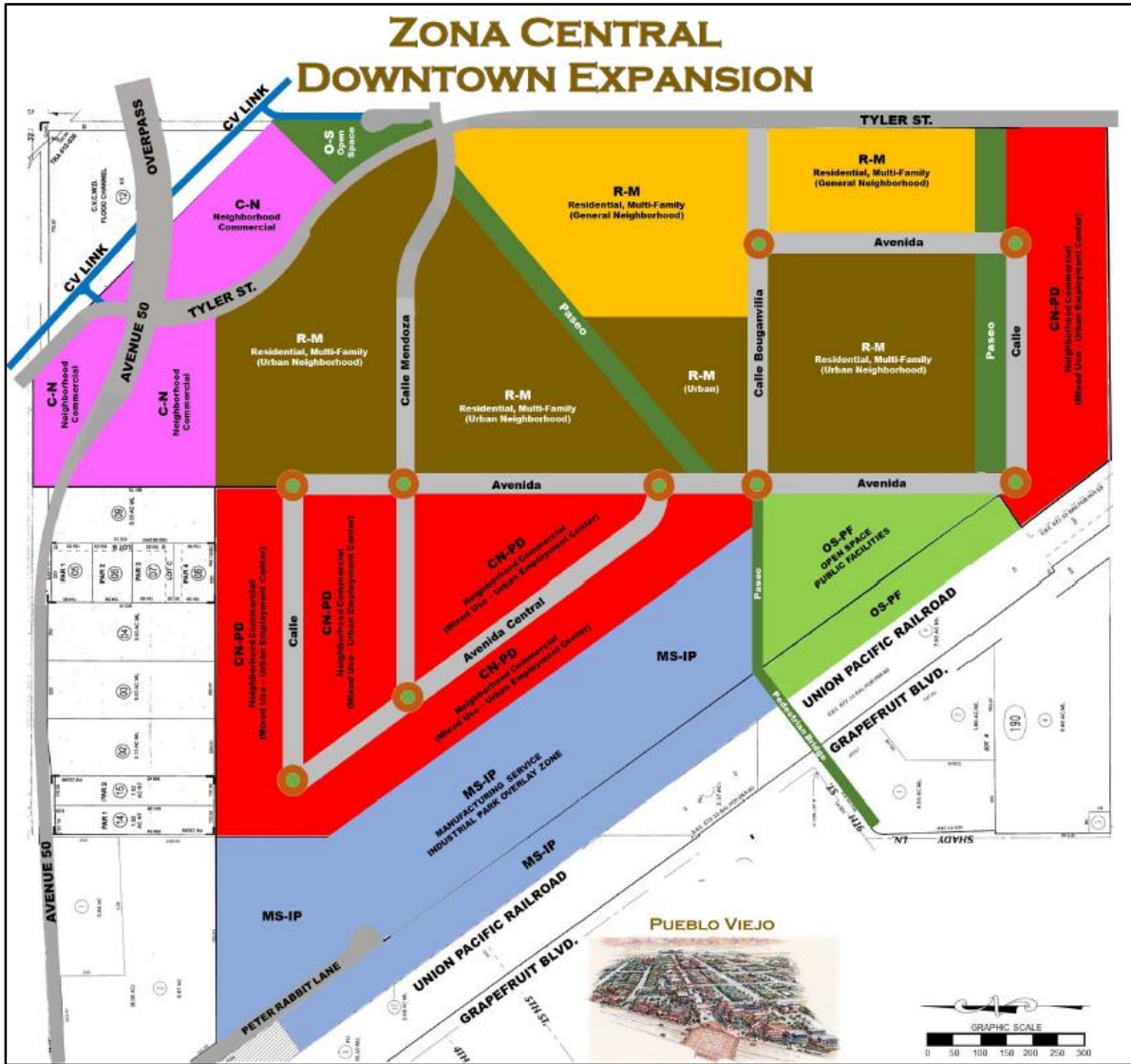
ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“Exhibit A” Change of Zone Exhibits

Existing Zoning: M-S (Manufacturing Service) and R-S (Single Family Residential)



Proposed Zoning: Mixture MS-IP (Manufacturing Service – Industrial Park), C-N (Neighborhood Commercial), CN-PD (Neighborhood Commercial - Planned Development Overlay), R-M (Multi-Family – General 20-25 du/ac.), R-M (Multi-Family– Urban 25-38 du/ac.), O-S (Open Space), And OS-PF (Open Space - Public Facilities).

