



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

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**May 17, 2023**  
6:00 PM

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

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Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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**In writing:**

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

**CALL TO ORDER:**

**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 April 19, 2023
2. Planning Commission Meeting - Minutes May 3, 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):**

3. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03 and Zoning Ordinance Amendment No. 22-03
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.

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



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).

**INFORMATIONAL:**

- 7. Development Services Future Agenda
- 8. Director Comments

**ADJOURNMENT:**

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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# AGENDA

DE UNA REUNIÓN ESPECIAL DE  
LA  
COMISIÓN DE PLANIFICACIÓN  
PLANNING COMMISSION

**17 de Mayo, 2023**  
6:00 PM

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Si desea asistir a la reunión a través de zoom, aquí está el enlace:

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**Código de acceso: 380084**

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

### **En vivo:**

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

### **Por escrito:**

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

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

**LLAMADO AL ORDEN:**

**JURAMENTO A LA BANDERA:**

**PASE DE LISTA:**

**ORDEN DEL DÍA**

**ESPECIAL APROBACIÓN**

**DE LA AGENDA:**

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

**APROBACION DE LAS ACTAS:**

1. Borrador de las Actas de la Comisión de Planificación – 19, de Abril y 3 de Mayo, 2023.

**COMUNICACIONES ESCRITAS:**

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

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

**INFORMES Y SOLICITUDES:**

**PUNTOS QUE NO SON DE AUDIENCIA:**

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

2. Enmienda del Plan General No. 23-02 y Enmienda de la Ordenanza No. 22-03 de Zonificación para el Proyecto de Actualización de Consistencia de Zonificación de la Ciudad de Coachella La Actualización del Código de Zonificación propuesta por la Ciudad enmendaría el Código de Zonificación existente de la Ciudad para implementar el Plan General de la Ciudad 2035 y para promover y mejorar la salud pública, la seguridad y el bienestar de los residentes de la ciudad. Dado que un Código de Zonificación regula, entre otras cosas, el uso del suelo, la densidad, la cobertura de lotes, el tamaño y los retranqueos de lotes, el tamaño de los edificios, el paisajismo y el estacionamiento de una jurisdicción, es el medio para implementar el Plan General de una jurisdicción, que es el documento de política para su futuro crecimiento.

3. La Enmienda al Plan General No. 23-01 y la Evaluación Ambiental 23-01 es una propuesta para enmendar el mapa de Designación de Uso de Terrenos del Plan General para cambiar la designación de Uso de Terrenos del Plan General de un terreno de 38.8 acres ubicado en la esquina sureste de la Avenida 54 y la Calle Tyler (APN#763-260-001) de la designación existente del Centro de Empleo Urbano a la designación del Distrito Industrial. Evaluación Ambiental 23-01 es una propuesta de adición a la Actualización del Plan General EIR en relación con el proyecto propuesto. Mahlon Tobias, Santa Rosa Business Park, LLC (Solicitante).

4. Permiso de Uso Condicional 351 (Enmienda) y Revisión Arquitectónica Núm. 22-04 (Enmienda) para enmendar la Zona Superpuesta PUD (Construcción Planificada de Unidades) en 2.8 acres de propiedad vacante zonificada CG (Comercial General) para el Proyecto de Uso Mixto de Trípoli. El sitio está ubicado en la esquina noreste de Cesar Chavez Street y Bagdad Avenue (APN# 778-081-003 y -001). Antes, Cambio de Zona Núm. 22-01 fue aprobado para facilitar la implementación de las políticas del Plan General para permitir un proyecto residencial multifamiliar de alta densidad de 108 unidades con hasta 50 unidades de vivienda por acre, junto con usos comerciales y un centro de transporte público. Dave Davis, Chelsea Investment Corporation (Solicitante).
5. Parque empresarial del aeropuerto: Cambio de Zona, CZ 20-01, de MH a MS y CG; Mapa Preliminar de parcelas 37921; CUP 324 - para permitir usos comerciales de cannabis; CUP 325 para permitir un restaurante de auto servicio (drive through); CUP 326 para permitir estación de servicio y mini-mart (minimercado); y AR 20-04 para aprobar diseño del sitio, arquitectura y señalización (cartel publicitario). El proyecto incluye 629,000 pies cuadrados de superficie industrial y comercial en varios edificios, así como una futura subestación del Distrito de Irrigación Imperial (IID). El sitio está ubicado en la esquina noroeste de Airport Boulevard y SR 86 (APN# APN 763-330-013, 763-330-018, 763-330-029).

**INFORMATIVO:**

**SE SUSPENDE LA SESIÓN:**

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

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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**April 19, 2023**  
6:00 PM

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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>

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**In writing:**

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

**CALL TO ORDER: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Ramirez

**ROLL CALL:**

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

Commissioners Absent: Commissioner Arvizu.

Staff Present:

- \*Gabriel Perez, Development Services Director.
- \*Eva Lara, Planning Technician.
- \*Anahi Fernandez, Management Analyst.
- \*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 NOMINATE COMISIONER GONZALEZ FOR CHAIRPERSON.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – April 5, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO NOMINATE COMISIONER HERNANDEZ FOR VICE-CHAIRPERSON.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**WRITTEN COMMUNICATIONS:**

None.

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

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

2. Citywide Wireless Telecommunications Facility Communication update.

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

Commissioners requested staff to mail certified letters to notify the operators of Wireless Telecommunication Facilities, that they are not in Compliance and that the sites be brought into compliance.

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

3. AMPM – Type 21 Alcohol Sales Conditional Use Permit No. 364 to allow liquor sales (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store in an existing commercial building located at 48055 Grapefruit Blvd. GSC & Son Corporation (Applicant)

Eva Lara, Planning Technician, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Andrew Simons, City Engineer, made himself available and provided comments.

Public Hearing Opened at 7:07 pm by Chair Gonzalez.

Public Hearing Closed at 7:08 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY VICE CHAIR HERNANDEZ TO APPROVE CONDITIONAL USE PERMIT NO. 364 WITH THE FINDINGS AND CONDITIONS LISTED IN RESOLUTION PC 2023-08 IN ADDITION TO ADDING THE FOLLOWING CONDITION:

13. The applicant shall install a new Street Light to provide lighting for the new sidewalk extension along the frontage of the southeast portion of the commercial center (along Grapefruit Blvd.) of the vacant lot 603-220-057 within 6 months of the approval of CUP 364.



Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Arvizu.

**INFORMATIONAL:**

- Future Agenda will placed in every agenda to inform you of what is coming ahead in the Planning Commission Meetings.

**ADJOURNMENT:** 7:15 P.M.

Respectfully Submitted by,

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

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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**May 3, 2023**  
6:00 PM

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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.

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**CALL TO ORDER: 6:12 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Hernandez

**ROLL CALL:**

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

Staff Present:

- \*Gabriel Perez, Development Services Director.
- \*Eva Lara, Planning Technician.
- \*Anahi Fernandez, Management Analyst.
- \*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.”

**APPROVAL OF THE MINUTES:**

1. Draft Planning Commission Minutes – None.

**WRITTEN COMMUNICATIONS:**

None.

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

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

2. Pueblo Viejo Downtown Parking Survey Update

Eva Lara, Planning Technician, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

The Planning Commissioners either individually or collectively made the following comments regarding the parking survey update:

- Consider parking metering for parking management
- Evaluate feasibility of a parking structure
- Explore opportunities for additional time restricted pick-up parking where appropriate
- Enter into joint agreements or leases with owners of private parking lots to increase parking supply
- One-way traffic options that allow for more on-street parking spaces
- Increase parking supply with perpendicular parking instead of existing parallel parking on 6<sup>th</sup> Street

3. City of Coachella Annual Progress Report (APR) to the California Dept. of Housing Community Development

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

The Planning Commissioners either individually or collectively made the following comments regarding the Annual Progress Report:

- Commissioners made observation of an increase in investor purchases of new homes in the City and expressed concerns on the impact on the opportunities for first time homebuyers.
- Commissioners expressed interest in exploring housing solutions that accommodate both investor and first time homebuyers.

4. Historic Preservation Update – City of Coachella

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

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

None.

**INFORMATIONAL:**

- Development Services Tentative Agenda.

**ADJOURNMENT:** 7:42 P.M.

Respectfully Submitted by,

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

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**STAFF REPORT**  
**5/17/2023**

**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 and Zoning Ordinance Amendment No. 22-03

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**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 of the City of Coachella Municipal 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:

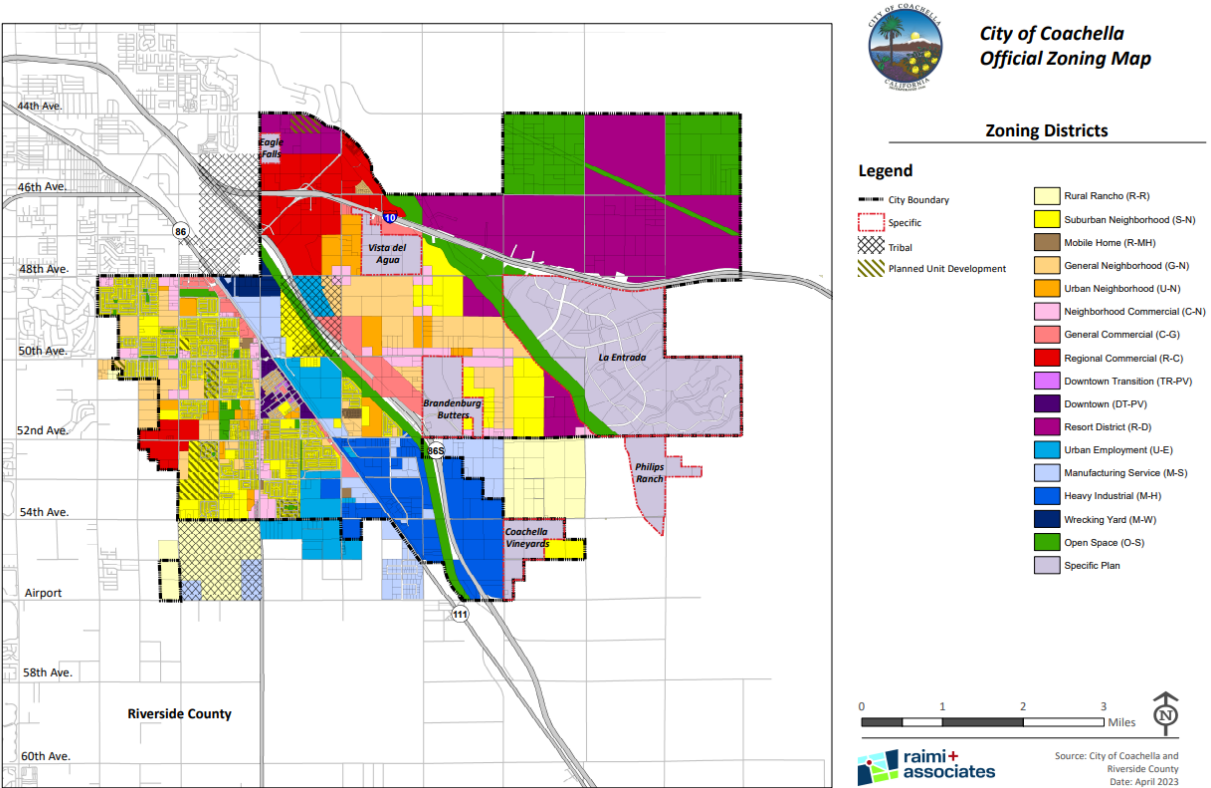
- Reclassify five (5) zones (Agricultural Transition to Rural Rancho, Residential Single Family and 6000 Overlay to Suburban Neighborhood, Residential Multiple Family to General Neighborhood, Tourist Commercial to Regional Commercial Zones)
- Revise eight (8) zones (Agricultural Reserve, Residential 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
<b>Residential Zones</b>						
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
<b>Commercial and Mixed Use Zones</b>						
		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
<b>Industrial and Other Zones</b>						
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 priced 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. Established 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.

- 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.

### **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  
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. Public Comments Letters Received (4)

**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 May 17, 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 17<sup>th</sup> day of May, 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 17<sup>th</sup> day of May, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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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.

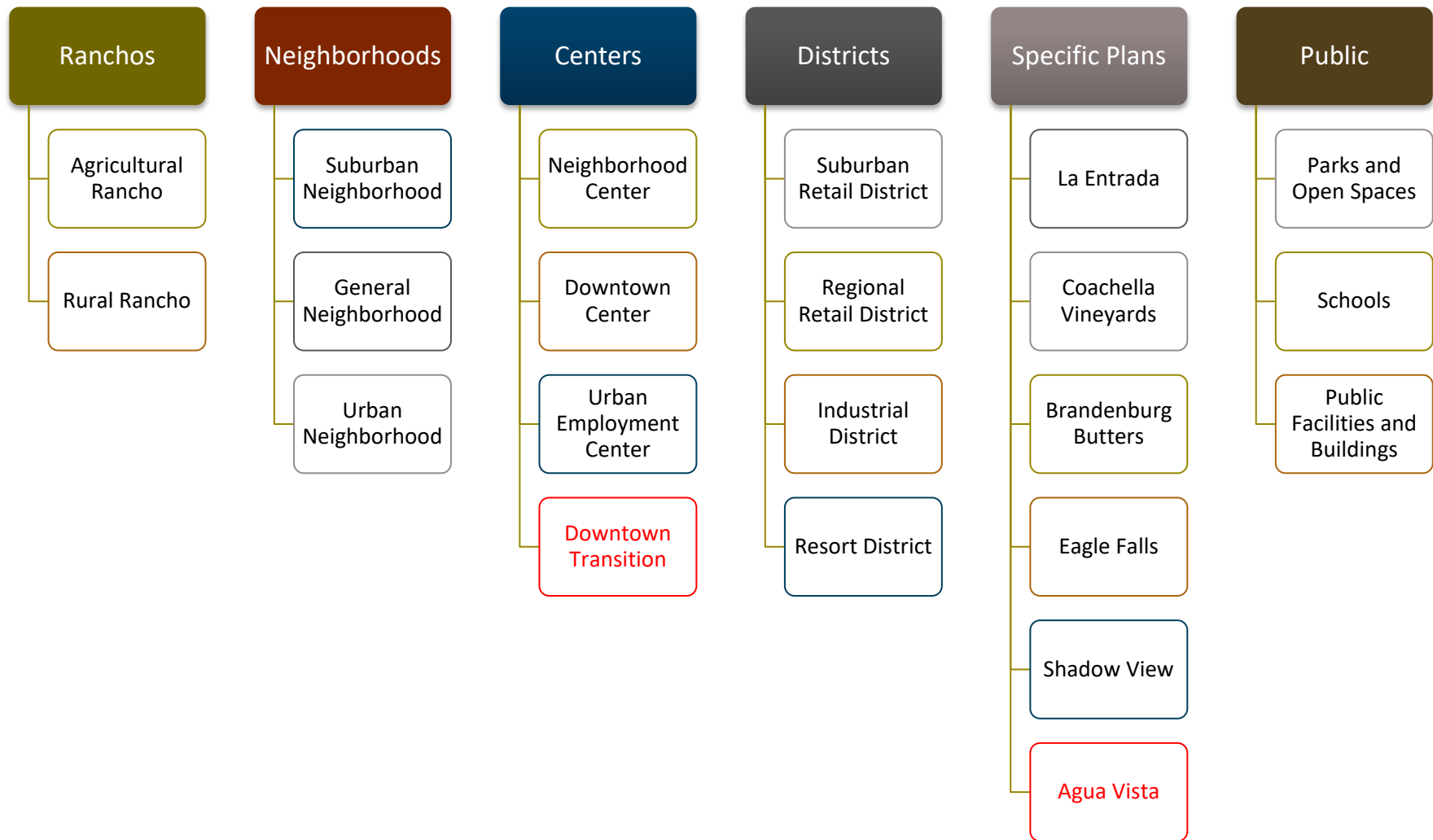


Figure 4-1: General Plan Base Designations and Character Designations.

## 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

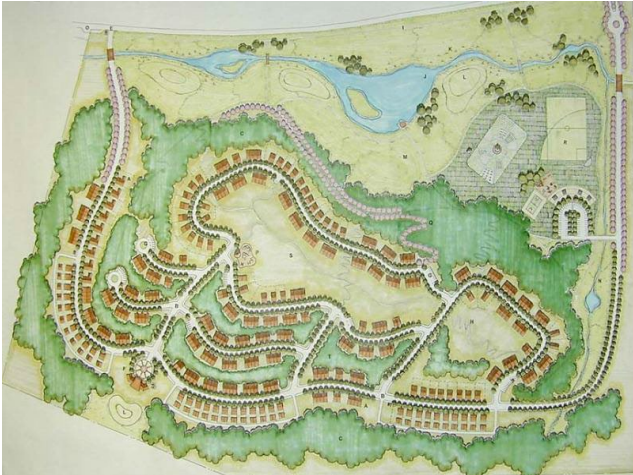
1. Neighborhood Parks and Mini Parks, such as tot-lots, are required as part of rural development projects.
2. Community Parks may be located in limited amounts throughout these areas.
3. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
4. Nature, 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.



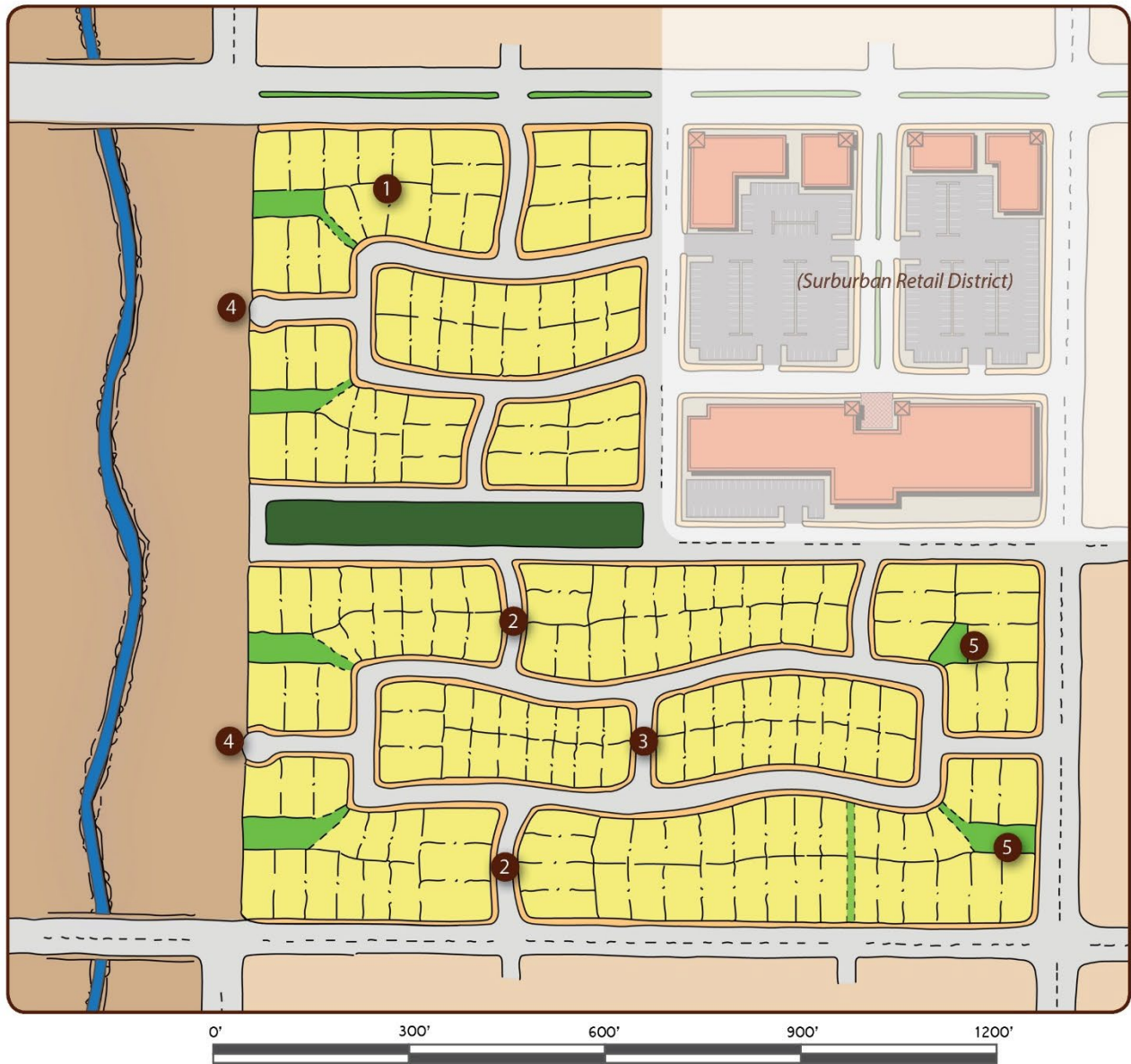
If alleys are not possible, design a frontage which minimizes the visual impact of the garage/driveway.



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.



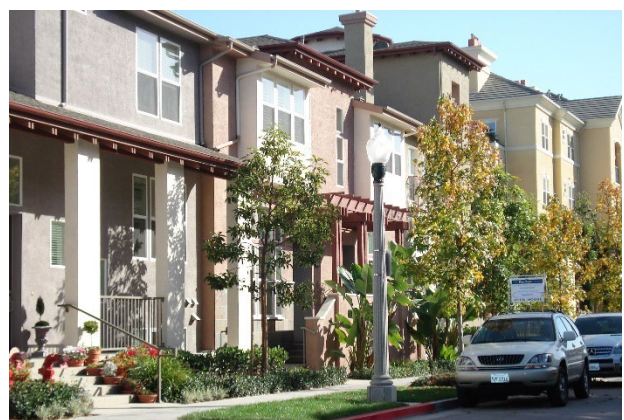
Duplexes provide a high quality street-fronting condition.



Two-story rowhouses are suitable to General Neighborhood.



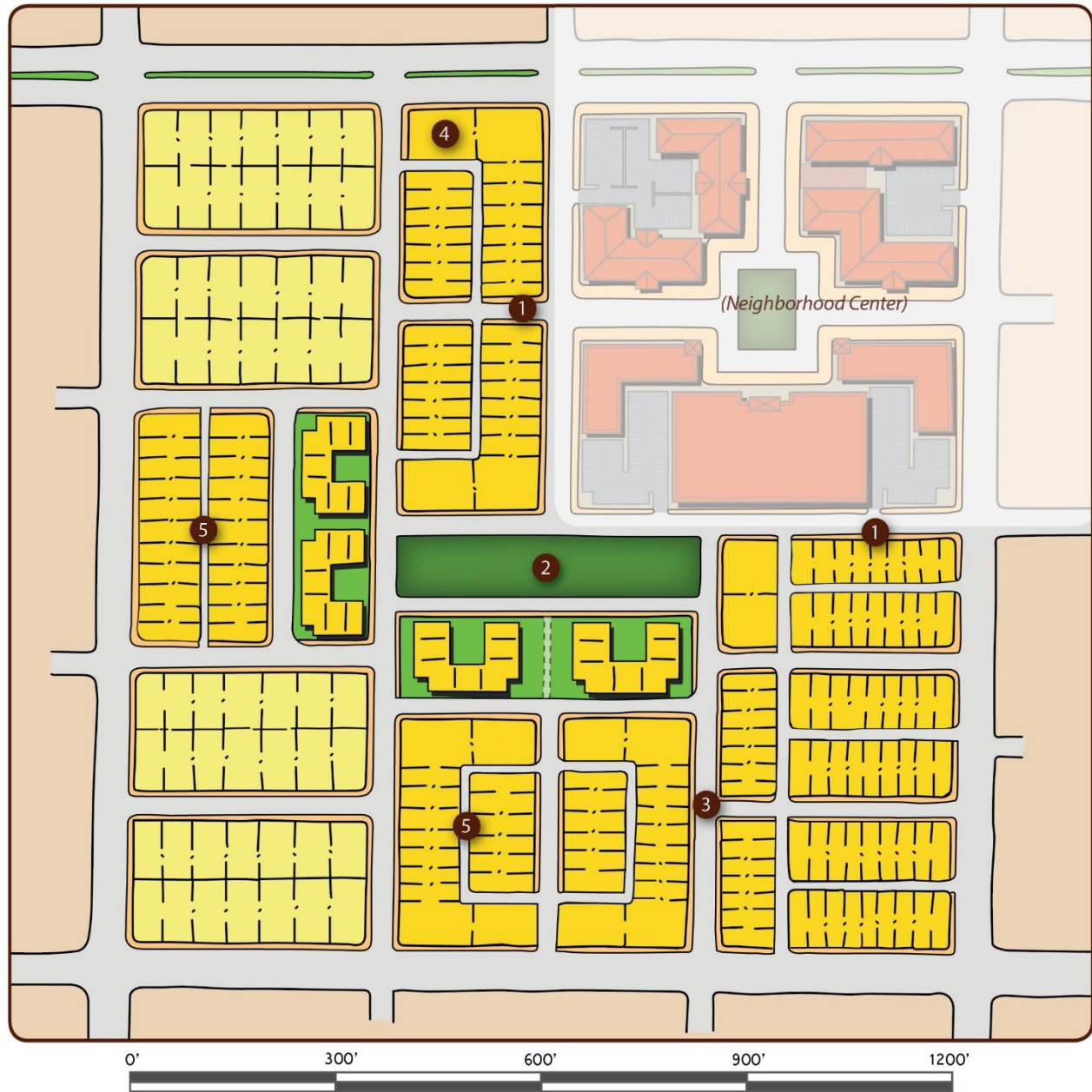
Bungalow courts are appropriate for a desired density of 7-25 DUA.



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.



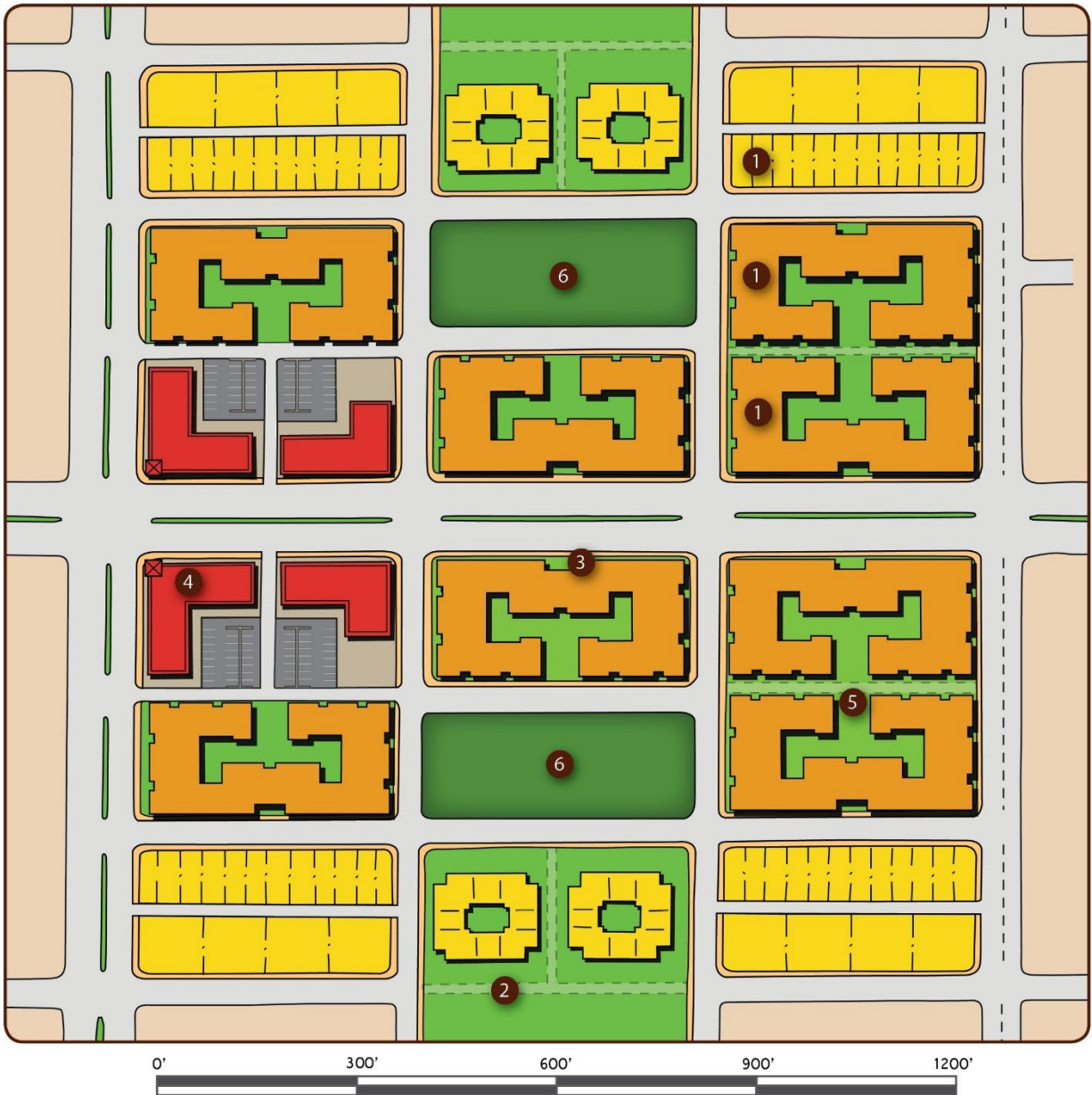
Garden multiplexes with common entrances and private yards.



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.



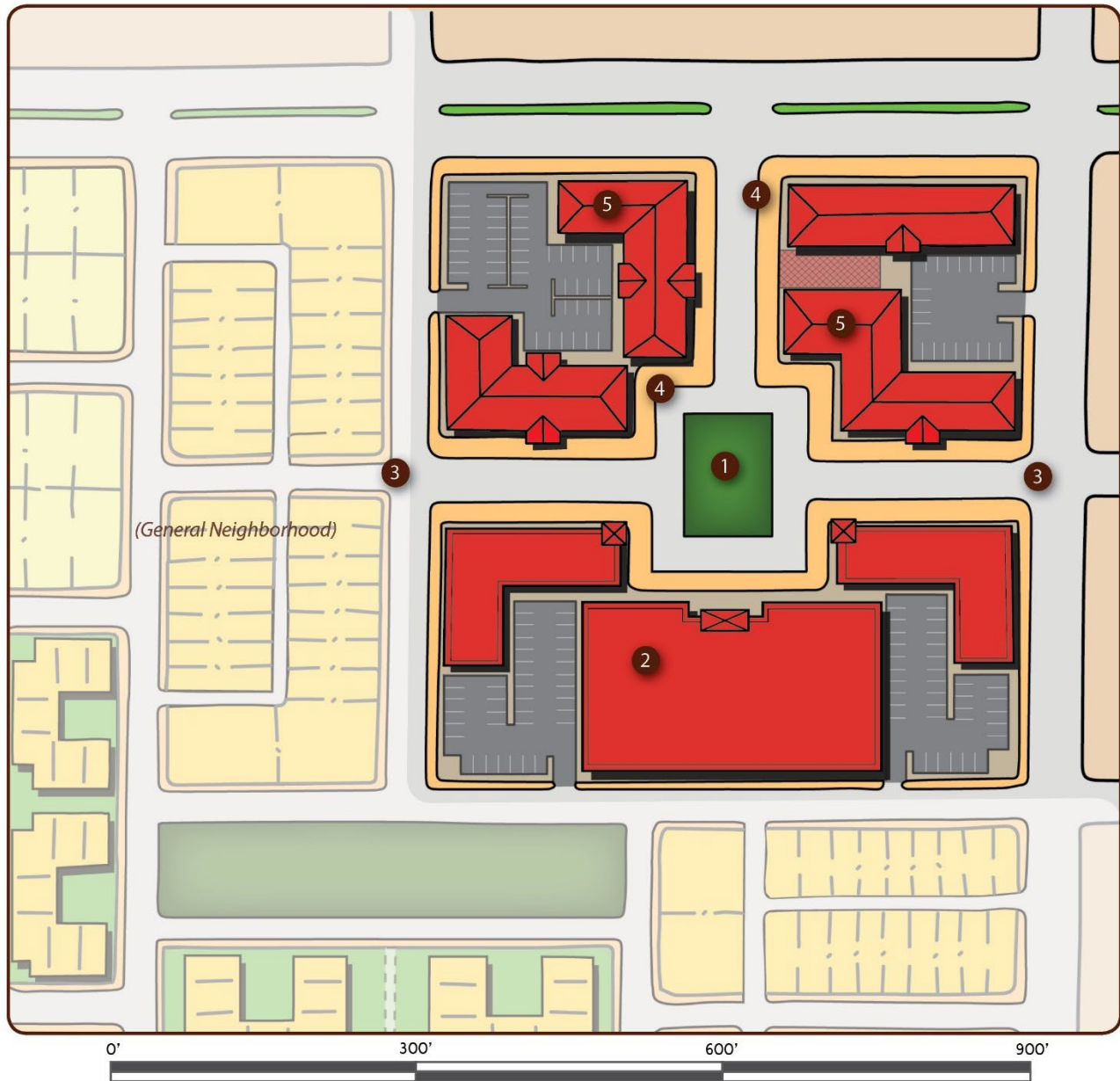
Neighborhood-serving commercial with a mix of upper-floor uses.



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 comfortable pedestrian environment.





## 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.

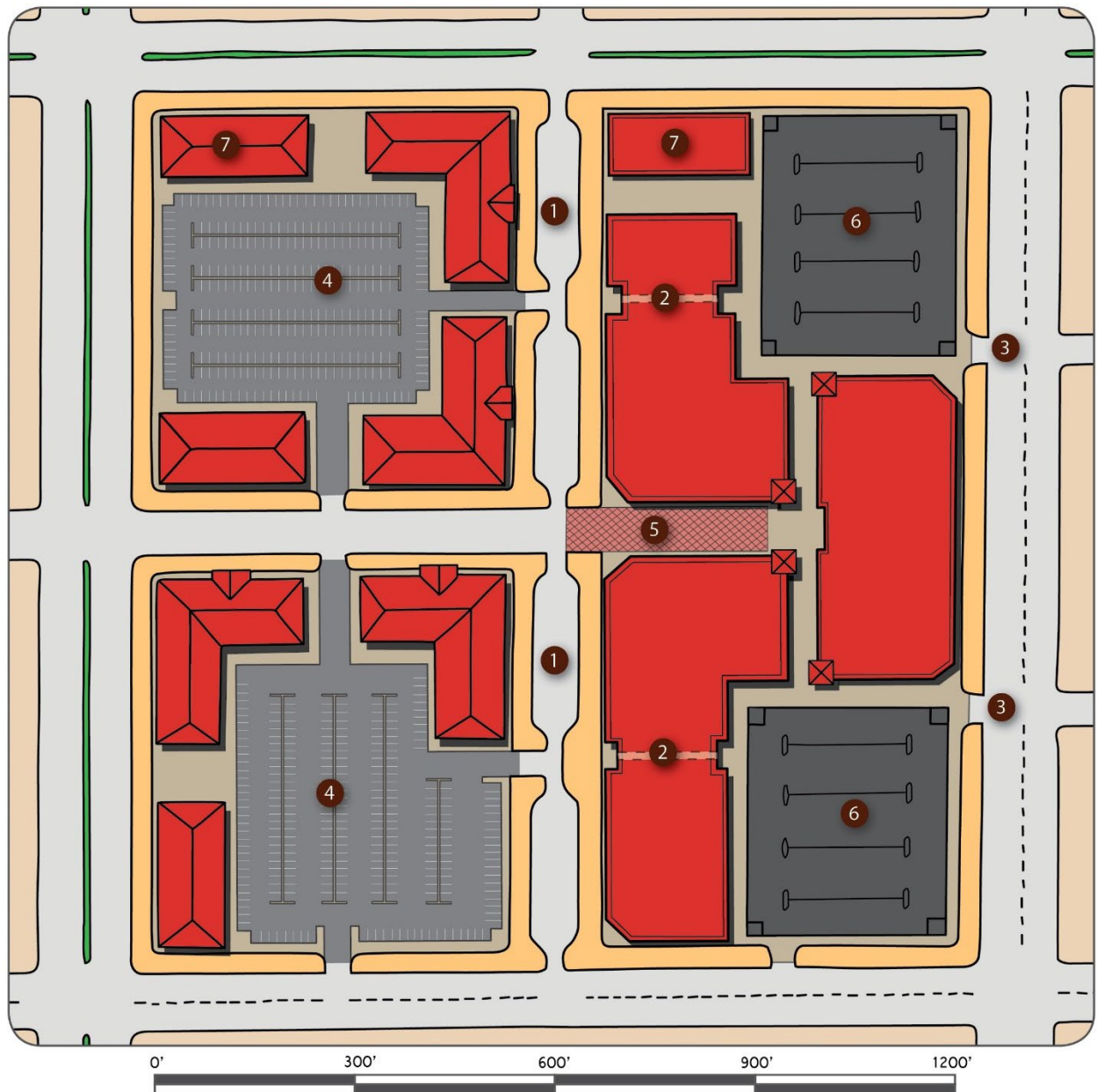
#### PARKS AND OPEN SPACE

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 8<sup>1</sup>

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

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<sup>1</sup> 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).



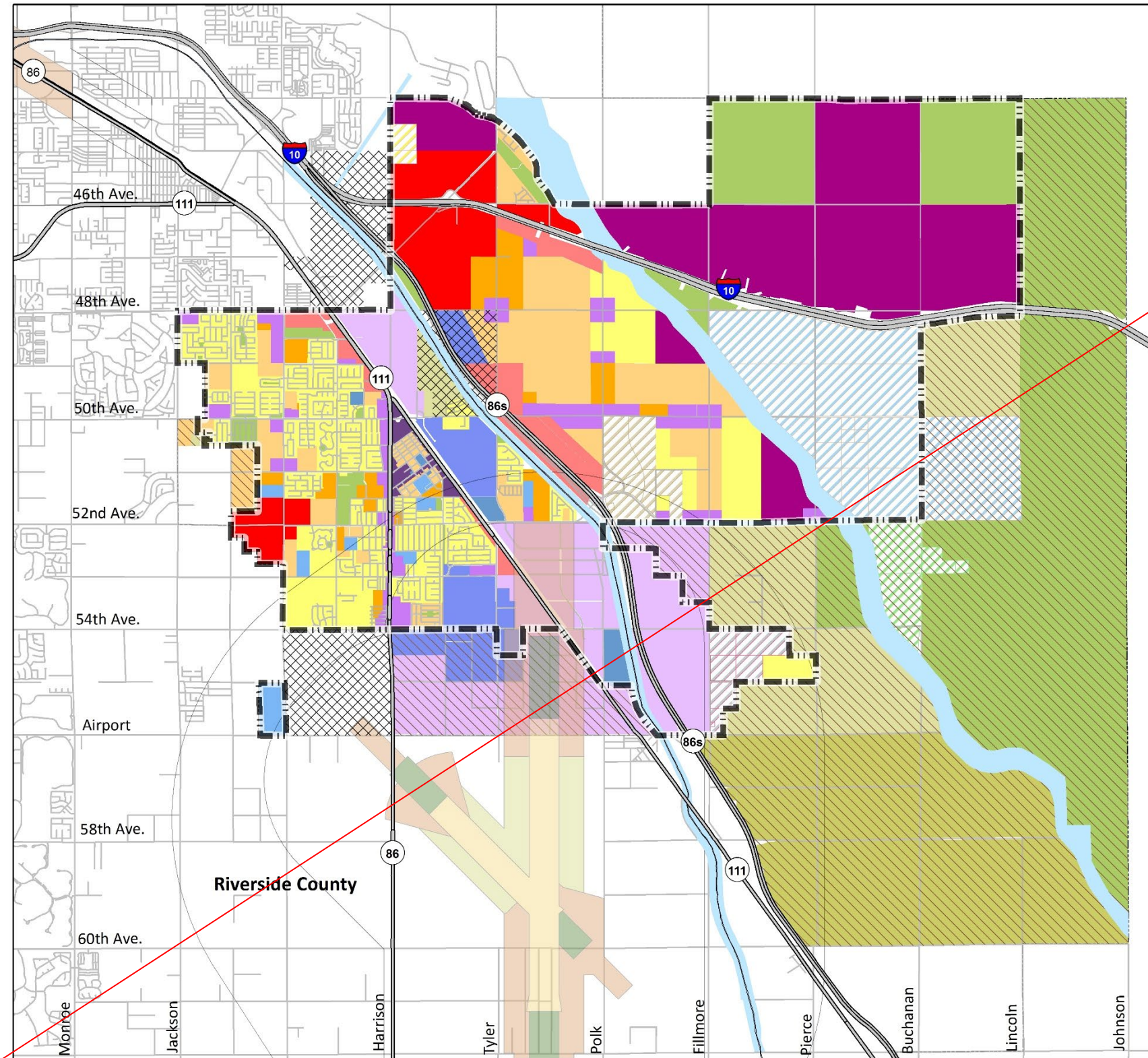
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## GENERAL PLAN DESIGNATION MAP

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

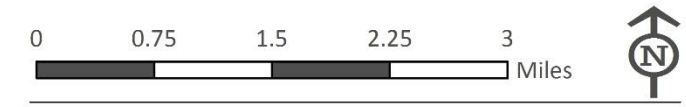


**City of Coachella  
General Plan Update 2035**

**General Plan Land Use Designations**

**Legend**

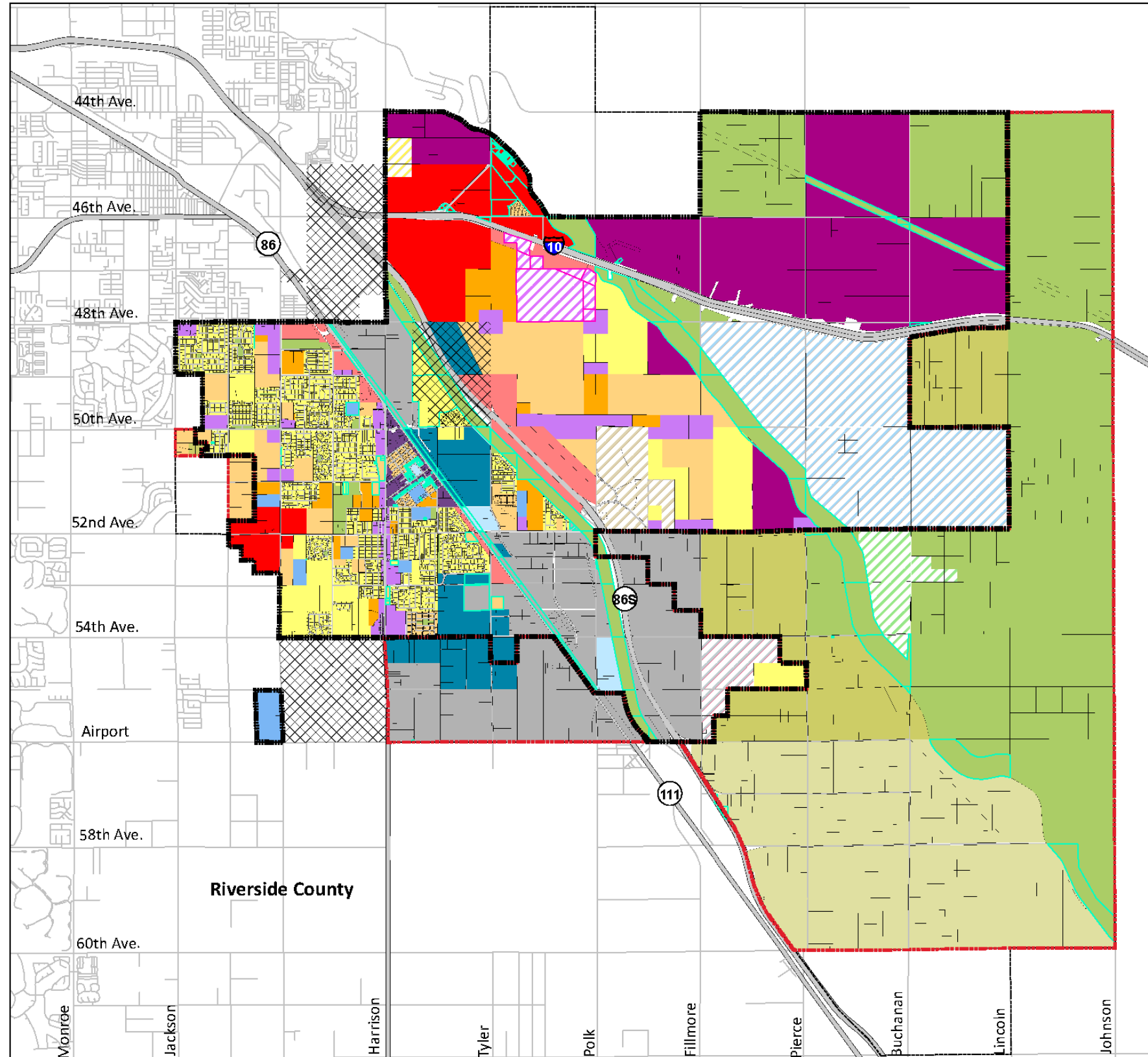
- Coachella City Limits
- Tribal Land
- Sphere of Influence
- General Plan Planning Area
- Airport Compatibility Zones**
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Land Use Designation**
  - Downtown Center
  - Urban Employment Center
  - Neighborhood Center
  - Regional Retail 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**

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- GP Map Cleanup From Previously Adopted GPA
- General Plan Amendment

**Land Use Designation**

- 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

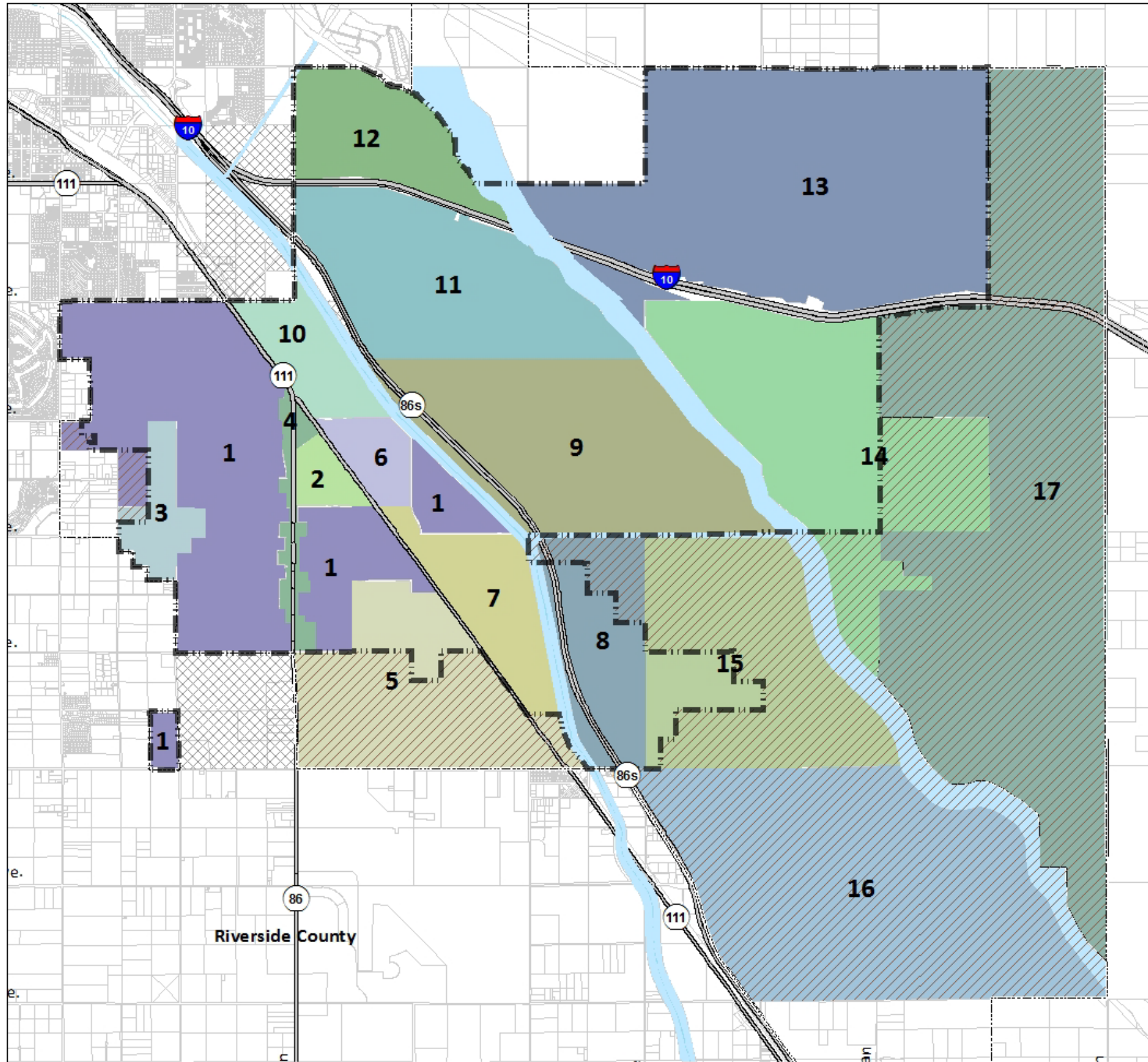


Source: City of Coachella and Riverside County  
Date: March 2023



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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

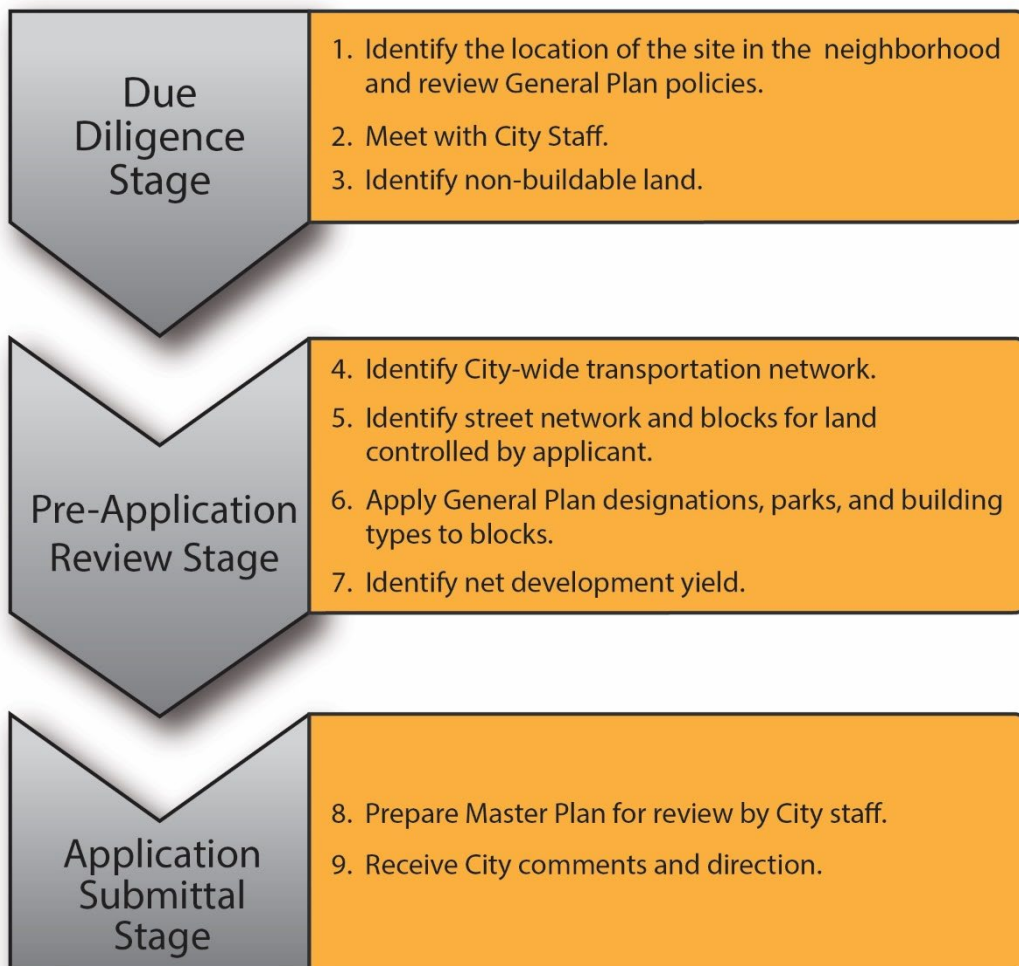
8. **Prepare Master Plan for review by City staff.**
  - The project sponsor shall prepare a master plan for site review by City staff. The Master Plan should have the following components:
    - Land not controlled by project sponsor:
      - Subarea map with project site identified.
      - Undevelopable 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.



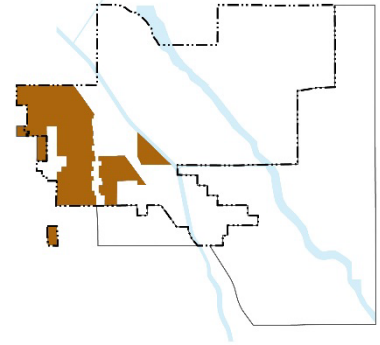
## SUBAREA DESCRIPTIONS

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

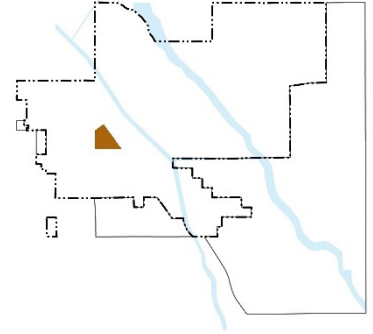
1. Encourage the infill of vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations and expand the range of housing available.
2. Retrofit existing neighborhoods with a variety of improvements 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

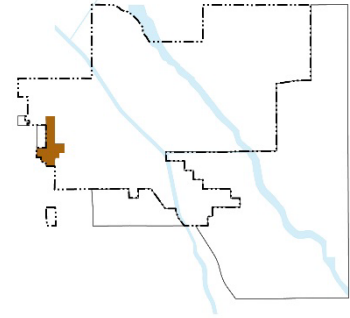
1. Actively facilitate the implementation of the Pueblo Viejo Plan through appropriate new development approvals and targeted public investments.
2. Ensure new development does not conflict with the Pueblo Viejo Plan. If there are inconsistencies between the Pueblo Viejo Plan and this General Plan, the 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 50<sup>th</sup> to 53<sup>rd</sup> 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.

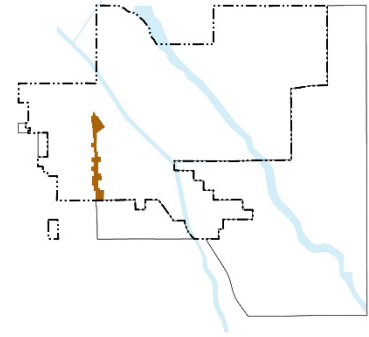
### POLICY DIRECTION

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 54<sup>th</sup> Avenue north to the intersection of Harrison Street and SR111 (at approximately 49<sup>th</sup> 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:

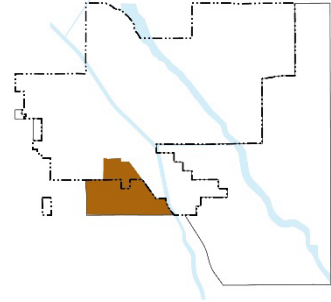
- Improve safety for everyone on the street.
  - Reduce vehicle speeds.
  - Reduce unsafe turns in and out of driveways.
  - Reduce crashes.
  - Reduce crash severity.
  - Shorten crosswalk distance to improve pedestrian safety.
  - Improve sidewalks where they are insufficient or missing.
  - Provide space dedicated to bicyclists.
  - Beautify the streets.
3. Creating gateways to the City at Harrison Street and SR111 and at Harrison Street and 54<sup>th</sup> 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.

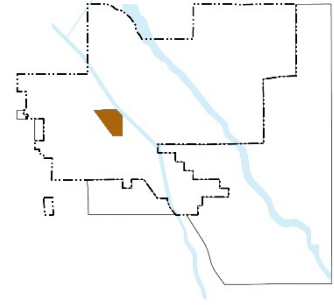
### POLICY DIRECTION

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 54<sup>th</sup> 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 50<sup>th</sup> 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.

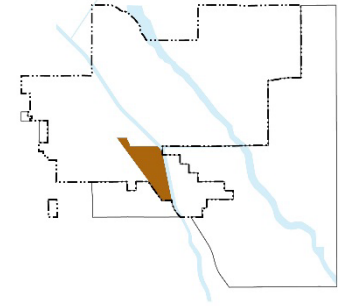
### POLICY DIRECTION

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.

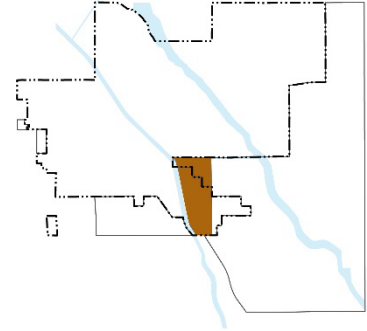
### POLICY DIRECTION

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 52<sup>nd</sup> 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 52<sup>nd</sup> Avenue could also be for retail and office development as this corridor transforms into a major east-west thoroughfare.

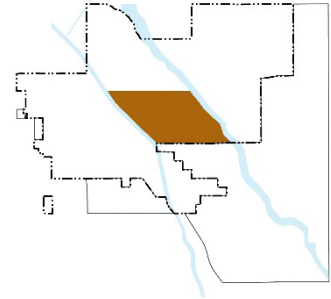
### POLICY DIRECTION

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 52<sup>nd</sup> 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.

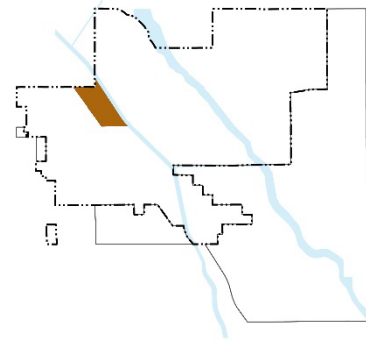


10. Require primary boulevards to be designed, constructed and operated as multi-modal, not wide, auto-oriented arterials.
11. Pursue an auto mall or auto dealers adjacent to SR86S.
12. Final designation mix should be:
  - Up to 35 percent Suburban Neighborhood
  - 40 to 70 percent General Neighborhood
  - 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 50<sup>th</sup> 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

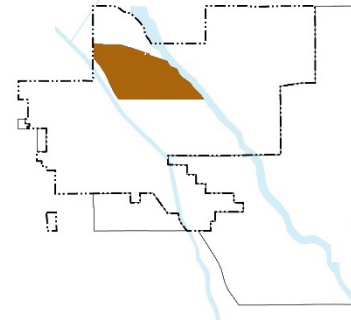
1. Work with the Native American Tribes to develop the area in a way that supports the vision for Coachella and this Subarea.
2. Develop the subarea in a way that supports Downtown by locating more intense and active uses closest to the Downtown Expansion subarea, allowing industrial uses to occur in 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 48<sup>th</sup> 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

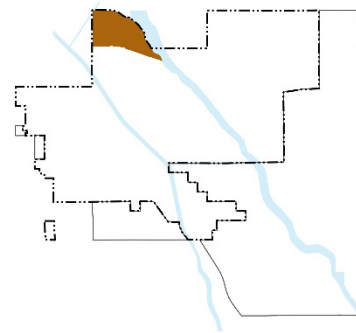
Figure 4-25: Conceptual Amendments to Shadow View Specific Plan



## 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.

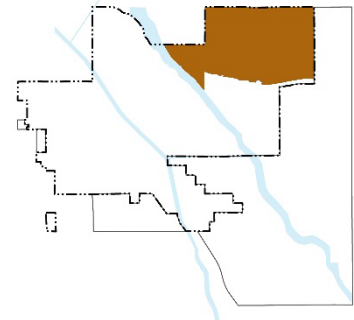
### POLICY DIRECTION

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.



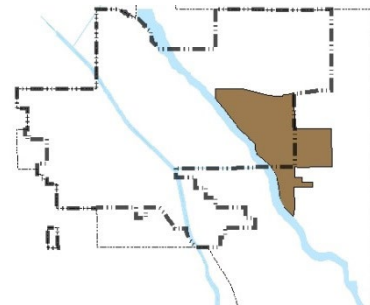
## POLICY DIRECTION

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 50<sup>th</sup> 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.

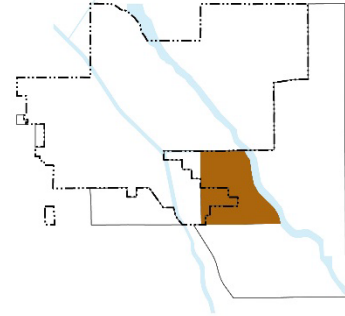
#### POLICY DIRECTION

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 –COCOPAH 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, 52<sup>nd</sup> 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.

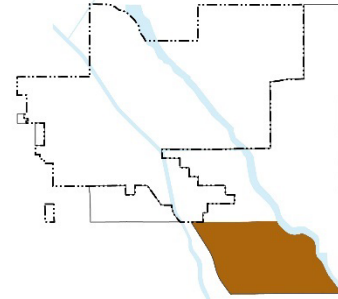
### POLICY DIRECTION

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.

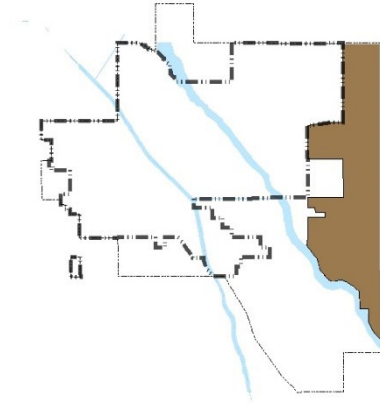
### POLICY DIRECTION

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.

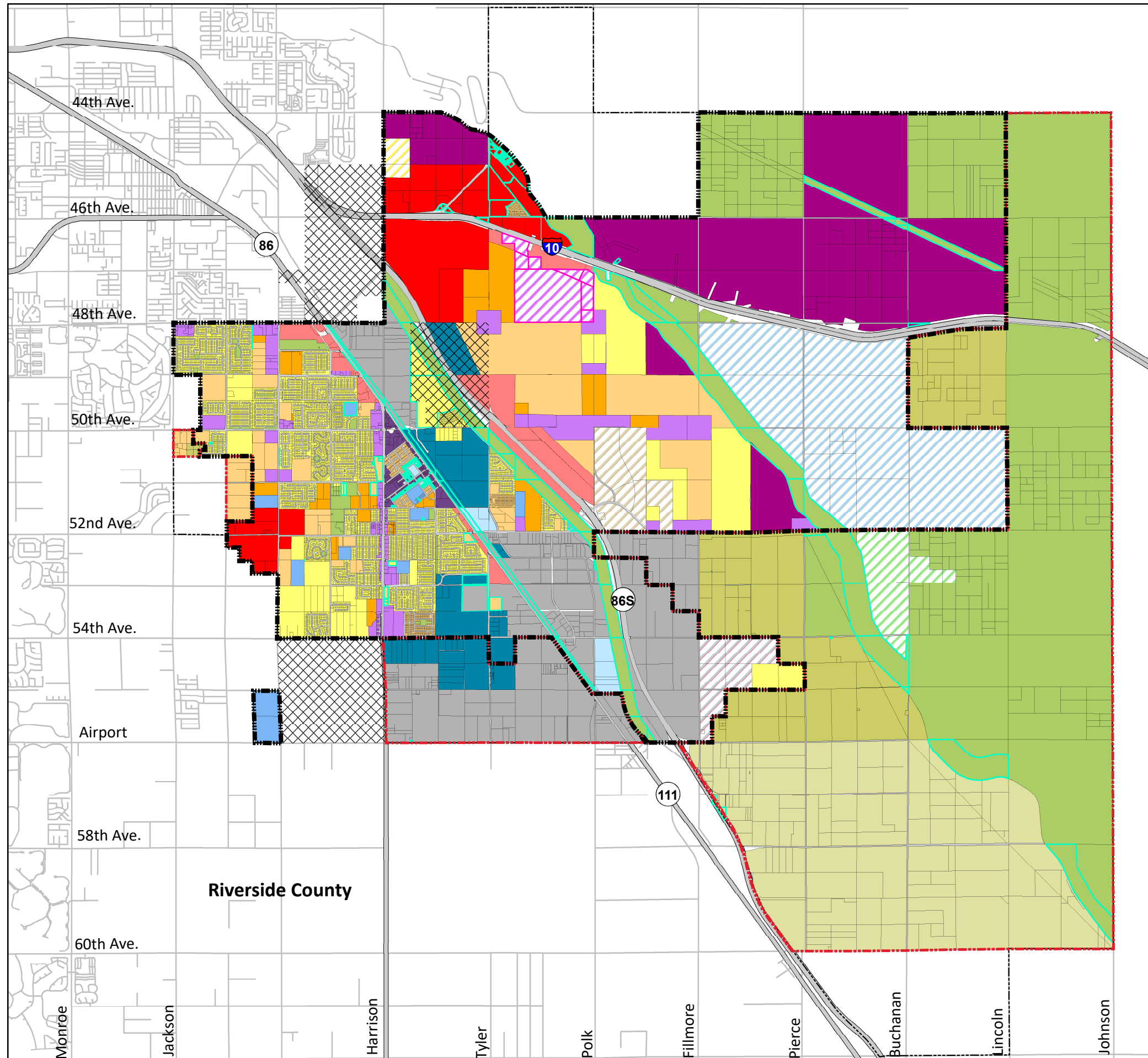
### Policies

- 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.



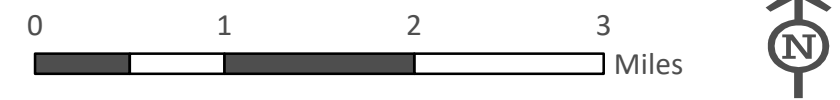
# City of Coachella General Plan Update 2035

## General Plan Land Use Designations



### Legend

- City Boundary
  - Sphere of Influence
  - General Plan Planning Area
  - Tribal Land
  - GP Map Cleanup From Previously Adopted GPA
  - General Plan Amendment
- | Land Use Designation              |  |
|-----------------------------------|--|
| 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

**RESOLUTION NO. PC2023-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 22-03 AND RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AND THE OFFICAL 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 May 17, 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 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 6<sup>th</sup> 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 17<sup>th</sup> day of May, 2022.

\_\_\_\_\_  
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 17<sup>th</sup> day of May, 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 May 17, 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



# City of Coachella

# Title 17: Zoning

General Plan Consistency Update  
Public Review Draft

## Title 17 – ZONING (Public Draft, April 28, 2023)

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**Title 17 – ZONING (Public Draft, April 28, 2023)**  
Chapter 17.06 DEFINITIONS

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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.** Public utilities include, but not limited to, reservoirs, utility substations, including electrical distribution and transmission substations.

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
Chapter 17.06 DEFINITIONS

## 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 <del>R</del> reserve zone
<del>A-TR-R</del>	<del>Rural Agricultural transition</del> zone
R-E	Residential <del>E</del> estate zone
<del>R-SS-N</del>	<del>Suburban Neighborhood Single family</del> zone
<del>R-MG-N</del>	<del>General Neighborhood Multiple family</del> 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>P</u> ark subdivision zone
C-N	Neighborhood <del>C</del> commercial zone
C-G	General <del>C</del> commercial zone
<del>C-TR-C</del>	<del>Regional Tourist C</del> commercial zone
M-S	Manufacturing <del>S</del> service zone
M-H	Heavy <del>I</del> industrial zone
M-W	Wrecking <del>Y</del> ard 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)



**Title 17 – ZONING (Public Draft, April 28, 2023)**  
Chapter 17.08 ZONING DISTRICTS DESIGNATED

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**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)

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
Chapter 17.10 A-R AGRICULTURAL RESERVE ZONE

## 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:

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Chapter 17.10 A-R AGRICULTURAL RESERVE ZONE

- 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.
  - ~~119.~~ 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.

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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)

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## Chapter 17.11 R-R RURAL RANCHO ZONE

**Chapter 17.11 R-R (RURAL RANCHO) A-T AGRICULTURAL TRANSITION ZONE****17.1211.010 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)~~

**17.1211.020 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.~~



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## Chapter 17.11 R-R RURAL RANCHO ZONE

- ~~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;
  - ~~403.~~ 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

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## Chapter 17.11 R-R RURAL RANCHO ZONE

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.

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## Chapter 17.11 R-R RURAL RANCHO ZONE

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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 ~~h~~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)

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Chapter 17.12 R-E RESIDENTIAL ESTATE ZONE

## 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.

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## Chapter 17.12 R-E RESIDENTIAL ESTATE ZONE

- 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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## Chapter 17.12 R-E RESIDENTIAL ESTATE ZONE

- 
- 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)

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

## **Chapter 17.16-13 ~~R-S RESIDENTIAL SINGLE-FAMILY S-N SUBURBAN~~ NEIGHBORHOOD ZONE**

### **17.1613.010 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)

### **17.1613.020 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;~~

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- ~~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~~

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- ~~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).
  - ~~2. 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;~~
- ~~8. 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;~~
  - ~~9. Public and private golf courses;~~
  - ~~4. — Fire stations, police stations;~~
  - ~~5. — Libraries, museums;~~
  - ~~6. — Parks, playgrounds, court games and community centers;~~
  - ~~7. 10. 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)~~
  - ~~11. 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 ~~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)

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(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.

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- ~~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.
- ~~CG.~~ 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.



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- ~~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~~fifty-two (52) 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.

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- 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}~~

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Chapter 17.14 G-N GENERAL NEIGHBORHOOD ZONE

## **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.

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~~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 a 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 a 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.



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**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.~~ 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.

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
**Chapter 17.15 G-N GENERAL NEIGHBORHOOD ZONE**

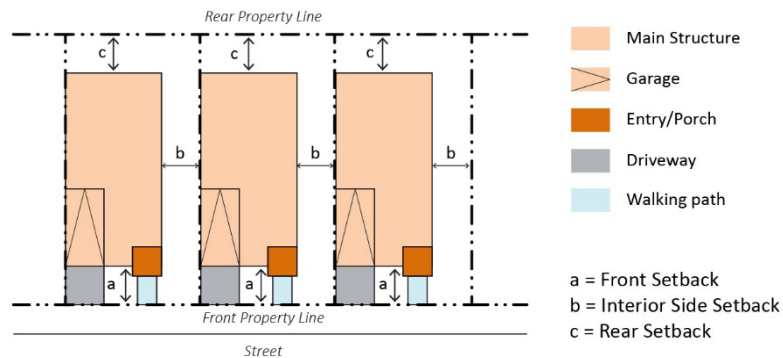
**b.3.** Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:

- 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.
- cii.** 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.
- diii.** 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.

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- 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:~~

<del>Efficiency</del>	<del>600 square feet</del>
<del>One bedroom</del>	<del>750 square feet</del>
<del>Two bedroom</del>	<del>900 square feet</del>
<del>Each additional bedroom</del>	<del>150 square feet</del>

- ~~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)

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
**Chapter 17.15 U-N URBAN NEIGHBORHOOD ZONE**

## **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).

#### 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.

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Chapter 17.15 U-N URBAN NEIGHBORHOOD ZONE

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.

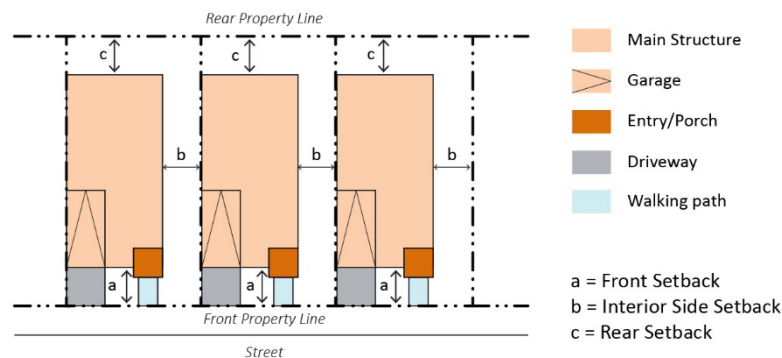
2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.

3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

E. Usable Open Space.

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**Chapter 17.16 U-N URBAN NEIGHBORHOOD ZONE**

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



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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.

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
**Chapter 17.16 U-E URBAN EMPLOYMENT ZONE**

## **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:

61. Bars and Cocktail lounges

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 Chapter 17.16 U-E URBAN EMPLOYMENT ZONE

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.
56. Microbrewery and taprooms.
7. Special Event Establishments.

**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.

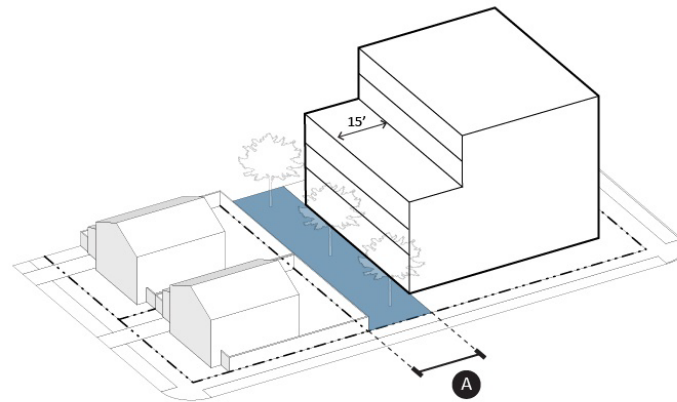
C. Yard Requirements.

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:

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**A** ■ Minimum Interior Setback  
 - - - Property Line

Starting from the third floor up, step back each subsequent floor by 15 ft for every two floors

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.

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- 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. 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.

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## Chapter 17.17 R-D RESORT DISTRICT

**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.



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## Chapter 17.17 R-D RESORT DISTRICT

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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.

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## Chapter 17.17 R-D RESORT DISTRICT

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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## Chapter 17.17 R-D RESORT DISTRICT

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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.

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## Chapter 17.18 DT-PV AND TR-PV ZONES

**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.
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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**

<b><u>Standard</u></b>	<b><u>DT-PV Downtown Zone</u></b>	<b><u>DT-PV Downtown Transition Zone</u></b>
<u>Residential Density &amp; Non-residential Intensity</u>		
<u>Minimum Density</u>	<u>20 dwelling units/acre</u>	<u>No minimum</u>
<u>Maximum Density</u>	<u>65 dwelling units/acre</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 <b>(1)</b></u>	<u>5,000 square feet <b>(1)</b></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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<u>Side Yard Requirement</u>	<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>	<u>Minimum of five 5 feet. 10 feet if adjacent to single-family residential use.</u>
<u>Rear Yard Requirement</u>	<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>	<u>Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use.</u>
<u>Encroachments for Colonnades or Arcades</u>	<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>	<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>
<u>Height Limits — Building(s)</u>	<u>5 stories or 75 feet, whichever is less.</u>	<u>3 stories or 50 feet, whichever is less.</u>
<u>Height Limits – Accessory Structure(s)</u>	<u>1 story or 15 feet, whichever is less.</u>	<u>1 story or 15 feet, whichever is less.</u>
<u>Stepbacks</u>	<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>	<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>

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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

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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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## Chapter 17.19 SUPPLEMENTAL STANDARDS FOR SINGLE-FAMILY RESIDENTIAL

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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## Chapter 17.19 SUPPLEMENTAL STANDARDS FOR SINGLE-FAMILY RESIDENTIAL

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**

Total number of Dwelling Units	Minimum Number of Façade Designs
<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>&gt;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-façade, 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.



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Chapter 17.22 R-MH MOBILEHOME PARK SUBDIVISION

**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.
- 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)

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Chapter 17.22 R-MH MOBILEHOME PARK SUBDIVISION

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**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)

**Title 17 - ZONING (Public Draft, April 28, 2023)**  
Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

## 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.e.~~ f. Hardware store;~~;~~ ~~and~~
  - ~~g.f.~~ g. Restaurant, ~~cafecafé~~, 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;~~;~~ ~~and~~
  - e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.
4. Public Utility Facilities (City-initiated).

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## Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

- 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;~~
  - ~~3. 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~~
  - 5.6. 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.
  - ~~17. Drive-in, walk-up, or other fast-food establishments;~~
  18. Engineering research and testing firms and laboratories.
  - ~~19. Hotels, motels;~~

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Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

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- ~~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.
  - ~~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;~~
  - ~~1926.~~
  - 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.;~~
  - ~~2330. 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.;~~

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- ~~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.



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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~~thirty-five (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).
- ~~HJ.~~ All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

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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)

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## Chapter 17.24 C-G GENERAL COMMERCIAL ZONE

## 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.

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- 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<sub>;</sub>
- b. Blueprinting service<sub>;</sub>
- c. Business, trade schools<sub>;</sub>
- d. Drafting service<sub>;</sub>
- e. Drycleaning establishments.
- ~~f.~~ Exhibition hall<sub>;</sub>, theater, auditorium<sub>;</sub>
- ~~fg.~~ Hotels and motels<sub>;</sub>
- ~~g.~~ Job printer;
- h. Library or reading room<sub>;</sub>
- i. Locksmith<sub>;</sub>
- j. Medical or dental clinic<sub>;</sub>
- k. Microfilm service<sub>;</sub>
- ~~l.~~ Mortuary<sub>;</sub>
- m. Photo studio<sub>;</sub>
- ~~n.~~ Private lodges, clubs, meeting halls;
- o. Radio, television repair<sub>;</sub>
- p. Rental of household, sickroom<sub>;</sub> and office equipment<sub>;</sub>

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- q. Secretarial service;~~z~~
  - r. Shoe repair;~~z~~
  - s. Small appliance repair;~~z~~
  - t. Studio, dancing, music, art, etc.
  - u. Telephone answering service;~~z~~
  - v. Tuxedo/costume rental.
  - ~~u. drycleaners~~
45. Office uses of all types, including but not limited to the following:
- a. Medical and dental offices;~~z~~
  - b. Administrative, business, executive and editorial;~~z~~
  - c. Professional offices;~~z~~
  - d. Financial, insurance, real estate offices, including banks and related institutions;~~z~~
  - 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;~~z~~
  - ~~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:~~

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~~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).~~

~~H.G.~~ 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, 1<sup>st</sup> Street to the west, Grapefruit Boulevard to the north, and 9<sup>th</sup> Street to the east.

(Prior code § 042.03)

(Ord. No. 1161-, § 3, 5-27-20)

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## 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.~~

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~~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.



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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.

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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.

DB. 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.

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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)

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Chapter 17.30 M-S MANUFACTURING SERVICEZONE

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## 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.

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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.

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- 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.



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12. Poultry dressing and packaging.

~~17.13. 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 ~~not~~ intended to serve industrial areas and employees.

1. Restaurants and coffee shops; ~~and~~

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.

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Chapter 17.30 M-S MANUFACTURING SERVICE ZONE

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.
- ~~CD~~. 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~~ 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.

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- 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)

## Title 17 – ZONING (Public Draft, April 28, 2023)

## Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

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## 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.

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## Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

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- 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.†
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## Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

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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.

(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)



## Title 17 – ZONING (Public Draft, April 28, 2023)

## Chapter 17.34 M-W WRECKING YARD ZONE

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## 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)

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## Chapter 17.34 M-W WRECKING YARD ZONE

**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.

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## Chapter 17.34 M-W WRECKING YARD ZONE

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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~~. Junk Outside Yard. No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.
- ~~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.
- ~~J~~. 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.
- ~~K~~. 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)

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Chapter 17.35 O-S OPEN SPACE ZONE

## **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.

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## Chapter 17.35 O-S OPEN SPACE ZONE

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.

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Chapter 17.36 SPECIFIC PLAN ZONE

## 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 eCity's general plan and the eCity'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:



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- 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.

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"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

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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)

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## Chapter 17.36 SPECIFIC PLAN ZONE

**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.

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- 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)

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### 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);



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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)

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**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)

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## 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

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- 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.

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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)

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### 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

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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)



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**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 ZONE<sup>1</sup>**

**Chapter 17.47 RC RETAIL CANNABIS OVERLAY ZONE<sup>2</sup>**

**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**

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<sup>1</sup>Editor'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.

<sup>2</sup>Editor'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.

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## Chapter 17.60 DEVELOPMENT STANDARDS

## 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

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- 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.

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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:

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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

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- 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

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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).



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- 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.**

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- 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.

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- 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.

**Title 17 – ZONING (Public Draft, April 28, 2023)**  
Chapter 17.60 DEVELOPMENT STANDARDS

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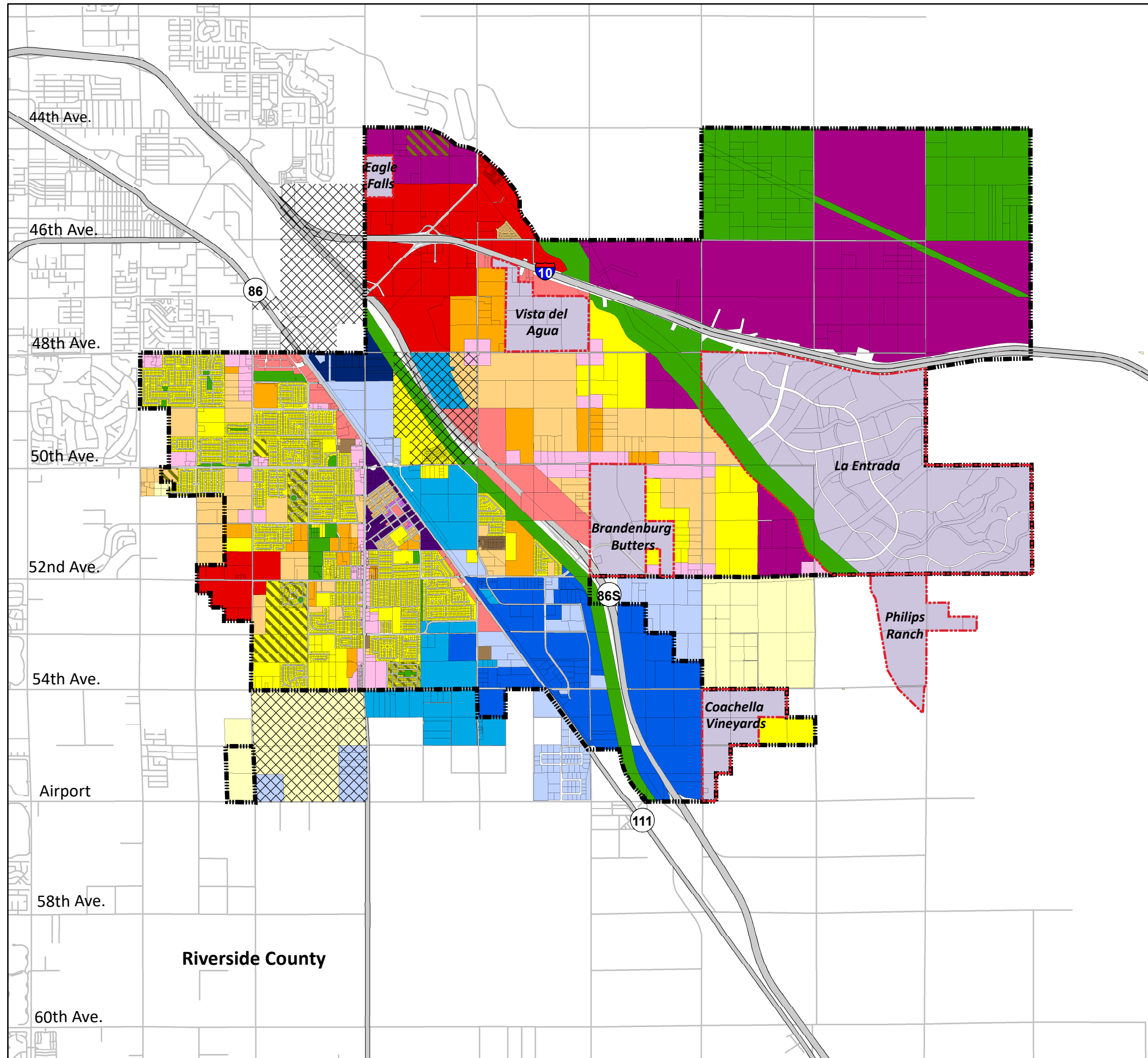
(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150 , Exh. A, 12-11-19)



# Exhibit 2 A.2 City of Coachella Official Zoning Map

Item 3.



## Zoning Districts

### Legend

- City Boundary
- Specific
- Tribal
- Planned Unit Development
- 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

Riverside County



Source: City of Coachella and Riverside County  
Date: April 2023



# Rincon Consultants, Inc.

*Environmental Scientists*

*Planners*

*Engineers*

## M E M O R A N D U M

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**Ventura:** (805) 644 4455

**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.

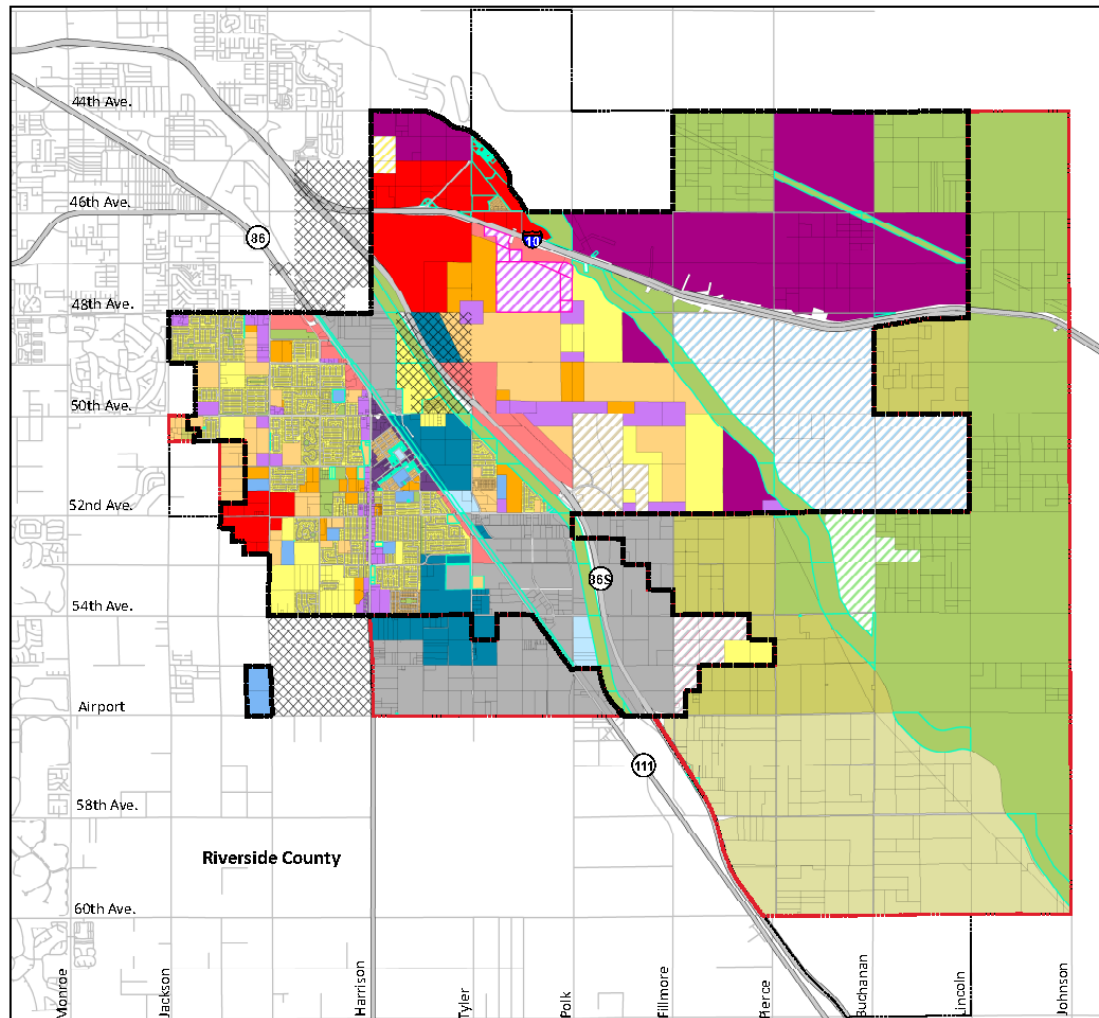
GP 2035, specifically the Land Use and Community Character Element and the General Plan Land Use Map (Figure 1), classifies and represents the different land use types and locations where growth and development under the updated General Plan is expected (or desired) to occur or where locations should 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

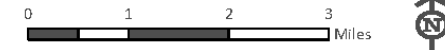


**City of Coachella**  
**General Plan Update 2035**

**General Plan Land Use Designations**

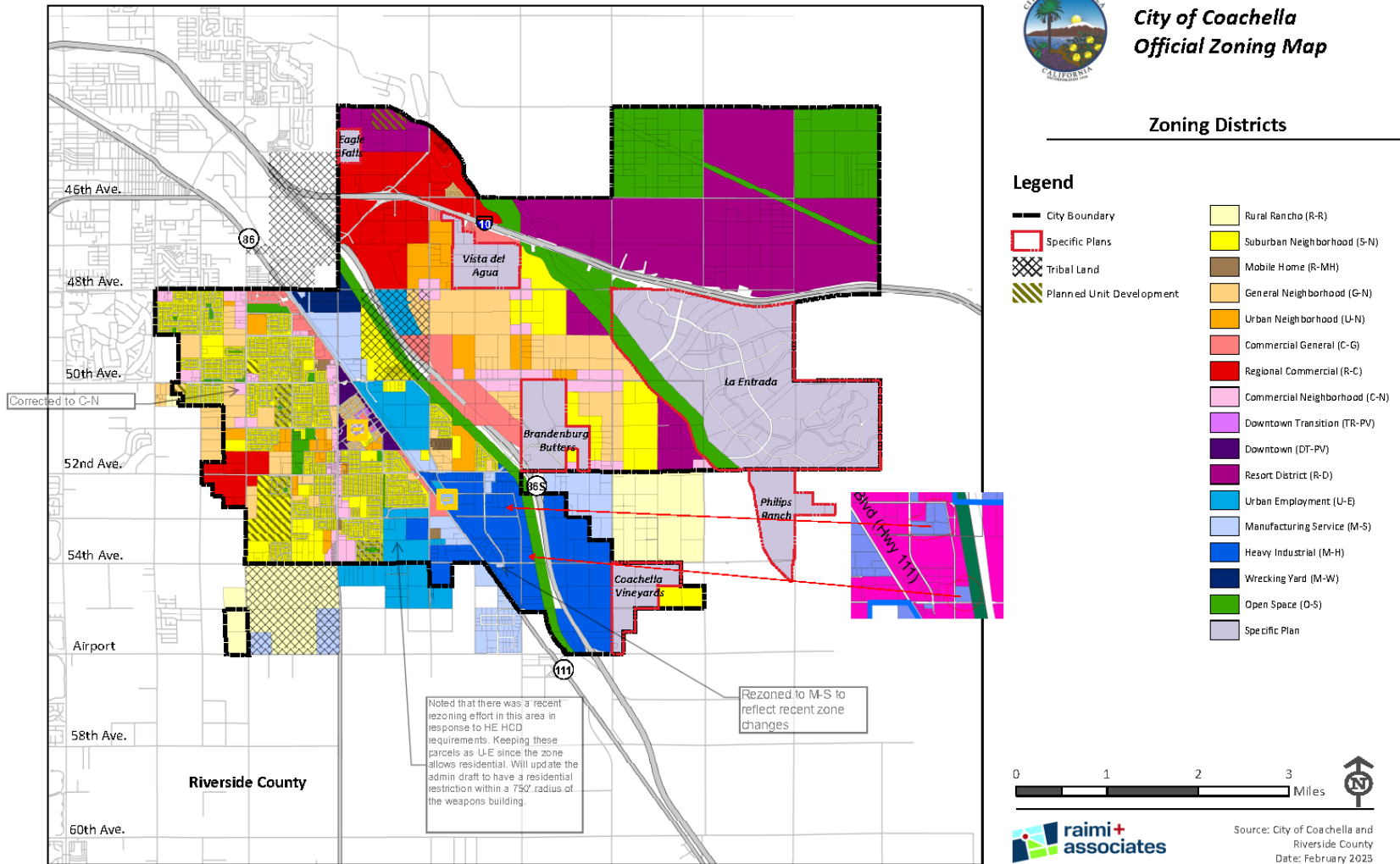
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| <ul style="list-style-type: none"> <li> City Boundary</li> <li> Sphere of Influence</li> <li> General Plan Planning Area</li> <li> Tribal Land</li> <li> GP Map Cleanup From Previously Adopted GPA</li> <li> General Plan Amendment</li> </ul> | <p><b>Land Use Designation</b></p> <ul style="list-style-type: none"> <li> Agricultural Rancho</li> <li> Rural Rancho</li> <li> Suburban Neighborhood</li> <li> General Neighborhood</li> <li> Urban Neighborhood</li> <li> Downtown Transition</li> <li> Downtown Center</li> <li> Neighborhood Center</li> <li> Suburban Retail District</li> <li> Regional Retail District</li> <li> Resort District</li> <li> Open Space</li> <li> Public Facilities</li> <li> School</li> <li> Urban Employment</li> <li> Industrial District</li> <li> Brandenburg Butters Specific Plan</li> <li> Coachella Vineyards Specific Plan</li> <li> Eagle Falls Specific Plan</li> <li> La Entrada Specific Plan</li> <li> Philips Ranch Specific Plan</li> <li> Vista del Agua Specific Plan</li> </ul> |
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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 1<sup>1</sup>. 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.

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<sup>1</sup> 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
<b>Residential Zones</b>						
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
<b>Commercial and Mixed Use Zones</b>						
		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
<b>Industrial and Other Zones</b>						
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
<b>Total</b>	<b>176,44.30</b>	<b>100%</b>		<b>176,478</b>	<b>Total</b>	<b>176,44.30</b>	<b>100%</b>		<b>176,803</b>	<b>325</b>



## 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 CO<sub>2</sub>E 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 CO<sub>2</sub>E 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](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176) (accessed April 2023).



# Memo

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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

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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

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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

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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

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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', is written over a light blue horizontal line.

David B. Turner  
Principal

# Fountainhead Development

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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 2<sup>nd</sup> 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

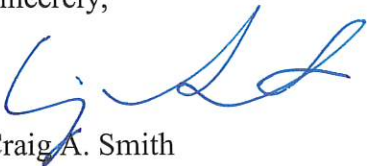
# Fountainhead Development

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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



**STAFF REPORT**  
**5/17/2023**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Adrian Moreno, Associate Planner

**SUBJECT:** Santa Rosa Business Park LLC – GPA No. 23-01, EA No. 23-01

**SPECIFICS:** 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.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission:

- Adopt Resolution No. PC2023-09, recommending that the City Council adopt the Addendum to the Coachella General Plan Update EIR.
- Adopt Resolution No. PC2023-10, recommending that the City Council approve General Plan Amendment 23-01 for the 38.8-acre vacant site located at the southeast corner of Avenue 54 and Tyler.

**BACKGROUND:**

Santa Rosa Park, LLC is the landowner of the 38.8-acre vacant site located at the southeast corner of Avenue 54 and Tyler. The site is empty, with no existing structures on the property. The site was purchased as an investment property in the mid 2000's and the owners obtained City approvals at that time for an industrial park that included a 26-lot industrial subdivision map (TPM No. 33669). However, due to the downturn in the economy, the project was never developed and the tentative map expired in January 11, 2018. The requested General Plan Amendment ("GPA") is to change the land use designation from "Urban Employment Center" (UEC) to "Industrial" in order to maintain the current M-H (Heavy Industrial) zoning on the site.

**DISCUSSION/ANALYSIS:**

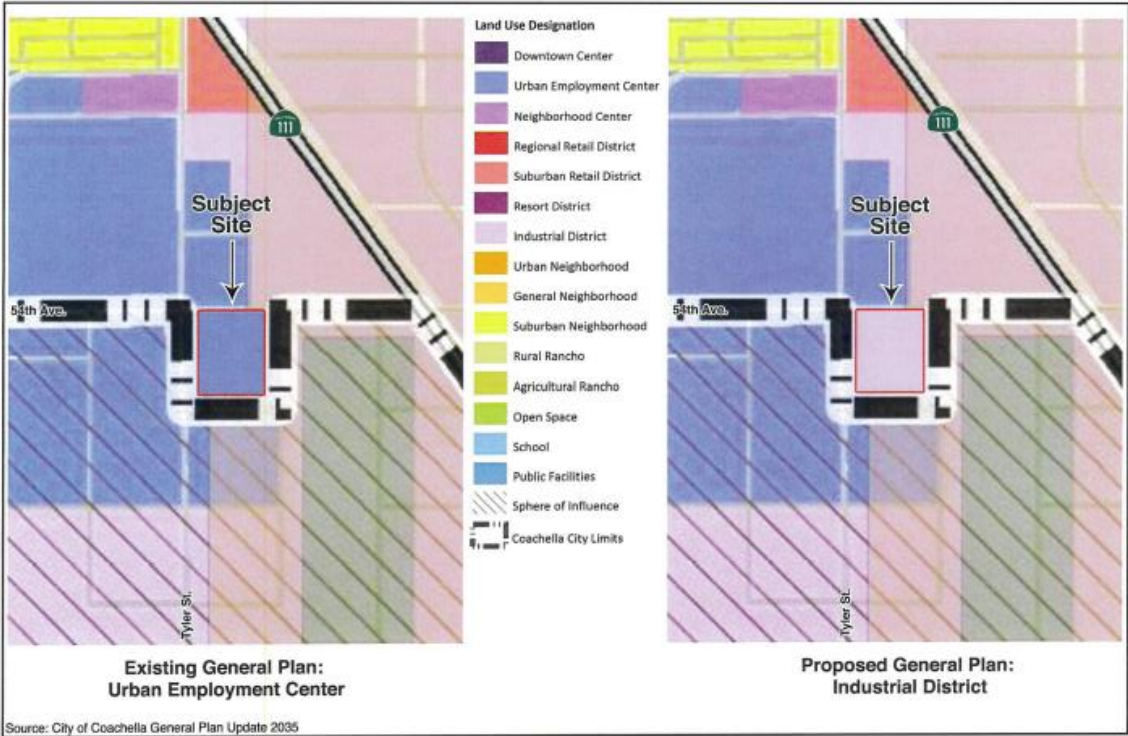
The subject site has a current zoning designation of M-H (Heavy Industrial), which allows heavy industrial uses permitted either by right or with approval of a conditional use permit. The site has

an Urban Employment Center General Plan land use designation, which is inconsistent with the M-H zone. Surrounding uses include Imperial Western Products, Baja Boyz Towing, and the Eberhard Equipment facility to the north, farmland to the northwest, west, south, and east, and residential properties to the south. The subject site is at the southern boundary of the City, and the adjacent jurisdiction is Riverside County.

A General Plan Amendment from Urban Employment Center to Industrial District would accommodate industrial uses such as manufacturing, distribution and warehouse rather than employment uses such as office and research and development. The current uses to the north of the subject property include the sale of farm machinery, a vehicle storage yard, and an alternative fuel production facility, which are permitted uses under the M-H zone and compatible with the Industrial District designation. The proposed Industrial District designation of the subject site would be compatible with the adjacent property to the east as that site is designated Industrial District. The applicant is not proposing to develop the site at this time

The subject site is located within Subarea 5 – Airport District, and complies with the policy direction of that District to limit heavy industrial to the vicinity of Grapefruit Avenue and 54<sup>th</sup> Street. The subject site is located within Zone C and D of the Airport Land Use Compatibility Plan and therefore the proposed project is required to be reviewed by the Airport Land Use Commission (ALUC). On April 13, 2023, ALUC found City of Coachella Case No. GPA 23-01 to be consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006). As such, staff is recommending that the Planning Commission recommend to the City Council, approval of this General Plan Amendment.

The exhibit below shows the subject property with its current General Plan designation, and the proposed General Plan designation.



Source: City of Coachella General Plan Update 2035



**ENVIRONMENTAL REVIEW:**

Staff prepared an Addendum to the Coachella General Plan Update Environmental Impact Report (CGPU EIR - also identified as State Clearinghouse No. 2009021007) pursuant to the guidelines of the California Environmental Quality Act (CEQA), which is attached to this staff report. The Addendum concludes on the basis of substantial evidence that the proposed Project is not expected to result in impacts beyond those previously identified and mitigated in the CGPU EIR. No new significant impacts would occur as a result of the Project, nor would there be any substantial increase in the severity of any previously identified significant environmental impacts. The Project will adhere to applicable General Plan policies and zoning requirements.

**Alternatives:**

1. Adopt:
  - a. Resolution No. PC2023-09 recommending that the City Council adopt the Addendum to the Coachella General Plan Update EIR.
  - b. Resolution No. PC2023-10 recommending that the City Council approve General Plan Amendment No. 23-01.
2. Continue this matter and provide staff direction.
3. Take no action.

**Recommended Alternative(s):**

Staff recommends Alternative #1 as shown above.

**Attachments:**

1. Resolution No. PC2023-09  
Exhibit A – Addendum to the General Plan Update EIR
2. Resolution No. PC2023-10  
Exhibit A – Conditions of Approval  
Exhibit B - General Plan Amendment 23-01 Exhibit
3. Vicinity Map
4. Airport Land Use Commission Letter

**RESOLUTION NO. PC2023-09****A RESOLUTION OF THE COACHELLA PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN  
ADDENDUM TO ENVIRONMENTAL IMPACT REPORT FOR THE CITY  
OF COACHELLA GENERAL PLAN UPDATE (SCH # 2009021007)  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.  
APPLICANT: MAHLON TOBIAS**

**WHEREAS**, the Applicant has filed an application for General Plan Amendment 23-01 for a land use designation amendment, along with Environmental Assessment 23-01, (collectively the “Project Approvals”), to change the land use designation from “Urban Employment Center” to “Industrial District” on a 38.8 acre site (APN 763-260-001) located at the southeast corner of Avenue 54 and Tyler Street.

**WHEREAS**, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

**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 CGPU EIR considered buildout conditions of the Proposed Land Use Plan, which included the maximum buildout potential of a 38.8-acre site located at the southeast corner of Avenue 54 and Tyler Street (“Project Site”) under the “Urban Employment Center” land use designation; and

**WHEREAS**, the Applicant proposes a General Plan Amendment to change the land use designation of the 38.8-acre site from “Urban Employment Center” to “Industrial District” (“Project”); and

**WHEREAS**, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

**WHEREAS**, by way of preparation of an Addendum, attached hereto as Exhibit “A” and incorporated herein, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

**WHEREAS**, based on that analysis, the Planning Commission does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant

environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

**WHEREAS**, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project's proposed minor technical changes; and

**WHEREAS**, the Addendum, attached hereto as Exhibit "A" and incorporated herein, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines; and

**WHEREAS**, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified CGPU EIR; and

**WHEREAS**, on May 17, 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. Compliance with the California Environmental Quality Act.** The Planning Commission has reviewed and considered the information contained in the Addendum to the CGPU EIR, comments received, and other documents contained in the administrative record for the Project. The Planning Commission finds adequacy in the CEQA documents and finds that the Addendum to the CGPU EIR and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission. The Planning Commission finds that the Addendum to the CGPU EIR, as shown in "Exhibit A" attached and made a part hereto, has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

**SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report.** Based on substantial evidence set forth in the record, including but not limited to, the CGPU EIR, the Addendum, and all related information presented to the Planning Commission, the Planning Commission finds that, based on the whole record before it, none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the Project:

- (a) will not result in substantial changes that will require major revisions of the CGPU EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (b) will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the CGPU EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (c) does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the CGPU EIR documents were adopted, as applicable, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

**SECTION 4. Findings on Environmental Impacts.** Based on the Addendum, the administrative record, and having considered the CGPU EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project have been addressed within the certified CGPU EIR. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified CGPU EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

**SECTION 5. Adoption of the Addendum to the CGPU Environmental Impact Report.** The Planning Commission hereby approves and adopts the Addendum prepared for the Project.

**SECTION 6. 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 7. 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 17<sup>st</sup> day of May, 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 17<sup>th</sup> day of May, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary

# Santa Rosa Business Park

GPA 23-01, EA 23-01

**ADDENDUM TO THE CITY OF COACHELLA  
GENERAL PLAN  
ENVIRONMENTAL IMPACT REPORT (SCH No. 2009021007)**

Prepared for:

The City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

Prepared by:



Terra Nova Planning & Research, Inc.<sup>®</sup>  
42635 Melanie Place, Suite #101  
Palm Desert, California 92211

APRIL 2023



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# 1. Introduction and Project Background

## 1.1 Summary

This document is an Addendum to the City of Coachella General Plan Update Environmental Impact Report (CGPU EIR, SCH No. 2009021007). The purpose of this Addendum is to evaluate the potential environmental impacts of amending the land use designation of a 38.8-acre site from Urban Employment Center to Industrial District, and to maintain the current M-H (Heavy Industrial) zoning on the site. Prior to the adoption of the current General Plan, the site was designated for Industrial use. A Tentative Parcel Map was approved for an industrial subdivision in 2006, but has since lapsed. The proposed General Plan Amendment, along with maintaining the current zoning would allow the development of an industrial project similar to that previously approved for the site, referred to herein as the “Project”. In accordance with the California Environmental Quality Act (CEQA), this Addendum analyses the proposed General Plan Amendment (GPA) and buildout of the Project and demonstrates that potential environmental impacts associated with the proposed Project at buildout would be equivalent to or less than the impacts already evaluated in the approved CGPU EIR.

Section 1 of this Addendum provides a detailed description of the City of Coachella’s planning procedures and environmental review process under the California Environmental Quality Act (CEQA). Section 2 described the proposed General Plan Amendment and the Project. Section 3 describes the potential environmental impacts of the proposed Project in the context of the 2015 CGPU EIR.

## 1.2 Project Location

The Project site consists of one lot in the southern portion of the City of Coachella, Riverside County, California. The 38.8-acre property is located at the southeast corner of the Avenue 54 and Tyler Street intersection. Exhibits 1 to 3 show maps of the Project’s regional location and vicinity.

The Project site consists of Assessor’s Parcel 763-260-001. The site is surrounded by lands designated as Urban Employment Center and Industrial District. Properties to the east and west of the subject property are currently occupied by agricultural uses, property to the north is occupied by commercial/industrial uses, and land to the south is occupied by agricultural and residential uses.



# RIVERSIDE COUNTY

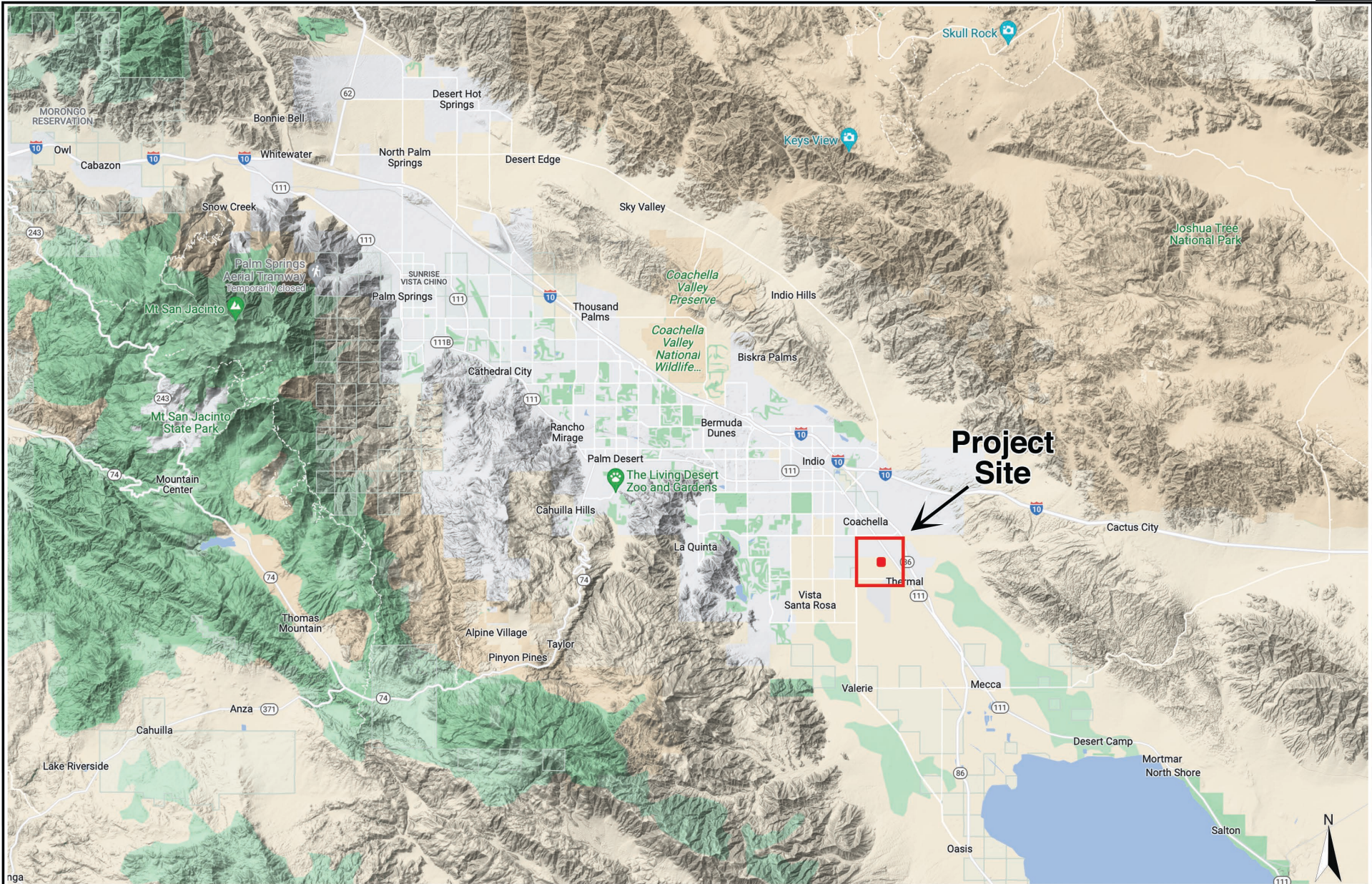


01.13.23

Exhibit

1





Source: Google Maps, 01.13.2023

01.13.23

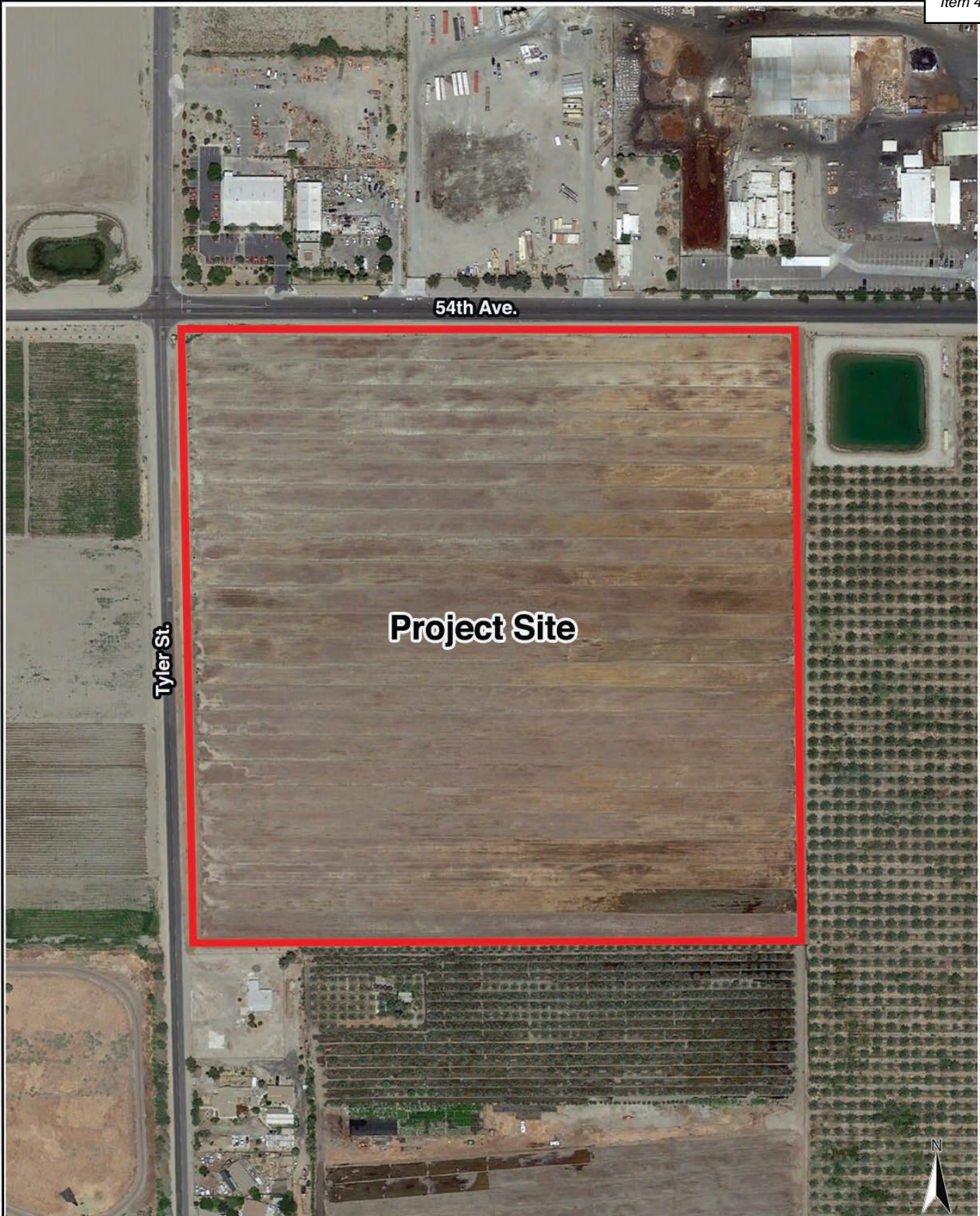


### Santa Rosa Business Park Vicinity Map Coachella, California

Exhibit

2





Source: Google Earth, 01.13.23

01.13.23



**Santa Rosa Business Park  
Regional Location Map  
Coachella, California**

**Exhibit**

**3**

### 1.3 Existing Conditions and Current Proposal

In 2015, the City of Coachella adopted a General Plan Update to guide development through 2035. The Coachella General Plan Update Environmental Impact Report (CGPU EIR), prepared in 2014, analyzed the change from the existing conditions to the impacts associated with buildout of the land use designations in the CGPU. Analysis of the land use designations included the buildout potential of the 38.8-acre Project under the “Urban Employment Center” designation. This designation allows employment uses such as office and research and development rather than industrial uses such as manufacturing and warehouse. It also allows supporting retail, service, and residential uses.

The subject property was purchased by Santa Rosa Park, LLC in the mid-2000’s. At this time, the owners obtained approval from the City for a 26-lot subdivision map envisioning the site as an industrial park. Due to economic shifts the project was never developed, and the subdivision map expired in December, 2017. A General Plan Amendment (GPA) was submitted in December, 2022, to allow a land use designation change from “Urban Employment Center” (UEC) to “Industrial District” in order to allow industrial land uses, consistent with the previous General Plan land use designation and the current M-H (Heavy Industrial) zoning on the site.

Properties adjacent to the Project site are currently designated as a mix of UEC and Industrial Districts. Land to the east and west of the subject is currently occupied by agricultural uses, property to the north is occupied by commercial/industrial uses, and land to the south is occupied by agricultural and residential uses. All of these uses pre-date the CGPU. The site is currently vacant and undeveloped, primarily covered by scrub and other low vegetation.

The plans for the proposed industrial development are currently not available. For analysis purposes in this EIR Addendum, buildout assumptions have been made for both existing conditions (current General Plan land use) and the proposed Project (General Plan Amendment). The assumed existing and proposed conditions are as follows:

#### Existing Conditions

The subject property is currently designated as an Urban Employment Center, which allows uses such as office, research and development, live-work, multi-family residential, and support retail. Since no specific project is proposed, the following assumptions were made for analysis purposes:

- Based on a FAR range of 0.5 to 2.0 and a building height range of two to five stories per the GP designation, it is assumed that the site would have 25% lot coverage or a built area of approximately 425,000 square feet.
- Based on the designated residential density ranging from 30 dwelling units per acre (DU/AC) to 65 DU/AC, it is assumed that the existing conditions would apply a density of 45 DU/AC to 35% of the total lot acreage. This would result in 614 residential units.
- Based on the Zoning Code parking requirements of 1 parking stall per 250 square feet of office uses and 1 stall per residential unit, a total of 2,314 parking stalls would be required (1,700 stalls for office, 614 stalls for residential).



- Given the building coverage and parking requirements for these land uses, it is assumed that approximately 25% of the site would be landscaped.
- According to the Department of Finance Table E-5, population estimates for the City of Coachella, the City has an average household size of 4.25 people. Based on 614 units, a population of 2,610 residents on the site would be assumed.

### Proposed Project

The Project proposes the site be designated as an Industrial District, which allows uses such as industrial, research and development, as well as support retail and office uses. For analysis purposes, the following assumptions are made:

- Based on a designated site coverage ranging from 25 – 50%, it is assumed that the built area would be 595,000 square feet or approximately 35% coverage.
- Based on the permitted uses for the Industrial District designation, it is assumed that the site will be occupied by 50% manufacturing uses and 50% light industrial uses.
- Based on the parking requirements for the Heavy Industry zone, the Project would require 1 parking stall per 500 square feet for the first 20,000 square feet, and 1 stall per 1,000 square feet for the remaining 575,000 square feet. Assuming the Project would be comprised of one building, this would result in 40 stalls for the first 20,000 square feet, 575 stalls for the remaining square footage, for a total of 615 stalls. Based on average parking stall dimensions of 9 x 18 feet, the required 615 parking stalls would occupy 99,630 square feet. It is important to note that the Project is likely to develop as multiple buildings on multiple lots, similar to the previous approval, and that resulting parking requirements would likely increase.
- It is assumed that 25% of the site will be landscaped.
- Based on the allowed uses for the Industrial District designation, the Project would not result in any residential development, and thus would generate no residential population.

This Addendum was prepared to analyze potential impacts of the proposed Project as compared to those previously identified for the site in the CGPU EIR. This Addendum meets CEQA requirements for the Project to assess potential environmental impacts and set forth mitigation as necessary, on the basis that the buildings to be developed on the site would conform to the City's standards for the Heavy Industrial Zone.

#### 1.4 Purpose of an EIR Addendum

In accordance with CEQA Guidelines Section 15164, a Lead Agency is required to prepare an EIR Addendum to a previously certified EIR if some changes or additions to a project are necessary, but the proposed project modifications do not require preparation of a subsequent EIR, as provided in Guidelines Section 15162. In addition, the proposed modifications cannot result in new or substantially more significant environmental impacts compared with the impacts disclosed in the previously certified EIR.

CEQA Guidelines Section 15162 states that a subsequent EIR would be required for a project if any of the following conditions exist:

1. Substantial changes to the project require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. The availability of new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows that i) the project will have one or more significant effects not discussed in the previous EIR, ii) significant effects previously examined will be substantially more severe than shown in the previous EIR, or iii) mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the previously certified EIR, which would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Based on the evaluation of information provided in this EIR Addendum, no new significant impacts would occur as a result of the proposed Project, nor would there be any substantial increase in the severity of any previously identified significant environmental impacts. Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines would apply. As such, an EIR addendum is the appropriate document to comply with CEQA requirements for the proposed Project.

## 2. Proposed Amendments

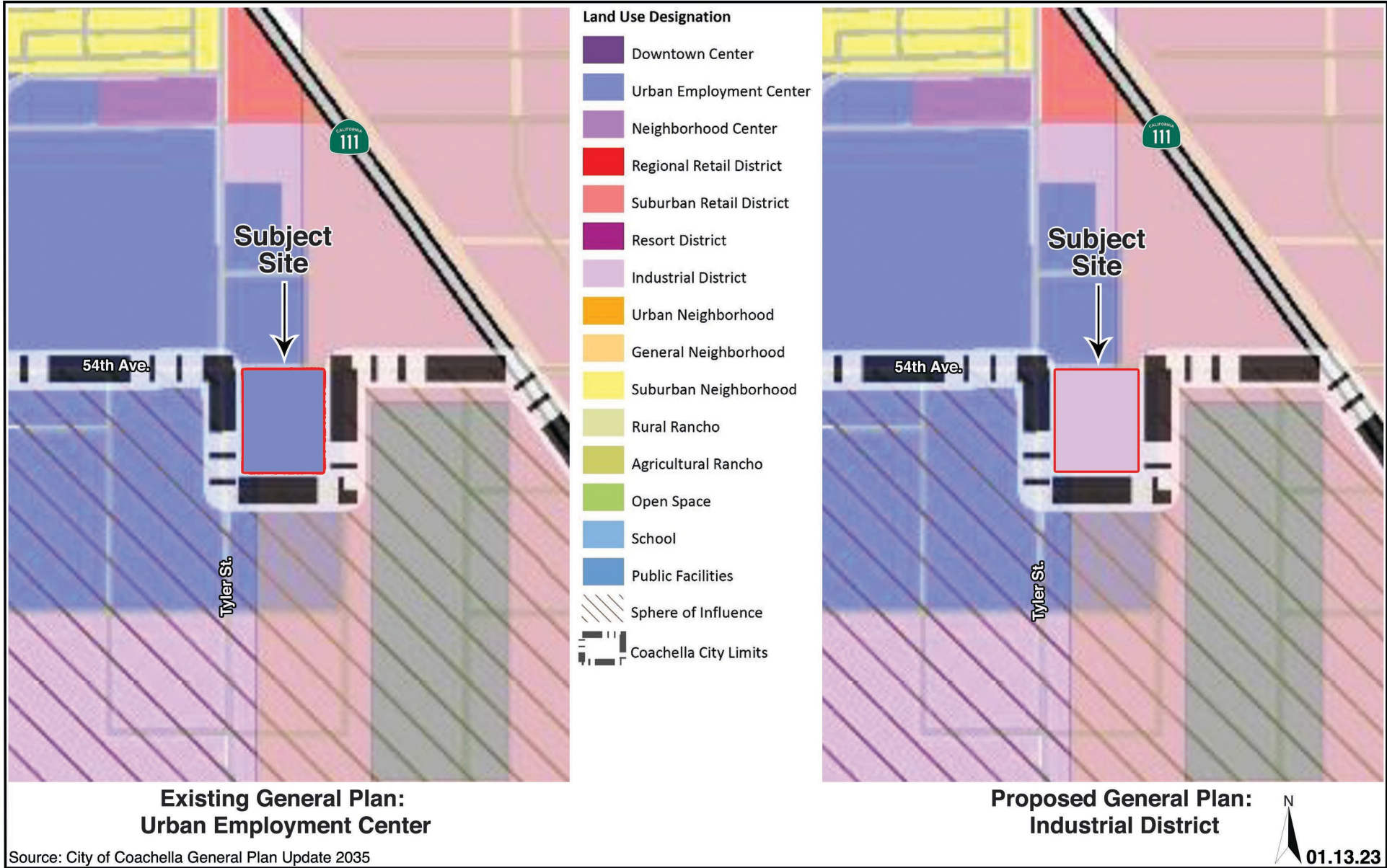
To facilitate development of the Project, the project proponent proposes an amendment to the General Plan Land Use Map that would change the 38.8-acre site’s land use designation from “Urban Employment Center” to “Industrial Center”. Table 1 compares the land use designations for the Project site under the adopted General Plan designation and the General Plan Amendment. The amendment is limited to the 38.8-acre site and no other General Plan amendments or changes are proposed.

As described in Table 1, the Project would result in the development of 595,000 square feet of manufacturing and light industrial space, compared to approximately 425,000 square feet of office and retail space under the current conditions. Under the current Urban Employment Center designation, development of the site could result in 614 residential units or a residential population of approximately 2,610 people.<sup>1</sup> The proposed Project would result in no residential units and therefore no population.

As shown in Exhibit 4, properties adjacent to the subject site in the north, west, and south, are designated for Urban Employment Center, while land to the east is designated for Industrial District. The manufacturing and light industrial uses proposed for the site are therefore consistent with surrounding uses, including properties currently in use for industrial activities to the north and northeast of the subject site.

<b>Table 1 – Land Use Assumptions</b>		
	<b>Existing Conditions</b>	<b>Proposed Conditions</b>
GP Designation	Urban Employment Center	Industrial Center
Zoning	Heavy Industrial Zone	Heavy Industrial Zone
Allowed Land Uses	Office, research and development, live-work, multi-family residential, support retail.	Industrial, research and development, support retail and office.
Max. Building Height	Two to five stories <sup>1</sup>	50 feet <sup>2</sup>
<b>Assumptions</b>		
Built Area	425,000 SF office/research and development/retail (assuming 25% lot coverage, up to 3-story residential buildings, 1.0 FAR).	595,000 SF (assuming 35% lot coverage)
Land Uses	425,000 SF office 614 units multi-family residential	297,500 SF manufacturing 297,500 SF general light industrial
Parking	374,868 SF (2,314 stalls)	99,630 SF (615 stalls)
Landscaped Area	425,000 SF (assuming 25%)	425,000 SF (assuming 25%)
<sup>1</sup> As provided in the Urban Employment Center designation.		
<sup>2</sup> As provided in the Heavy Industrial Zone.		

<sup>1</sup> Based on average of 4.25 persons per household in Coachella, according to E-5 City/County Population and Housing Estimates, California Department of Finance, 2022.



### 3. Impact Analysis

In accordance with CEQA Guidelines §15162, the following analysis addresses each of the environmental issues analyzed in the certified CGPU EIR as compared to the potential changes in environmental impacts due to the proposed Project. The analyses below are based on the buildout assumptions described in Section 2, Table 1, above. Please note that the CGPU EIR analyzed a “Planning Area” which included lands both within City corporate limits, and within the City’s Sphere of Influence (SOI). The analysis below uses Planning Area when referring to the context of the EIR analysis, and City and/or SOI when appropriate.

#### 3.1 Aesthetics

##### **Summary of findings in the EIR**

###### *Scenic vistas and resources:*

According to the CGPU EIR, the primary aesthetic and scenic resources in the Planning Area are open spaces to the east (Little San Bernardino Mountains and Mecca Hills), distant mountain ranges in the west (San Jacinto and Santa Rosa mountains), and agricultural open spaces along the west site of the All-American Canal. There are no officially designated State Scenic Highways in the Planning Area. However, according to the CGPU EIR, the historic character of certain sections of old Highway 99 (now Dillon Road between Grapefruit Blvd and Interstate 10), Old Highway 86 (Harrison Street south of Grapefruit Blvd), and Old Highway 111 (Grapefruit Blvd) provide aesthetic resources for the City and the surrounding region. The General Plan Update contains policies to limit the scale of development near scenic resources and to protect existing views of surrounding hills and mountains from the City.

###### *Visual Character:*

The CGPU expects growth that will almost double the population and turn Coachella into a medium-sized city. Despite this substantial growth, the City provides land use and development policies in hopes of preserving its unique visual character related to Coachella’s geographic location, agricultural history, and historic architecture. The General Plan Update divides the City into seventeen subareas, each with defined vision and specific policy directions. The Project site is located in subarea 5, Airport District. The CGPU envisions this subarea as one of the City’s primary industrial areas, taking advantage of its excellent access to regional highways and the airport. It proposes that heavy industry be limited to the vicinity of Grapefruit Boulevard and Avenue 54, and aims for 70 to 90 percent of the land in the Airport District to be Industrial District at buildout.

###### *Light and Glare:*

According to the CGPU EIR, nighttime glare in Coachella currently only occurs in the western portion of the City near dense neighborhoods. The less developed eastern portions of the City experience very little light pollution and nighttime glare. While buildout of the CGPU would introduce additional sources of light to the Planning Area, dark sky policies in the General Plan and lighting requirements contained in the Zoning Code limit impacts associated with light and glare.

*Summary of Impacts:*

Analysis of potential impacts to aesthetic resources in the CGPU EIR concluded that development under the CGPU would have no impact to scenic resources, less than significant impacts to scenic vistas as well as light intrusion and glare, and potentially significant and unavoidable impacts to visual character. The potentially significant impacts to visual character are a result of the expected doubling in the City's population by 2035. Despite this potentially unavoidable impact to visual character, the CGPU policies, design guidelines, and development strategies would reduce impacts to aesthetics as much as possible.

**Analysis of the proposed Project**

The General Plan Amendment would result in a Project consisting of industrial development on 38.8 acres of vacant land in the southern portion of Coachella. On the Project site, the Santa Rosa Mountains are visible to the west and southwest, the San Jacinto Mountains are distantly visible in the northwest, the Mecca Hills and Little San Bernardino Mountains are visible to the northeast and east. While views to the north are partially obstructed by existing industrial development, the prevalence of undeveloped and agricultural land in the area has preserved views of the surrounding mountains in most directions.

While Coachella has no State Scenic Highways, the Project site is located approximately 2,000 feet west of Old Highway 111 (Grapefruit Boulevard), which the City identifies as a scenic route. The proposed industrial development would be consistent with the current use of the industrial sites on the north side of Avenue 54. The proposed Industrial District designation would be consistent with the designation of the lands to the east of the subject site. The subject site is in subarea 5, which the CGPU envisions as an industrial area. Furthermore, the CGPU proposes that heavy industry be focused in the vicinity of Grapefruit Boulevard and Avenue 54. Given these facts, the proposed Project would be a more uniform and consistent fit with the area's current and envisioned character than the existing Urban Employment Center (UEC) designation.

Both the proposed Project and the existing use designated in the CGPU would introduce light and glare into the area. However, both scenarios would be subject to General Plan policies and Municipal Code requirements which reduce the potential impacts to less than significant levels.

The CGPU EIR accounts for potentially significant but unavoidable impacts to the visual character of the Planning Area as the City's population increases substantially. The vicinity of the subject property is sparsely developed, with many properties in the area vacant or being used for agriculture. Buildout of both the existing designation and the proposed amendment would thus intensify development in the area. While the proposed Project could have a higher lot coverage than development under the UEC designation, the latter could result in taller buildings associated with multi-family residential development. The proposed Project is not expected to result in more significant impacts to visual character than development under the existing designation. In both instances, development would be subject to extensive policies, design and development guidelines provided in the CGPU in order to reduce impacts to aesthetics.



Overall, because the Project would result in development similar to sites to the north and consistent with the conditions envisioned for subarea 5 in the General Plan, it is not expected to result in impacts beyond those identified in the CGPU EIR. No significant impacts would occur as a result of the Project, as it occurs in an area near Grapefruit Boulevard and Avenue 54 where heavy industry should be focused, according to the CGPU. While the proposed Project could have significant impacts to the current visual character of the area, these impacts would not be more severe than the potentially significant and unavoidable impacts to visual character accounted for in the CGPU.

### 3.2 Agriculture and Forestry Resources

#### Summary of findings in the EIR

Agriculture is identified in the CGPU as a key element of the City's character. There are approximately 11,139 acres of agricultural land in the Planning Area, of which approximately 29% is occupied by agricultural land, and roughly half of which is located in the City's incorporated areas.

The CGPU proposes significant growth for the City of Coachella. As a result, the CGPU EIR found that development under buildout of the General Plan would potentially have significant and unavoidable impacts related to the conversion of farmland to non-agricultural use. Likewise, while almost 10% of the agricultural land in the Planning Area is under Williamson Act contracts, much of this land is designated for urban uses in the GPU. These areas would be rezoned to urban uses with the update of the City's Zoning Code, according to the CGPU EIR.

Buildout of the CGPU would result in urban development adjacent to farmland, which could result in indirect impacts to farmland. The General Plan provides policies, such as the provision of buffers and right-to-farm policies in order to minimize potential impacts resulting from urban uses adjacent to farmlands.

In order to minimize impacts to agriculture, the City has established substantial policies to work in conjunction with the existing regional, state, and federal regulations for the conservation of valuable farmlands. The CGPU identifies certain subareas to protect agricultural activities, and others in which new development should be focused. Subareas 5, 6, 7, 8, 9, 10, and 11 are identified as Priority Growth Areas. The subject property is on Farmland of Local Importance but is also located in subarea 5 which is identified as a high priority development area.

The desert climate in which Coachella is located does not support forest growth. Open space in the Planning Area is primarily occupied by Creosote Bush Scrub and Saltbush Scrub. There is no forestland or timberland in the Planning Area, and there would therefore be no impacts regarding the loss or conversion of these lands.



## Analysis of the proposed Project

The CGPU EIR found that buildout of the General Plan would result in significant and unavoidable impacts related to the conversion of farmland to non-agricultural uses. Given that the subject property, which is currently zoned for Heavy Industrial, is designated as Farmland of Local Importance, development of the site under both the existing UEC or proposed Industrial District designations would result in its conversion to non-agricultural land. The subject property is not under a Williamson Act contract, and would therefore have no impacts related to the Act. The site is in subarea 5, which is designated as an area in which new development should be focused. Therefore, development of the site under either the UEC or the Industrial designation would result in the loss of farmland, and impacts associated with the GPA would be equivalent to those analyzed in the CGPU EIR.

Given that there is no forestland or timberland in the Planning Area, there would be no impacts resulting from the conditions proposed in the CGPU or under the proposed Project.

### 3.3 Air Quality

#### Summary of findings in the EIR

Coachella is located within the Riverside County portion of the Salton Sea Air Basin (SSAB), under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for managing and regulating air pollution in the South Coast Air Basin and the Riverside County portion of the SSAB. The Riverside County portion of the SSAB is a non-attainment area for the federal and state standards for ozone and particulate matter (PM<sub>10</sub>). This area is in attainment of the federal and state standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, and PM<sub>2.5</sub>.

#### *Air quality plan compliance:*

SCAQMD 2012 Air Quality Management Plan (AQMP): According to the SCAQMD, projects that are consistent with the employment and population forecasts upon which an air quality plan is based can be also considered consistent with the air quality plan. The land use and transportation control portions of the AQMP are based on growth projections from the Regional Comprehensive Plan (RCP) prepared by the Southern California Association of Governments (SCAG). The population projected for buildout of the CGPU generally aligns with the population forecasted in SCAG's Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS): the CGPU plans for population growth up to 135,000 residents, and the RTP/SCS forecasts that the City's population will reach 128,700 by 2035.<sup>2</sup> The CGPU also includes policies promoting walkability, transit access, and other measures to reduce vehicle miles traveled (VMT), which would help to reduce the City's emissions relative to the expected population growth. Overall, the EIR found that the CGPU does not conflict with the 2012 AQMP.

<sup>2</sup> While the CGPU anticipates 4.9% more population growth than the RTP/SCS, the General Plan estimate is for maximum buildout.

Final 2002 Coachella Valley PM<sub>10</sub> State Implementation Plan (SIP): The 2002 Coachella Valley PM<sub>10</sub> SIP institutes control measures targeting fugitive dust emissions, including measures addressing fugitive dust from construction and grading, activities on disturbed vacant lands, unpaved roads and parking lots, paved roads, and agricultural activities. The CGPU provides policies which are consistent with these measures, such as construction dust control requirements and mandatory buffers between agricultural operations and new developments.

California Air Resources Board 2005 Air Quality and Land Use Handbook: The Air Quality and Land Use Handbook provides recommendations for the siting of sensitive land uses near major air pollution sources. The CGPU includes policies which are consistent with these recommendations. For example, the CGPU proposes zoning changes to require schools and other sensitive receptors be located more than 500 feet from busy roadways, highways, and known stationary pollution sources.

Overall, given that the CGPU is generally consistent with SCAG's population growth forecast for 2035, and provides policies consistent with applicable control measures and siting of sensitive receptors, the EIR found that the General Plan would have less than significant impacts related to applicable air quality plans.

*Construction emissions:*

Construction of the development proposed under the CGPU would result in temporary emissions of various air pollutants. The emissions resulting from the development of individual projects would need to be evaluated on an individual basis; instead, the EIR analyses construction emissions using a qualitative approach. The CGPU includes policies prohibiting the siting of air pollution sources near existing sensitive receptors, and limiting the emissions of construction-related emissions. Development in the Planning Area would also be subject to SCAQMD rules, such as Rule 403.1 requiring the preparation of a fugitive dust plan for the construction of projects greater than 5,000 square feet. Furthermore, individual projects would be required to conduct site-specific analysis to ensure compliance with applicable thresholds for construction-related emissions. Given the policies in the CGPU, the rules provided by SCAQMD, and the required project-specific analysis, the CGPU EIR found that construction-related impacts would be less than significant.

*Long-term emissions:*

Development under the CGPU would generate long-term emissions from mobile sources and stationary sources. Similar to construction emissions, operational emissions are assessed through project-specific review and would require mitigation measures if applicable thresholds are exceeded. In order to assess operational emissions at a programmatic level, the EIR compared the population growth expected from the CGPU with the SCAG growth forecast upon which the AQMP is based. The projected growth from buildout of the CGPU is generally consistent with the regional forecast, and the policies in the CGPU are consistent with the control measures provided by SCAQMD and CARB recommendations. Likewise, the long term emissions expected from Coachella in 2030 represent a small portion of the regional emissions for that year. Given these facts, the EIR concluded that the CGPU would have less than significant impacts related to long-term emissions.

*Carbon monoxide hot spots:*

Carbon monoxide (CO) hot spots are areas with elevated CO levels resulting from congested intersections. The Coachella Valley is in attainment of state and federal CO standards, and CO is not expected to be a major air quality concern for the area. Given that severely congested intersections have the potential to create a hotspot, the 13 intersections identified in the CGPU circulation element as operating below LOS D should be screened for compliance with state CO standards. None of the 13 identified intersections are in the Project vicinity. Furthermore, the policies and recommended improvements in the CGPU would reduce potential congestion and support the use of alternative modes of transportation. Therefore, the EIR concluded that additional traffic after mitigation and implementation of CGPU policies would not degrade conditions at intersections to the extent that mobile-source emissions exceed the state standards and create CO hot spots.

**Analysis of the proposed Project**

*Air quality plan compliance:*

When the CGPU EIR was prepared, the relevant air quality and land use plans were the SCAQMD 2012 AQMP, the Coachella Valley PM<sub>10</sub> State Implementation Plan, and the SCAG 2012-2035 RTP/SCS. Since then, the 2022 AQMP and the 2020-2045 RTP/SCS have been adopted. The PM<sub>10</sub> SIP remains current.

According to the population growth forecast in the 2020-2045 RTP/SCS, Coachella will have a population of 129,300 by 2045, which is 600 more residents than estimated for 2035 in the 2012-2035 RTP/SCS report. Both forecasts are below the maximum population of 135,000 residents estimated for buildout of the CGPU. As discussed in the EIR, despite the discrepancy with the population forecast in the RTP/SCS, the growth projections in the CGPU are considered to be generally consistent with the AQMP.

Buildout of the subject property under the current land use designation in the CGPU would result in 614 housing units or a population of 2,610 residents. The Project under the proposed GPA would result in no housing units, and thus a total City-wide population of 132,390, or approximately 2,610 below the CGPU projection. The proposed conditions would therefore be more closely aligned with SCAG growth forecast, and, like the existing conditions, would be consistent with the AQMP.

The proposed Project would be subject to project-level CEQA review for construction and operational emissions. The CGPU EIR provided programmatic analysis on CGPU policies and SCAQMD rules on future projects in the City, but deferred quantitative maximum daily emissions analysis for individual projects during the buildout of the General Plan. Project-level emissions were quantified using the buildout assumptions shown in Table 2.

	<b>Existing Conditions</b>	<b>Proposed Project</b>
<b>General Plan Designation</b>	Urban Employment Center	Industrial District
<b>Site Acreage</b>	38.8 acres	38.8 acres
<b>CalEEMod Land Use Assumptions</b>	Office Park: 425,000 SF Apartments Low Rise: 614 units	General Heavy Industry <sup>2</sup> : 297,500 SF Manufacturing: 297,500 SF
<b>Residential Population</b>	2,610 <sup>1</sup>	0
<b>Construction Duration</b>	4 years	4 years
<sup>1</sup> Based on 4.25 average household size per Department of Finance, Table E-5, City of Coachella 2022. <sup>2</sup> Project proposes general light industrial, however heavy industrial required as CalEEMod input due to square footage above 50,000 square feet.		

For analysis purposes, it is assumed that development under the current Urban Employment Center designation would result in 425,000 square feet of office space and 614 units of low-rise multi-family residential. It is assumed the proposed Project would result in the development of 297,500 square feet of general light industrial and 297,500 square feet of manufacturing uses.

*Construction emissions:*

Criteria pollutant emissions were estimated using CalEEMod Version 2020.4.0. The proposed Project would result in the development of the 38.8-acre site, assuming that earthwork materials would be balanced on-site with no import-export, and standard dust control measures would be applied. It is assumed that construction of the development under both the existing and proposed conditions would take approximately 4 years.

<b>Max. Daily Emissions <sup>1</sup></b>	<b>CO</b>	<b>NO<sub>x</sub></b>	<b>ROG</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
<b>Existing Conditions<sup>2</sup></b>	52.05	34.56	54.46	0.12	9.08	5.15
SCAQMD Threshold	550.00	100.00	75.00	150.00	150.00	55.00
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Proposed Project<sup>1</sup></b>	43.90	34.56	13.14	0.09	9.08	5.15
SCAQMD Threshold	550.00	100.00	75.00	150.00	150.00	55.00
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: CalEEMod Version 2020.4.0.						
<sup>1</sup> PM10 and PM2.5 emissions assume standard dust control measures.						
<sup>2</sup> Values shown represent the average of winter and summer emissions.						

Based on these assumptions, Table 3 shows the projected construction emissions for buildout of the site. Buildout of the site under both the existing and proposed conditions would not exceed the SCAQMD thresholds for CO, NO<sub>x</sub>, ROG, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>. Buildout of the proposed Project would result in lower construction emissions of CO, ROG, and SO<sub>x</sub> than construction under the current designation; and would result in approximately the same emissions of NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>.

Buildout of the site under both existing and proposed conditions would be subject to CGPU policies as well as SCAQMD rules and regulations. Given that emissions projected for construction of the Project are within the SCAQMD thresholds, and are equal to or less than those resulting from buildout of the site under current conditions, construction of the Project would not increase the severity of impacts identified in the EIR.

*Long-term emissions:*

Operational emissions are those emitted by the Project long-term, and include area, energy, and mobile sources. The buildout assumptions in Table 2 were used for CalEEMod inputs, and trip generation rates were sourced from the Institute of Transportation Engineers (ITE) trip generation manual (11<sup>th</sup> edition). The below table shows the unmitigated criteria pollutant emissions during operations of the existing and propose land uses at buildout.

<b>Table 4 – Operational Criteria Pollutant Emissions Comparison (lbs/day)</b>						
<b>Max. Daily Emissions</b>	<b>CO</b>	<b>NO<sub>x</sub></b>	<b>ROG</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
<b>Existing Conditions<sup>1</sup></b>	231.91	32.90	50.50	0.43	43.67	12.51
SCAQMD Threshold	550.00	100.00	75.00	150.00	150.00	55.00
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Proposed Project<sup>1</sup></b>						
SCAQMD Threshold	550.00	100.00	75.00	150.00	150.00	55.00
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: CalEEMod Version 2020.4.0.						
<sup>1</sup> Values shown represent the average of winter and summer emissions.						

As shown in Table 4, neither buildout scenario would exceed the SCAQMD daily thresholds for CO, NO<sub>x</sub>, ROG, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>. During operation, the proposed Project would result in lower daily emissions than development under the current conditions across all criteria pollutants. Similar to findings in the EIR, impacts related to criteria pollutant emissions would be less than significant with adoption and implementation of the CGPU policies and programs and enforcement of current SCAQMD rules and regulations.

*Impacts on nearby sensitive receptors:*

SCAQMD’s Localized Significance Threshold (LST) Look-Up Table was used to determine if buildout of the site would have the potential to generate significant adverse local air quality impacts. The nearest sensitive receptor to the site is a residence approximately 100 feet south of the subject property. Therefore, based on the Project’s size and proximity to sensitive receptors, the 5-acre site table at a distance of 25 meters was used for analysis purposes. As shown in Table 5, below, neither the existing conditions or the proposed conditions would exceed the LST threshold for construction or operational emissions. The impacts to nearby sensitive receptors would therefore be less than significant under both existing conditions and with implementation of the GPA.

<b>Table 5 – Localized Significance Threshold (lbs/day)</b>				
<b>Existing</b>	<b>CO</b>	<b>NOx</b>	<b>PM10</b>	<b>PM2.5</b>
Construction	52.05	34.65	9.08	5.15
LST Threshold <sup>1</sup>	2,292	304	14	8
<b>Exceeds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Operational - Area	52.87	5.79	0.7	0.7
LST Threshold	2,292	304	4	2
<b>Exceeds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Proposed</b>	<b>CO</b>	<b>NOx</b>	<b>PM10</b>	<b>PM2.5</b>
Construction	43.9	34.65	9.08	5.15
LST Threshold <sup>1</sup>	2,292	304	14	8
<b>Exceeds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Operational - Area	0.06	0.0005	0.0002	0.0002
LST Threshold	2,292	304	4	2
<b>Exceeds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<sup>1</sup> Based on SCAQMD LST Threshold for 5-acres or greater site 25 meters from sensitive receptor.				

*Carbon monoxide hotspots:*

As discussed in Section 3.15, Transportation, at buildout the proposed Project would result in fewer daily trips than the current conditions. Therefore, the proposed Project is expected to generally reduce intersection volume assumptions analyzed in the EIR, thereby reducing the risk of CO hot spots. Impacts will remain less than significant under proposed Project conditions.

*Nuisance odors:*

The CGPU does not specifically discuss odors, however it does focus on potential impacts to sensitive receptors and strategies such as land use compatibility to minimize impacts related to odors. Under the current UEC designation, office buildings, research and development facilities, residential buildings, and supporting service and retail uses are permitted. These land uses could generate some temporary odors, but they are not expected to be objectionable long term. Office and commercial operations in UEC designated areas are required to contain all operations within the associated buildings, and buildings must be outfitted with industry standard air filtration systems. Residences could generate some odors from standard household activities such as cooking, however these odors would also be temporary in nature and would disperse with space.

The Project proposes industrial uses, which could generate some odors. According to the CGPU, the Industrial District designation is intended to accommodate commercial and industrial businesses that may generate more odors than would be appropriate on sites designated for UEC. The corresponding industrial zone allows a broad range of uses that could include outdoor uses. However, no uses are proposed in conjunction with the General Plan Amendment, and further review under CEQA would be undertaken by the City based on site-specific plans and use proposals when they are brought forward. This review could result in site- and project-specific conditions of approval or mitigation measures to alleviate use-specific odors. Furthermore,



pursuant to the Coachella Municipal Code (CMC) Section 3.10.010(D)(13), any nuisance odors found to be in violation of the CMC would be subject to a \$500 fine. Therefore, while the proposed Project could potentially result in more nuisance odors than permitted under the UEC designation, impacts resulting from both the UEC and Industrial District designations would be less than significant.

*Summary of Impacts:*

Overall, impacts are expected to be similar to, if not less than, those previously identified in the CGPU EIR. Implementation of the General Plan Amendment and proposed Project would not result in any new impacts related to air quality or increase the severity of a previously identified significant impact analyzed in the EIR.

### 3.4 Biological Resources

#### **Summary of findings in the EIR**

*Sensitive species:*

According to the CGPU EIR, most sensitive species in the Planning Area are concentrated in the mostly undeveloped eastern portion. The EIR identified 31 special status wildlife species and 10 special status plant species with potential to occur in the Planning Area.

One insect, three reptiles, ten birds, and three mammals were identified as having varying potential to occur in the Planning Area. While most of these species are likely to occur in the eastern portion of the Planning Area, the Coachella Valley Round-Tailed Ground Squirrel and Crissal Thrasher have potential to occur in subareas 5, 6, and 7. Development in these areas would result in current vacant and agricultural lands being replaced by industrial, commercial, and civic uses. Given the potentially resulting impacts, the EIR required the addition of a new policy to the CGPU: Policy 9.8 of the Sustainability and Natural Environment Element requires preconstruction surveys in subareas 5, 6, and 7 to determine if there is occurrence of sensitive species in the project area. If such species are present, mitigation measures may be prescribed by a qualified biologist and approval from applicable resource agencies may be required prior to the issuance of permits.

Two of the plant species with potential to occur in the Planning Area have been seen in the vicinity, but not in the Planning Area itself. The other eight sensitive plant species are expected to occur in undeveloped areas which are planned to remain undeveloped under the CGPU, including subareas 13, 16, and 17. Various policies in the CGPU provide measures to protect sensitive plant and wildlife species in the Planning Area. Impacts are expected to be less than significant with mitigation.

*Riparian or other sensitive habitat:*

The Planning Area has limited riparian habitat or other sensitive habitat. The development proposed under the CGPU would therefore not have significant impacts to such habitat.

Wetlands along the Whitewater River, which runs between subareas 1, 5, 6, 7, 9, 10, and 11, would be impacted by increased development under the CGPU. The General Plan provides measures to minimize the potential impacts in these areas, including regarding sensitive habitat and water quality. The CGPU EIR determined that impacts to riparian or other sensitive habitats are expected to be less than significant.

*Native species migration:*

The degradation of habitat relied on by migratory species can threaten the sustainability of native resident species and migratory wildlife corridors. According to the EIR, two migratory species are known to reside seasonally within the Planning Area: Golden Eagle (*Aquila chrysaetos*) and Swainson’s Hawk (*Buteo swainsoni*). These species migrate through undeveloped areas, grasslands, and agricultural lands in Coachella and the SOI. The CGPU proposes the efficient use of land, with some areas designated for higher density development, while other areas are to be preserved as natural open space. Subareas on the eastern side of the Planning Area, namely subarea 13, 17, and 16, are designated for open space and agriculture. Therefore, while the growth expected from buildout of the CGPU could result in the loss of forage areas used by migratory species, the significant areas designated for open space in the General Plan would reduce potential impacts. Habitat restoration and management policies in the CGPU further protect the habitat of migratory species. Impacts were expected to be less than significant.

*Conflicts with local policies or ordinances protecting biological resources:*

The Planning Area is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area. The CVMSHCP seeks to balance environmental protection and economic development objectives by protecting areas of unfragmented habitat while helping to streamline development in areas with low conservation value. According to the CGPU EIR, there are few sensitive or threatened species within the Planning Area. The only CVMSHCP Conservation Land in the Planning Area is in subarea 17, on the eastern side of the SOI, which is preserved as open space. The CGPU provides policies to ensure that the City adheres to the CVMSHCP.

The City is required to assess development impacts fees on new development to mitigate potential impacts to species covered by the CVMSHCP. The collection of these fees would ensure that impacts would be less than significant.

**Analysis of the proposed Project**

The 38.8-acre subject property would be fully disturbed and developed under either the current or proposed General Plan land use designation. Under the existing UEC designation, mixed-use development including office, residential, and support retail would be allowed on the site with a permitted floor area ratio (FAR) of 0.5 to 2.0. Under the proposed Industrial District designation, industrial as well as support retail and office uses would be allowed on the site, with the permitted FAR ranging from 0.1 to 2.0. Both scenarios would result in development of the subject site and potential habitat loss as a result. The proposed Project would thus not change impacts to biological resources compared with those expected from implementation of the CGPU.

The Project site is within subarea 5, which the CGPU EIR identified as an area in which the Coachella Valley Round-Tailed Ground Squirrel and Crissal Thrasher may occur. However, the prescribed mitigation measure, Policy 9.8 of the Sustainability and Natural Environment Element in the General Plan, would mandate a preconstruction survey to determine if these sensitive species are present on the site, regardless of the land use designation on the site. If such species are determined to be present, then subsequent measures may be prescribed by a biologist, and approval from applicable resource agencies may be required prior to the issuance of permits. Implementation of this Policy would ensure that development under both the CGPU and the proposed amendment would have less than significant impacts to sensitive species.

The EIR also identified development in subarea 5 as having potential impacts on riparian habitats due to proximity to the Whitewater River. However, because the subject site is approximately one mile southwest of the river, and Grapefruit Boulevard runs in the intervening space between the site and the river, no riparian or other sensitive habitat is expected on the property. The property is also not located in or near a CVMSHCP Conservation Area. Regardless of whether the site is developed under the UEC or Industrial District designation, the development would be subject to payment of mitigation fees towards the CVMSHCP. Both development scenarios would thus have less than significant impacts related to riparian or other sensitive habitat, as well as to local policies protecting biological resources.

The subject site currently contains low vegetation, such as shrubs, which may provide limited nesting and foraging habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). While not explicitly discussed in the EIR, any project, regardless of land use designation, would be required to avoid any ground disturbance during nesting season or conduct preconstruction surveys for bird species prior to the issuance of grading permits to comply with the MBTA.

Overall, the proposed Project would not result in any new significant impacts, nor would it increase the severity of impacts identified in the CGPU. Compliance with the CGPU policies and adherence to existing federal, state, and City regulations would ensure that impacts remain less than significant.

### 3.5 Cultural/Tribal Cultural Resources

#### **Summary of findings in the EIR**

##### *Historical resources:*

A records search conducted at the Eastern Information Center (EIC) in 2008 found 176 recorded cultural resources in the Planning Area, including 68 historic-period sites or structures, 96 prehistoric sites, 10 that are both prehistoric and historic, and two of unknown age. Of the eligible historic resources, only the Coachella Valley Water District Building is registered as a Historical Landmark, located along Highway 111 and Grapefruit Boulevard. The CGPU EIR identified subarea 2 and the northeastern corner of subarea 5 as highly sensitive areas of historical sites.

Historical resources in the City are protected by an existing ordinance in §15.98.190 of the Municipal Code, which prevents destruction of, or impacts to, Class 1 historical resources. Additionally, federal and states regulations prevent the removal or destruction of any historic resources in the Planning Area. Policies in the CGPU also ensure the preservation and documentation of historic resources, as well as coordination with local tribes. The EIR found that compliance with applicable policies and regulations will ensure that impacts to historic resources would be less than significant.

*Unique archaeological resources:*

The 2008 records search at the EIR found 159 archaeological resources in the Planning Area, none of which are designated by any state or national register, but which may be eligible. The area's long history as home to Native American populations has resulted in numerous archaeological significant sites in Coachella and the SOI. The Mecca Hills, Thermal Canyon, and washes north of Thermal Canyon have archaeologically significant sites and artifacts. Possible sites occur on land along the west of the Whitewater River and within the downtown core of Coachella.

State regulations and CGPU policies protect unique archaeological resources from potential impacts. These provisions include requirements that any findings of archaeological sites or objects be reported immediately. As such, the EIR concluded that impacts to unique archaeological resources would be less than significant.

*Paleontological resources:*

According to the CGPU EIR, the eastern portion of the Planning Area has a high sensitivity for paleontological resources, while the western and southern portions have a low sensitivity. Much of the eastern portion of the Planning Area is designated as Open Space in the CGPU. Existing policies, as well as policies provided in the CGPU, provide protection for potential paleontological resources occurring in the western and southern portions of the Planning Area, which are mostly designated for future development. Section 5097.5 of the California Public Resources Code prohibits the removal or destruction of any resources without presentation of findings and preservation of the resource, or prior determination that the resource does not merit reporting. The CGPU also requires immediate reporting of any paleontological artifacts found within the Planning Area. Given that the most paleontologically sensitive areas will be conserved as open space, and compliance with applicable policies in regulations for development is required in other parts of the Planning Area, the EIR determined that impacts would be less than significant.

*Human remains:*

While there is potential for human remains to occur in the Planning Area on Tribal Lands, a Sacred Lands Search through the Native American Heritage Commission would be required to identify the exact location. In order to protect potential human remains from unlawful extraction, the CGPU EIR did not use information from the Sacred Lands Search in its assessment of cultural resources. The CGPU provides policies requiring compliance with the California Native American Graves Protection and Repatriation Act. The EIR added a mitigation measure requiring surveys in areas where there is a high chance of human remains occurring to determine whether any such remains are present. If human remains are discovered, then further mitigation measures must be implemented to prevent impacts. The EIR determined that adherence to applicable policies and implementation of the mitigation measure will ensure impacts would be less than significant.

## Analysis of the proposed Project

The subject property is currently vacant. According to the EIR, no archeological resources have been identified on the subject site (EIR Figure 4.4-1). The site is approximately one mile east of Augustine Tribal Land, on which the nearest archeological resources have been identified. The site is located in a medium sensitivity zone for historic resources (EIR Figure 4.4-2), and in an undetermined sensitivity zone for paleontological resources (4.4-3). Overall, while no cultural resources are known to exist on the subject property, this does not guarantee that no such resources are present. Regardless of whether development occurs pursuant to the existing UEC designation or the proposed Industrial District designation, cultural resources have the potential to be impacted if present on the site because the site would be disturbed in either case. However, given that impacts would be of no greater severity than those expected in the EIR, implementation of the applicable CGPU policies and mitigation measures would ensure that impacts would be less than significant. Namely, any archaeological or paleontological resources, or human remains that are discovered on the site must be reported immediately and may be subject to further mitigation measures. Additionally, any development would be required to comply with state and local regulations pertaining to the protection of cultural resources. Impacts would be less than significant with mitigation, and impacts associated with the proposed Project would be equivalent to those of any project under the UEC designation.

### 3.6 Geology/Soils

#### Summary of findings in the EIR

The City is located in the eastern portion of the Coachella Valley, a low desert bound by mountains. The Coachella Valley forms the northern portion of the Salton Trough, a depression resulting from dynamics related to the San Andreas Fault system. Most of the Planning Area is relatively flat, gently sloping from northwest to southeast, towards the Salton Sea. The mountains surrounding the Coachella Valley include the Little San Bernardino Mountains to the northeast, the San Bernardino Mountains to the northwest, and the San Jacinto and Santa Rosa Mountains to the southwest. Major features in the vicinity of the Planning Area include the Mecca Hills to the south and the Indio Hills to the north.

Most of the soils found in the Planning Area were developed from alluvial fans, valley fill, or lacustrine basins in the Coachella Valley, or from hilly terrain such as the Mecca Hills.

#### *Fault rupture:*

Three designated Alquist-Priolo Earthquake fault zones traverse the Planning Area. According to the Alquist-Priolo Earthquake Fault Zoning Act, structures for human occupancy cannot be placed over the trace of an active fault and must be set back (generally 50 feet) from the fault. Given that the City's location makes it potentially vulnerable to fault rupture, the CGPU provides policies to identify and avoid resulting threats. These policies, including plan review, earthquake resistant building and infrastructure, as well as emergency planning and awareness programs, would work in conjunction with state regulations to ensure that future development will not be

constructed without sufficient seismic upgrades or in the vicinity of a fault. Given these measures, the EIR found that impacts would be less than significant.

*Seismic ground shaking:*

The fault zones in the Planning Area, including the San Andreas Fault, are active and capable of producing strong ground shaking. The San Andreas, San Jacinto, and Whittier-Elsinore fault zones are capable of generating ground shaking up to a 7.9 magnitude in the Planning Area. According to the Ground Shaking Risk map (Figure 4.5-4) in the EIR, the Project site is located in an area estimated to have a ground shaking risk of 170 – 180%.

While older, unreinforced masonry buildings are the most vulnerable to collapse during severe ground shaking, very few such structures occur in the Planning Area. Regulations in the California Building Code prevent newer structures from risk of collapse from ground shaking. The CGPU provides additional policies which are more stringent than the Building Code in order to reduce potential impacts. The City will evaluate proposed projects for CGPU consistency during the development application review stage. Given the local and state regulations in place, and the plan review to be conducted by the City, the EIR found that impacts related to seismic ground shaking would be less than significant.

*Ground failure and liquefaction:*

Most of the Planning Area, including the Project site, has a high liquefaction risk (EIR Figure 4.5-5). The City, as well as state and federal agencies, has regulations for development design and location which reduce impacts from seismic-related ground failure. The City would also analyze individual projects during the development permit review process to assess building design and compliance with applicable codes, and potentially requiring special studies. In accordance with the Seismic Hazards Mapping Act, all projects in state-delineated Seismic Hazard Zones for liquefaction must be evaluated by a Certified Engineering Geology or Registered Civil Engineer, and special studies and/or mitigation measures may be required. These state and CGPU policies ensure that non-compliant structures cannot be built, and thus, according to the EIR, impacts would be less than significant.

*Landslide:*

According to the EIR, most of the Planning Area has a relatively low potential for landslides, rockfall, and debris flows. In accordance with the CGPU, the development permit review stage would ensure that proposed structures would not be sited in hazardous areas, and enact additional construction and design safety precautions. The EIR found that given compliance with the current regulatory framework and CGPU policies, impacts would be less than significant.

*Subsidence:*

The entire Planning Area is subject to active subsidence, which is a potential hazard to current and future development in the City. Policies in the CGPU limit development in high risk areas, and require site-specific studies and design strategies to determine and address risk on a project-specific basis. Projects are required to comply with CGPU policies in order to be approved by the City, and as such, the EIR found that impacts would be less than significant.

*Expansive soils:*

According to the EIR, portions of the Planning Area are subject to expansive soil hazards, including the vicinity of the Jacqueline Cochran Regional Airport and along the Southern Pacific Railroad tracks. The California Building Code provides requirements for construction on expansive soils. Additionally, all building proposals are required to conduct geotechnical and engineering geological investigations by a state-certified professional. Given that projects must comply with the Building Code and prepare geotechnical investigation reports in order to receive approval from the City, impacts related to expansive soils would be less than significant.

*Erosion:*

The risk of soil erosion in the Planning Area ranges from low to very high. The area surrounding the Project site has a high erosion potential (EIR Figure 4.5-8), as is common on the valley floor. Areas underlain by unconsolidated sediments throughout the Planning Area are subject to water and wind erosion, which can be accelerated by activities such as vegetation removal, drainage modification and slope construction. The City of Coachella requires that new projects develop plans for temporary and permanent erosion control. These plans must comply with the project's Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices. The CGPU proposed further policies to address erosion impacts. The EIR found that because only projects complying with CGPU, SWPPP, and other City policies can be approved, impacts related to erosion would be less than significant.

**Analysis of the proposed Project**

The Project site is relatively flat and far from mountainous or hillside terrain. The site is thus no subject to landslide risk. The Coachella area, including the Project site, is in proximity to the San Andreas, San Jacinto, and Whittier-Elsinore faults, and is thus at risk of severe ground shaking. According to the EIR, the subject property has a ground shaking risk of 170 – 180%. The site is not, however, on or near an Alquist-Priolo Fault Zone, and is thus not at risk of fault rupture.

According to the EIR, the Project site, like much of the Planning Area, had a high liquefaction and subsidence risk. The area surrounding the subject property is also identified in the EIR as having a potentially high risk of expansive soils and erosion.

While the Project site is subject to some risks associated with seismic activity and soils, the risk would be the same whether the site is developed under the current UEC designation of the proposed Industrial District. In both cases, development would be subject to site plan review and regulations required by the state, the City, and in the CGPU, to ensure that impacts would be less than significant. It could be argued that the proposed Industrial District designation would have a lower potential of exposing people to soil and geologic hazards because it would be occupied only during business hours, while the residential units permitted under the current UEC designation would be occupied on a 24-hour basis. Regardless, structures built on the Project site will be required to adhere to the existing regulations and CGPU policies to reduce and mitigate potential impacts, including the preparation of site-specific geotechnical analysis prior to obtaining development permits. Any development would also be subject to the California



Building Code’s seismic standards, which are designed specifically for seismic hazard areas, to ensure integrity and resistance to potential hazards. Development would also be required to implement Best Management Practices and erosion control under the MS4 permit enforced by the City.

Overall, the proposed Project would be at risk of the same soil and geologic hazards as development under the current designation. Any development on the site would be subject to the same measures required by the state and the City to ensure that impacts remain less than significant. Therefore, implementation of the proposed Project and General Plan Amendment would not result in any new adverse impacts, nor would it increase the severity of significant impacts previously identified in the EIR.

### 3.7 Greenhouse Gas Emissions

#### Summary of findings in the EIR

Assembly Bill 32 (AB 32) establishes the statewide goal of reducing GHG emissions to 1990 levels by 2020, and requires the California Air Resources Board (CARB) to prepare Scoping Plans to outline emissions reduction strategies in order to meet the 2020 deadline.

The City of Coachella evaluates air quality and greenhouse gas impacts using significance criteria from the South Coast Air Quality Management District (SCAQMD). At the time that the EIR was written, neither the City nor the SCAQMD had a quantitative threshold for analyzing the impacts of construction-related GHG emissions, nor did either agency have an adopted threshold for the analysis of plan-level impacts. For the purposes of the EIR, the City used a proposed SCAQMD general plan threshold of 6.6 MT CO<sub>2</sub>e per service population per year (MTCO<sub>2</sub>e/SP/YR), which is based on statewide GHG inventories and the emissions reduction goals of AB 32. The City also proposed a GHG reduction target of 49% below 2010 service population emissions by 2035, or 4.2 MTCO<sub>2</sub>e/SP/YR in its Climate Action Plan, which was prepared and adopted in conjunction with the CGPU.

#### *Greenhouse gas emissions:*

The City’s Climate Action Plan (CAP) includes an analysis of GHG reduction strategies from state programs. The City also proposed GHG reduction strategies in the CGPU, including those pertaining to energy efficiency, energy generation, land use and transportation, solid waste, vegetation and open space, and water. The CAP found that the emissions reduction resulting from both state and federal, as well as CGPU, polices would result in a total a 338,046 MTCO<sub>2</sub>e, or an annual per service population emissions value of 6.2 MTCO<sub>2</sub>e in 2020. This was below the SCAQMD threshold of 6.6 MT CO<sub>2</sub>e/SP/YR. However, by 2035, the measures described above would reduce emissions by 639,630 MTCO<sub>2</sub>e, resulting in a service population value of 5.4 MT CO<sub>2</sub>e, which exceeds the City’s target of 4.2 MT CO<sub>2</sub>e/SP/YR.

While exceeding the City’s target would result in potentially significant impacts, implementation of additional emission reduction measures in the CAP would mitigate these impacts. Such measures, which go beyond those in the CGPU, include the adoption of a commercial energy conservation ordinance, installation of solar photovoltaic on existing buildings, and water use and conservation strategies. At the time that the CGPU EIR was written, the City had not yet adopted the CAP, and as a result, implementation of the measures contained in it was not guaranteed. The EIR therefore found that impacts were potentially significant but mitigable. However, given that the CAP has since been adopted, and the stringent emissions reduction policies contained in it would be in effect, it is assumed that impacts would be less than significant.

*Conflict with greenhouse gas reduction plans:*

The CGPU includes GHG emissions reduction measures for development pursuant to AB 32 reduction targets. As discussed in Section 3.15, Transportation, the CGPU includes polices which are consistent with the SCAG Regional Transportation / Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS set forth per capita GHG reduction goals of 8% by 2020 and 13% by 2035. Based on the GHG emission estimates included in the Climate Action Plan, implementation of the CGPU in combination with state reduction measures would result in a reduction in annual GHG emissions from 8.2 MT CO<sub>2</sub>E/SP in 2010 to 6.2 MT CO<sub>2</sub>E/SP in 2020 and 5.4 MT CO<sub>2</sub>E/SP in 2035, or per service population reductions of approximately 25% by 2020 and 34% by 2035. While per service population and per capita measures of GHG emissions are not identical, the projected reductions are generally consistent with the reduction goals set forth in the RTP/SCS.

Overall, the EIR found that the CGPU emissions reduction polices would reduce GHG emissions in all sectors described in the CARB Climate Change Scoping Plan, and would not obstruct its implementation, and therefore buildout of the CGPU would be consistent with the statewide targets per AB 32. Impacts were therefore found to be less than significant.

**Analysis of the proposed Project**

As mentioned above, the City evaluates GHG impacts using significance criteria from the SCAQMD. In absence of an established threshold for plan-level emissions analysis, the EIR evaluated the emissions expected from buildout of the CGPU on a per service population basis. However, the SCAQMD does provide thresholds for the analysis of individual projects.

On December 5, 2008, SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MT CO<sub>2</sub>e/year that applies to stationary sources (industrial uses) only where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document<sup>3</sup> that also recommended a threshold for all projects using a tiered approach.

<sup>3</sup> Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, prepared by SCAQMD, October 2008.

It was recommended by SCAQMD staff that a project’s greenhouse gas emissions would be considered significant if it could not comply with at least one of the following “tiered” tests:

- **Tier 1:** Is there an applicable exemption?
- **Tier 2:** Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- **Tier 3:** Is the project below an absolute threshold (10,000 MT CO<sub>2</sub>e/yr for industrial, projects and 3,000 MT CO<sub>2</sub>e/yr for non-industrial projects)? A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions.
- **Tier 4:** Is the project below a (yet to be set) performance threshold?
- **Tier 5:** Would the project achieve a screening level with off-site mitigation?

Two of the above tiered tests can be used to evaluate the GPA buildout scenarios: Tier 2 and Tier 3. Under Tier 3, the existing and proposed conditions would be subject to different absolute thresholds: 3,000 MT CO<sub>2</sub>e for non-industrial development under the UEC designation, and 10,000 MT CO<sub>2</sub>e for development under the Industrial District designation. CalEEMod was used to project the emissions for both scenarios using the buildout assumptions described Section 3.3, Air Quality.

<b>Table 6 – GHG Emissions – Existing Conditions</b>		
<b>Construction</b>	<b>Phase</b>	<b>MTCO<sub>2</sub>e per year</b>
	2023	364.54
	2024	1,318.79
	2025	1,292.08
	2026	1,340.28
	2027	601.01
Construction total		4,916.68
<b>Operations</b>	<b>Source</b>	<b>MTCO<sub>2</sub>e per year</b>
	Area	20.68
	Energy	1,142.04
	Mobile	5,655.25
	Waste	340.81
	Water	357.49
Construction: 30-year amortized <sup>1</sup>		163.89
Operations total		7,680.16
SCAQMD threshold <sup>2</sup>		3,000.00
<b>Exceeds?</b>		<b>Yes</b>
Source: CalEEMod Version 2020.4.0.		
<sup>1</sup> Given that there are currently no quantitative thresholds for construction-related GHG emissions, the SCAQMD recommends averaging construction emissions over 30 years and adding to a project’s operational emissions.		
<sup>2</sup> Based on the SCAQMD Tier 3 threshold of 3,000 MT CO <sub>2</sub> e per year for non-industrial projects.		

As shown in Table 6, development under the existing conditions could exceed the SCAQMD threshold for non-industrial projects. Given that the existing conditions are those analyzed in the CGPU EIR, it is assumed that mitigation measures provided in the CGPU, CAP, and state plans would be required to ensure that impacts related to GHG emissions would be less than significant.

As shown in Table 7, development under the GPA would result in approximately 28% lower GHG emissions than the current conditions. Development under the GPA would also result in emissions below the SCAQMD threshold of 10,000 MT CO<sub>2</sub>E for industrial projects.

<b>Table 7 – GHG Emissions – Proposed Project</b>		
<b>Construction</b>	<b>Phase</b>	<b>MTCO<sub>2</sub>e per year</b>
	2023	337.69
	2024	1,051.03
	2025	1,034.59
	2026	1,023.17
	2027	495.38
Construction total		3,941.85
<b>Operations</b>	<b>Source</b>	<b>MTCO<sub>2</sub>e per year</b>
	Area	0.0113
	Energy	1,546.66
	Mobile	3,141.46
	Waste	371.04
	Water	343.32
Construction: 30-year amortized <sup>1</sup>		131.40
Operations total		5,533.88
SCAQMD threshold <sup>2</sup>		10,000.00
<b>Exceeds?</b>		<b>No</b>
Source: CalEEMod Version 2020.4.0.		
<sup>1</sup> Given that there are currently no quantitative thresholds for construction-related GHG emissions, the SCAQMD recommends averaging construction emissions over 30 years and adding to a project’s operational emissions.		
<sup>2</sup> Based on the SCAQMD Tier 3 threshold of 10,000 MT CO <sub>2</sub> e per year for industrial projects.		

Development of the GPA would result in emissions below both the SCAQMD Tier 3 threshold and below those expected from buildout of the CGPU. Given that the EIR found that the CGPU would not conflict with applicable greenhouse gas reduction plans, it can be assumed that the lower GHG emissions projected for buildout of the GPA would also comply with applicable plans. It can therefore be concluded that the General Plan Amendment would not result in any new adverse impacts related to greenhouse gas emissions, nor would it increase the severity of significant impacts previously identified in the EIR. To the contrary, the proposed GPA could result in a reduction in GHG emissions when compared to the land uses analyzed in the CGPU EIR.

### 3.8 Hazards and Hazardous Materials

#### Summary of findings in the EIR

##### *Transportation of hazardous materials:*

Regional highways traversing the Planning Area, namely State Route 86, State Route 111, and Interstate 10, are potential routes for the transport of hazardous materials. Due to the associated risks, the transport of hazardous materials is subject to federal regulations as well as multiple policies in the CGPU. The additional commercial and industrial land uses under the CGPU could increase the frequency and/or volume of hazardous materials through the Planning Area. However, the EIR found that the required policies, including vehicle inspections, licensing, and response plans, would ensure that impacts are less than significant.

##### *Hazardous materials and emissions:*

The mostly likely occurrence of impacts resulting from buildout of the CGPU and related hazardous materials would be on industrial lands in the Planning Area. Given the extensive framework of state and federal laws regulating the safe use, storage, disposal, and cleanup of hazardous materials and waste, the EIR concluded that associated impacts would be less than significant.

While the CGPU does not address site-specific development, it does address potential conflicts between schools and hazardous materials in the Planning Area. The Coachella Valley Unified School District and Desert Sands Unified School District oversee existing and future schools in the area. CGPU policies, such as mandatory buffers between sensitive receptors and hazardous materials sites, would ensure that environmental impacts on schools from hazardous emissions would be less than significant.

##### *Hazardous materials sites:*

The State Water Resource Board GeoTracker database listed 34 sites with reported releases when the EIR was written, though all but ten of those sites are closed and require no further action based on existing land use. While the City had at least 20 sites listed under the California Department of Toxic Substances (Cortese List) over the decade preceding the CGPU EIR, there was only one site actively listed (pursuant to Government Code §65962.5) at the time that the EIR was written. Future development on the registered site, the Foster-Gardner Inc. property, is prohibited from including any hospitals, schools, day-care centers, agriculture, or groundwater use, in accordance with a deed restriction filed with Riverside County. Given that uses are restricted on the one listed hazardous waste site in the Planning Area, and policies in the CGPU would reduce potential impacts associated with future hazardous waste sites, the environmental impacts resulting from the CGPU would be less than significant.

##### *Public airports and private airstrips:*

There are no private airstrips in the vicinity of the Planning Area, and therefore no associated impacts. The Jacqueline Cochran Regional Airport is located south of the CGPU Planning Area, and the northern reaches of the Airport Influence Area Boundary zone intersect with the City

boundaries. The CGPU subarea 5, Airport District, allows primarily industrial uses with some retail uses in order to comply with the Airport Land Use Compatibility Plan. These land uses are intended to reduce the potential impacts of the airport on people working or living in the area. The EIR found that these regulations and policies would ensure that impacts on the population within two miles of the airport are less than significant.

*Emergency response plans:*

Policies in the CGPU Safety Element ensure that the General Plan is consistent with the City's Fire and Emergency Medical Services Master Plan (2007) and Emergency Operations Plan (2007). The EIR found that impacts related to emergency response plans are therefore less than significant.

*Wildland fires:*

Wildland fires are discussed in Section 3.18, Wildfires, of this document.

**Analysis of the proposed Project**

The Project site is located in the southern portion of the Planning Area, within the influence area of the Jacqueline Cochran Airport. Surrounding properties are mostly occupied by industrial, commercial, or agriculture/vacant land, however some residential buildings occur to the south of the site. According to the SWRCB GeoTracker database, there are two LUST cleanup sites within 5,000 feet of the Project site, however both cases have been completed and closed. According to the DTSC EnviroStor database, there are no cleanup sites within 5,000 feet of the subject site. However, two military evaluation sites do occur on the Jacqueline Cochran airport property, within 10,000 feet of the subject site.

Construction on the subject site, whether under existing or proposed conditions, would likely necessitate the storage and use of hazardous materials on site, including paints, solvents, and fuels. The Project and its contractor would be subject to existing federal, state, and local laws and regulations requiring the appropriate use, storage, transportation, and disposal of hazardous materials and wastes.

The General Plan Amendment proposes that the site be developed under the Industrial District designation instead of Urban Employment Center. The proposed light industrial and manufacturing land uses could involve the use, storage, and transportation of hazardous materials. Similar to the use of hazardous materials during construction, the use, storage, transportation and disposal of such materials during Project operations would be subject to existing federal, state, and local laws and regulations. Consistent with the findings in the CGPU EIR, any development on the site, because of these regulations, would result in less than significant impacts.

The subject site is more than a mile from any schools, the nearest of which is Valley View Elementary School, approximately 1.11 miles northwest of the property.

The subject site is currently zoned for Heavy Industry, is surrounded by other industrial uses, and is within the Airport District. Given that the Project would be subject to existing laws regulating hazardous materials and that no schools are located in the vicinity of the site, impacts are expected to be less than significant. Therefore, implementation of the proposed Project and General Plan Amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the EIR.

### 3.9 Hydrology/Water Quality

#### Summary of findings in the EIR

##### *Water quality standards:*

While development under the CGPU will result in substantial population growth, and resulting development and supporting infrastructure could negatively affect existing waterways, federal, state, and local policies are in place to prohibit activity that would impact water quality. The Clean Water Act, the Porter-Cologne Water Quality Control Act, and Regional Water Quality Control Plans preserve water quality by granting permits, which would be required for development under the CGPU. There are also policies contained in the CGPU to prevent negative impacts to water quality, particularly by limiting the pollutants that can be discharged into water bodies. The EIR found that existing regulatory requirements would ensure that development under the CGPU does not violate any water quality or waste discharge requirements. The EIR thus found that impacts would be less than significant.

##### *Groundwater supplies:*

The Planning Area currently receives water supplies from the Whitewater River Basin, specifically the Lower Whitewater River Basin. Groundwater levels in the Lower Whitewater River Basin have dropped from 168,300 AF to 145,000 AF in 2011. Water overdraft has the potential to create long term impacts to regional water supply.

In 2010, water demand in the Planning Area was 2,838 million gallons per year, or 191 gallons per capita per day. With buildout of the CGPU, water demand is projected to be 8,878 million gallons per year, or 181 gallons per capita per day. The Coachella General Plan Update Water Supply Assessment concluded that there would be sufficient water supply for the projected buildout population. Additionally, the 2010 Coachella Valley Urban Water Management Plan (CVUWMP) provides strategies to conserve water, increase water supply in the Basin, and to increase and diversify water supply. The EIR concluded that provided that implementation of the CVUWMP occurs concurrently with the incremental growth expected from buildout of the CGPU, impacts on groundwater supplies would be less than significant.

##### *Erosion, polluted runoff, and water quality:*

Waterways in the Planning Area, namely the Whitewater River and the Coachella Canal, are not planned or expected to change in existing stream flow under the CGPU. While water runoff or erosion from land use development under the CGPU could have impacts to waterways, the Clean Water Act prohibits development that would alter waterways from erosion or runoff.



Development permits for projects under the CGPU would not be granted if activities would substantially divert or affect the flows of waterways or drainages.

Development under the CGPU also has the potential to cause impacts from polluted runoff. The National Pollution Discharge Elimination System (NPDES) program, implemented by the Colorado River Basin Regional Water Quality Control Board (RWQCB), regulates both point source and non-point source pollution. Development in the Planning Area would be subject to these regulations and would require NPDES permits, ensuring that site runoff is not a pollutant source. Policies in the CGPU also aim to reduce the impacts of runoff. The existing regulatory framework ensures that volumes of stormwater discharge are limited, and that stormwater runoff is treated prior to discharge.

Water quality in the Planning Area is controlled by the Coachella Valley Water District, the State Water Resources Control Board (SWRCD) and the Colorado River Basin RWQCB. Any activity that may discharge into Waters of the U.S. is also regulated by the Clean Water Act, and must obtain a Water Quality Certificate from the US Army Corps of Engineers. While development under the CGPU could increase the potential for water quality degradation, the existing regulatory framework, as well as supporting CGPU policies, would ensure that safe water quality is preserved.

Overall, the EIR found that these existing regulations would ensure that impacts relating to causing erosion or sedimentation, polluted runoff, and water quality, would be less than significant.

*Flooding, 100-year flood area:*

Alterations to drainage patterns, streams, or rivers in the Planning Area as a result of development under the CGPU could result in flooding. As previously stated, the CGPU includes no plans to change the Whitewater River or Coachella Canal, or existing stream flow. It does, however, include policies to prevent potential drainage-related impacts.

The CGPU does not plan for housing to be developed on 100-year flood hazard areas, which occur on the banks of the Whitewater River in the Planning Area. There is, however, a large portion of the Planning area within the 500-year flood zone, or 100-year flood zone with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas that are protected by levees from 100-year flood. As required by FEMA for land within flood zones, the City has implemented Riverside County Ordinance 458 for projects within floodplains. Development proposals for sites on floodplains will be required to comply with the Ordinance and will be subject to a plan review in order to receive a Floodplain Permit.

The CGPU provides policies to reduce impacts related to flooding and development on floodplains. Given the existing regulations and proposed CGPU policies, the EIR found that impacts related to flooding would be less than significant.

*Levee and dam failure:*

The Whitewater River and East Side Dike protect the Planning Area from a 100-year flood and mudflow from the mountains, respectively. The levee and channelized portions of the Whitewater River are managed by the City' Engineering department. Levees, channels and dikes in the unincorporated parts of the Planning Area are managed by Riverside County Flood Control District (RCFCD).

The existing regulatory framework, including Riverside County Ordinance 458, would reduce potential impacts for housing located on floodplains, the areas that would be most at risk in case of levee or dam failure. The CGPU also provides policies requiring the City to carefully monitor and mitigate development in areas at risk of impacts from flooding from infrastructure failure, and create disaster plans to protect users of critical facilities. Given that development cannot occur if projects do not meet regulatory and CGPU requirements, the EIR found that impacts would be less than significant.

*Seiche, tsunami, or mudflow:*

Given the nearest ocean to the Planning Area is over 100 miles away, there is no potential impact from tsunamis. Likewise, the closest large body of water, the Salton Sea, is over 10 miles away from the Planning Area, thus presenting no risk of seiche.

Parts of the Planning Area located below the Mecca Hills are at risk of potential landslides or soil shifts. CGPU subareas 13 and 14 are susceptible to such risks and allow development. However, several policies in the CGPU would reduce potential impacts, including the requirement for soil and mudflow potential analysis prior to the issuance of permits. The eastern portion of the Planning Area would also be at risk of mudflows, however little development is planned for this area. Any development proposed for this area would be required to meet impact reduction criteria prior to permitting. Overall, the EIR found that impacts from seiches, tsunamis, or mudflow would be less than significant.

**Analysis of the proposed Project**

Development of the subject property could result in a mixed-use office and residential development under the existing designation, or a light industrial and manufacturing development under the proposed GPA.

The two development scenarios would have the same impacts related to hydrology. Development of the site would increase the quantity of impervious surfaces in the City under both existing and proposed buildout scenarios. The Project site is located within FEMA Zone X, which corresponds to "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainages areas less than 1 square mile; and areas protected by levees from 100-year flood".<sup>4</sup> The City will require that any project design a storm management system which prevents both on- and off-site flooding, regardless of the land use designation in place.

<sup>4</sup> Coachella General Plan Update 2035, Figure 4.7-2: Flood Hazards.

The Project would be required to comply with all City regulations under the MS4 permit, including the implementation of Best Management Practices and erosion control to prevent surface and ground water pollution. Buildout of the site would be required to comply with all applicable regulations and policies in the CGPU regarding the protection of local hydrology and water quality, regardless of whether the development includes office and residential or industrial uses. Implementation of the same regulatory framework and policies analyzed in the EIR would ensure that overall impacts are similar to those identified in the EIR. Therefore, implementation of the proposed GPA would not result in any new adverse impacts or increase the severity of previously identified significant impacts identified in the EIR.

Water demand is addressed in Section 3.17, below.

### 3.10 Land Use and Planning

#### **Summary of findings in the EIR**

The Planning Area covers 45,300 acres, 18,530 acres of which is in the incorporated City of Coachella, comprised of agricultural, residential, industrial, commercial, and open space land uses. Agricultural land makes up the largest share of land in the Planning Area, comprising approximately 33% of the total land in the Planning Area. Buildout of the CGPU would transform Coachella into a mid-sized city, with the population expected to grow from 40,704 residents in 2010 to 135,000 residents by 2035.

Most of the City's population density is concentrated on the west side of Highway 111/Grapefruit Boulevard. The majority of civic and commercial buildings in Coachella are also located in the western portion of the City. The eastern portion of the Planning Area is mostly occupied by open space and agricultural land. Under the CGPU, this general development pattern would continue, preserving existing communities, though some development would extend eastward into current agricultural and open space areas.

The EIR found that the CGPU complies with other plans and policies which regulate parts of the Planning Area, including the CVMSHCP, the Jacqueline Cochran Airport Master Plan, as well as the Regional Housing Needs Assessment and Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP). Numerous policies in the CGPU, across the Land Use, Mobility, Community Health and Wellness, Sustainability and Natural Environment, Safety, Infrastructure and Public Services, and Noise Elements ensure that the General Plan is consistent with other applicable plans and regulations.

The EIR also found that Planning Area is also currently governed by the Zoning Code which was developed with the Coachella General Plan 2020, the plan preceding the CGPU. The existing Zoning Code is currently inconsistent with the land use designations in the CGPU, and will need to be updated in order to be consistent. Since the completion of the CGPU, the City is now undertaking a Zoning update for General Plan consistency. Under this program, sites will be assigned consistent zoning to their General Plan designation.

### **Analysis of the proposed Project**

The proposed General Plan Amendment would change the 38.8-acre site's current Urban Employment Center (UEC) designation to Industrial District. The proposed designation would accommodate commercial and industrial businesses that may generate more noise, light, odors, or truck traffic than would be appropriate in the UEC. The UEC designation also allows for multi-family residential uses, which are not envisioned for the Industrial District.

As stated above, buildout of the CGPU using the current land use designations would result in a City-wide population of 135,000 residents by 2035. Based on the assumptions described in Section 2, Table 1, of this document, the current UEC designation for the subject site would contribute an estimated 614 residential units or 2,610 residents, to the City's population. In contrast, development of the subject site under the Industrial District designation would result in no additional population, resulting in a City-wide population of 132,390 in 2035. Development of the site under the Industrial District designation could thus result in approximately 2% fewer residents in 2035 than currently expected for buildout of the CGPU.

Both the existing and the proposed designations are compatible with the area surrounding the subject property. Lands to the west, north, and south of the property are currently designated for UEC, while land to the east is designated for Industrial District. The subject property, and generally the area between Tyler Street and Highway 111/Grapefruit Boulevard, is in a transition area between these two land use designations. The site would thus generally be consistent with the character of surrounding uses under the UEC or Industrial District designation.

The site and surrounding lands are in Subarea 5, Airport District as identified in the General Plan. The vision for the Airport District is that the area "will continue to evolve into one of the primary industrial areas of the City." The proposed GPA is consistent with that vision.

Adjacent properties are currently occupied by industrial and agricultural uses which are independent of each other. The proposed Project would not physically divide an established community under either designation. If the subject site were to be designated as Industrial District, the UEC-designated property immediately to the south (APN: 763-270-001) which is outside the City limits but within the City's Sphere of Influence, would be surrounded on three sides by Industrial District lands. The site design of this southern property would play an important role in emphasizing its connection with the UEC lands immediately to the west. Parking lots and other setbacks could be positioned so as to provide a buffer between this site and the Project site, and mixed-use development should be oriented towards Tyler Street and neighboring UEC sites to the west.

Development of the proposed Project would be in accordance with the General Plan Policies and the Municipal Code. The proposed Amendment would comply with the existing Heavy Industrial zoning for the site, which the UEC designation in the CGPU currently conflicts with. The proposed Amendment also complies with the General Plan policy directions for subarea 5, which state that heavy industry should be focused in the vicinity of Grapefruit Boulevard and Avenue 54.

Development of the proposed Project, like development under the existing CGPU designation, would comply with other applicable regulations, including payment of the CVMSHCP development impact fee. The Project would provide internal circulation consistent with the zoning requirements.

Overall, implementation of the proposed Project and General Plan Amendment would not result in any new significant impacts or increase the severity of a previously identified significant impacts as previously analyzed in the EIR.

### 3.11 Mineral Resources

#### **Summary of findings in the EIR**

The California Mineral Land Classification System developed by the State Geologist identifies Mineral Resource Zones (MRZs) under the Surface Mining and Reclamation Act (SMARA). The western portion of the Planning Area, including all land west of the Whitewater River, is identified as being in Mineral Resource Zone-1. MRZ-1 indicates that, based on available geological information, there is little likelihood for the presence of significant mineral resources. Most of the eastern portion of the Planning Area is in MRZ-3, which indicates that the area has known mineral deposits that may qualify as mineral resources.

Portions in the southeast of the Planning Area, in subarea 17, are zoned MRZ-2, which indicates that significant mineral resources are present. This area is designated for open space, and permits two existing mining operations to occur: The Coronet Concrete – Palm Desert Rock Sand Mine, and Coachella Valley Aggregates – Fargo Canyon Mine. The EIR thus found there to be no expected loss of mineral availability from development in the CGPU, since urban development would occur in MRZ-1 areas primarily.

State regulations protect sensitive mineral resources and prohibit the removal of mineral resources in California. The CGPU includes polices to encourage the cycling of resources and ensure land use compatibility to protect mineral resources. Given that the mineral resources occurring in the Planning Area are in designated open space lands, and other policies supporting the protection of mineral resources, the EIR found that no impacts are expected to occur as a result of the CGPU.

#### **Analysis of the proposed Project**

The Project site and the surrounding area is located in Mineral Resource Zone-1 (MRZ-1) which indicates little likelihood for the presence of significant mineral resources. The subject property and surrounding sites are intended for industrial, office, research and development, and support retail uses, as well as residential uses in the case of sites designated for UEC.

No mining would be allowed on the site under both the existing or proposed land use designations. Given the Project site location in the MRZ-1 and existing CGPU policies and state laws to protect mineral resources elsewhere, no impact on mineral resources would occur on the Project site regardless of the land use designation. Overall, impacts are expected to be the same as those identified in the CGPU EIR. Implementation of the proposed Project and General Plan Amendment would not result in any new adverse impacts or increase the severity of previously identified impacts in the EIR.

### 3.12 Noise

#### Summary of findings in the EIR

##### *Ambient noise levels and noise standards:*

Vehicular traffic is the most significant source of noise in Coachella, and thus areas in proximity to high-volume roadways are expected to experience the greatest noise increases resulting from buildout of the CGPU. Modeling conducted for the EIR found that by 2035, peak noise levels along I-10, SR-86S, and Dillon Road, as well as parts of Grapefruit Boulevard and Avenue 52, are expected to exceed 75 dBA CNEL. Existing or future sensitive uses near these roads are thus expected to be exposed to noise levels exceeding the City's 65 dBA CNEL exterior noise standard for residential uses. The CGPU Noise Element includes policies requiring project-specific noise analysis for new developments. The Noise Element also provides policies to ensure noise compatibility between land uses and promote traffic calming measures where possible roadway noise exceeds the City's standard.

Construction noise resulting from development under the CGPU would expose sensitive receptors to substantial temporary or period ambient noise increases. In addition to policies in the CGPU, the City's Municipal Code includes provisions to limit the impacts of such noise, including limiting construction activity to daylight hours and minimizing stationary noise impacts on sensitive receptors. According to the EIR, these requirements and policies would ensure that construction noise impacts do not create a significant adverse effect on sensitive receptors.

Overall, the EIR found that while future development under the CGPU may increase ambient noise levels, implementation of the CGPU and Municipal Code would ensure that noise levels do not exceed the City's adopted noise standards, and that impacts would be less than significant.

##### *Groundborne noise and vibration:*

The two primary sources of groundborne vibration in Coachella are temporary construction activities and permanent traffic on roadways and railways. Construction of developments proposed under the CGPU would generate groundborne vibration, which could result in vibration levels exceeding the FTA vibration impact threshold if sensitive receptors are located close enough to potential construction sites. However, Section 7.04.070 of the Coachella Municipal Code requires that construction and related activities must take place during daytime hours, as follows:

October 1<sup>st</sup> through April 30<sup>th</sup>

- Monday to Friday: 6:00 am to 5:30 pm
- Saturdays: 8:00 am to 5:00 pm
- Sundays: 8:00 am to 5:00 pm
- Holidays: 8:00 am to 5:00 pm

May 1<sup>st</sup> through September 30<sup>th</sup>

- Monday to Friday: 5:00 am to 7:00 pm
- Saturdays: 8:00 am to 5:00 pm
- Sundays: 8:00 am to 5:00 pm
- Holidays: 8:00 am to 5:00 pm

These restrictions would keep any construction activities exceeding 72 VdB at the nearest sensitive receptor from significantly interfering with people’s sleep. To ensure that no physical damage to nearby buildings occurs as a result of construction vibration, the City reviews projects for their potential for construction vibration prior to the issuance of permits.

Vehicular traffic and train traffic also produce groundborne vibration. Impacts associated with vibration from vehicular traffic would be reduced by the same CGPU policies that would reduce general traffic noise, such as traffic calming and land use computability. Vibration levels from trains would not increase significantly as a result of the CGPU, and would continue to be intermittent. Overall, the EIR concluded that development under the CGPU would be subject to the City’s standards and review process, ensuring that the development would not expose persons to or generate excessive groundborne vibration or noise levels. Impacts would be less than significant.

*Airport noise:*

The only airport within two miles of Coachella is the Jacqueline Cochran Regional Airport, whose airport land use plan overlaps with parts of the southern portion of the Planning Area. The City has designated these areas as airport compatibility zones in order to reflect the airport land use plan, and the CGPU designates this area as Subarea 5- Airport District. The subarea is intended to be comprised of 70 to 90 percent Industrial uses and up to 20 percent Suburban Retail District. Residential uses or other noise sensitive receptors are not permitted, and therefore noise-sensitive receptors would not be subject to excessive noise from the airport. Finally, ALUC reviewed the GPA, and found the proposed Industrial District designation compatible with the Airport Land Use Plan.

According to the EIR, these land use designations, and other policies in the CGPU, would ensure that people residing or working in the Planning Area would not be subject to excessive noise levels from the airport, and that impacts would be less than significant.

**Analysis of the proposed Project**

Under the existing Urban Employment Center (UEC) designation, buildout could include a mix of office, research and development, residential, and supporting retail uses. The proposed GPA would result in an Industrial District designation, and it is assumed that buildout would result in



light industrial and manufacturing uses. As discussed in Section 3.15, Transportation, maximum buildout of the proposed GPA would result in approximately 35% fewer daily trips than the existing designation. The decreased traffic suggests that there would not be an increase in long-term noise levels on the surrounding roads. While buildout of the proposed Project would result in industrial uses which may generate more noise than buildout of the current designation, both developments would be subject to noise policies in the CGPU and the Coachella Municipal Code, which the CGPU EIR states were sufficient to assure less than significant impacts.

Construction noise would be expected to be similar under both the current and proposed land use designations. Both would result in construction of the entire site, and both are estimated to have a construction duration of approximately 4 years. Development under either designation would be subject to project-level noise analysis in conjunction with the preparation of building plans. Construction activities would be required to comply with the permitted construction hours defined in the Coachella Municipal Code §7.04.070, and would be temporary in nature. Therefore, given their occurrence during daytime hours and temporary duration, construction impacts would be less than significant, consistent with the conclusion in the EIR. Likewise, in terms of groundborne noise and vibration due to construction, the development of the subject site would be subject to the same construction hours and would be subject to the City's review on potential vibration impacts prior to the issuance of building permits. Therefore, construction-related groundborne noise and vibration resulting from the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts in the EIR.

Operation of the site at buildout could result in higher noise levels from the proposed industrial designation than the current UEC designation. However, operational noise in either scenario would be subject to policies in the Noise Element of the CGPU as well as the City's noise ordinance requirements. Development of the site would be subject to project-level noise analysis and subject to review by the City, requiring mitigation measures to ensure compliance with the City's noise standards. These policies and reviews would ensure that the Project's operational noise would not result in any new impacts or increase the severity of previously identified significant impacts as previously analyzed in the EIR.

The existing UEC designation would introduce sensitive residential receptors into Subarea 5, which is contrary to the intent of the General Plan in terms of limiting noise exposure within the airport influence area. The GPA and Project do not propose any residential uses. Therefore, while the site is within the airport compatibility zone for the Jacqueline Cochran Regional Airport and within 3,000 feet of the railroad, there would be no sensitive receptors on site. According to the EIR Table 4.10-5 Coachella Land Use/Noise Compatibility Matrix, clearly compatible noise levels for industrial sites is up to 70 CNEL, and normally compatible noise levels are 85 CNEL or more. Noise levels on the subject site under the proposed Industrial District designation would therefore be within the City's standards.

Overall, with implementation of CGPU policies and Municipal Code, the Project and GPA would not result in any new impacts or increase the severity of a previously identified significant impact.

### 3.13 Population, Employment, and Housing

#### Summary of findings in the EIR

##### *Population growth:*

From 2005 to 2010, the population of Coachella increased by almost one third, from 30,879 to 40,704. With buildout of the CGPU, the population is expected to grow to a total of 135,000 by 2035. In 2010, the City had 9,903 housing units, of which 8,998 were occupied. The City's average household size was 4.51, which is higher than the average number of people per occupied housing unit statewide (2.96) and countywide (3.2). This indicates the potential for overcrowding. As defined by SB 244, the City has five vulnerable communities, including Shady Lane which is less than 0.5 miles west of the subject site.

At the time that the CGPU EIR was written, the City had approximately 5,831 jobs. The largest share of jobs in Coachella were in the agriculture sector (29.7%), followed by retail (14.7%) and transportation, warehousing, and utilities (12.6%). As of 2012, Coachella had an unemployment rate of 20%, which is higher than the statewide rate (11%) and the countywide rate (12.7%).

By buildout of the General Plan in 2035, the City expects an additional 33,469 residential units, 3,746,701 square feet of office space, and 5,220,111 square feet of industrial space. These projections generally align with the SCAG's 2012 RTP/SCS forecast that Coachella will have a population of 128,700 in 2035, which is only 4.9 percent less than the CGPU projections (135,000 residents by 2035). While both the local and regional projections indicate significant population growth, the CGPU provides a comprehensive program for managing this growth, in order to minimize inappropriate development patterns and environmental impacts. Given the CGPU's consistency with regional forecasts and provision of comprehensive policies to manage the expected population growth, the EIR determined that impacts would be less than significant.

##### *Displacement of housing:*

The CGPU does not propose the displacement of housing or people. However, vulnerable communities might be subject to displacement if land increases in value, particularly because the uses may be unpermitted. The CGPU expected to offset any such displacement through the development of 45,000 new housing units, absorbing any displaced residents. State regulations also provide protections for the displacement of housing and communities. The City's existing Housing Element also provides policies to accommodate population growth while protecting housing needs for vulnerable populations such as farmworkers and low-income residents. Given the CGPU's policies and programs, and existing protections in State law, the EIR determined that impacts related to the displacement of housing or people would be less than significant.

#### Analysis of the proposed Project

Under the existing UEC designation, buildout of the 38.8-acre site would generate housing and jobs. The UEC designation permits a residential density of 30 to 65 dwelling units per acre. Based on the buildout assumptions described in Section 2, Table 1, of this document, buildout of the

site would result in 614 multi-family units, which, based on the City’s average household size of 4.25,<sup>5</sup> represents a residential population of approximately 2,610 people. Under the buildout assumptions for the UEC designation, development of the subject property would also result in the addition of 425,000 square feet of office, research and development, and supporting retail space.

Under the conditions proposed in the General Plan Amendment, development of the site would generate jobs but no housing. Based on the buildout assumptions described in Section 2, Table 1, development under the proposed Industrial District designation would result in 595,000 square feet of built area for industrial uses. The industrial jobs generated by the proposed Project could attract new residents to the City, however given the City’s high unemployment rate there is likely existing demand for jobs from current residents. Additionally, any population growth resulting from the jobs created by the Project would likely be less than that resulting from the current designation, which would result in 2,610 new residents from the residential units in addition to the jobs created by the office and retail uses on site. As such, it can reasonably be concluded that the conditions associated with the General Plan Amendment and proposed Project would result in a slightly smaller buildout population than expected in the CGPU.

For the reasons stated above, implementation of the proposed Project would not result in any new significant impacts related to unplanned population growth as analyzed in the EIR. While the proposed development would not increase the City’s housing stock, it would also result in less population growth than expected in the CGPU.

Given that the subject property is currently vacant, neither development scenario would result in the displacement of people or housing. The site is near the Shady Lane area, which is designated as a Vulnerable Community according to SB 244. Development of the site and any required street improvements would not negatively impact the Shady Lane community. Given the Project site location and existing CGPU policies and state laws to protect vulnerable populations, impacts associated with population and housing would be less than significant, and consistent with the findings of the CPGU EIR.

### 3.14 Public Services

#### Summary of findings in the EIR

##### *Fire protection:*

The City of Coachella contracts with the California Department of Forestry and the Riverside County Fire Department (RCFD) for fire protection services. The RCFD is administered and operated by the California Department of Forestry and Fire Protection. The Coachella Fire Service is a “Full Service” agency, providing fire protection, emergency medical, emergency management, and public assistance services to citizens within its jurisdiction.

<sup>5</sup> California Department of Finance Table E-5, City of Coachella, 2022.

The Planning Area is served by two fire stations: Battalion 6 Coachella Fire Station #79, which serves the incorporated City, and the City of Indio Fire Department, which serves unincorporated areas in the Planning Area. According to the City of Coachella Fire and Emergency Master Plan (2007), the required level of service is a response time of less than five minutes and a staffing ratio of 1 firefighter per 1,000 residents. The existing fire station stations currently have response times longer than given minutes, and a service ration of 0.4 firefighters per 1,000 residents. The City is thus currently under-serving residents. The development and population growth expected to result from the CGPU would further increase demand for addition fire stations in the Planning Area. The City of Coachella Fire and Emergency Medical Services Master Plan identified a need for at least three additional fire stations, which are suggested to be added in the southern and west portion of the Planning Area where the majority of urban development is planned.

The CGPU provides policies proposing increases in level of service and fire protection facilities, while also promoting conscious development and land use in order to mitigate potential negative impacts from fire protection facilities. Policies related to sustainable site design, energy conservation and noise compatibility are also provided in the CGPU in order to reduce impacts related to fire protection facilities and other public service buildings. The EIR found that impacts would therefore be less than significant.

*Law enforcement:*

Incorporated portions of the Planning Area were under the jurisdiction of the City of Coachella Police Department, and unincorporated areas were served by the Riverside County Sheriff's Department. The City of Coachella Police Department operates a substation from the Riverside County Sheriff's Department, located at 82-695 Dr Carreon Boulevard. Response times from this facility are about three minutes for emergency calls. As of the writing of the EIR, the Department had two non-sworn personnel and 36 sworn officers, of which 24 are dedicated to regular patrol and 12 are dedicated to special assignments.

The City is currently underserved by law enforcement: while the recommended service rate is 1.3 staff per 1,000 residents, Coachella is currently operating at a service ratio of 0.64 sworn officers per 1,000 residents. The population growth facilitated by the CGPU would generate additional demand for law enforcement services. The CGPU provides policies both to reduce impacts associated with facility development and to improve response times, such as policies to improve street connectivity. The EIR recommends that that development of additional law enforcement facilities should undergo development review to assess and mitigate potential negative impacts from any project. Overall, the EIR determined that impacts regarding law enforcement facilities and service levels would be less than significant.

*Libraries:*

The City receives public library services from the Riverside County Library System, which provides access to all 33 libraries and two bookmobiles in the system. There is one public library in the City's boundaries, located at 1538 Seventh Street.

*Parks and Recreation:*

Recreation was not a separate section in the CGPU EIR, and is instead discussed under the Public Services section, alongside parks.

As of the writing of the EIR, the Planning Area had 60.2 acres of parks, and 109 acres of parkland and open space, offering recreation facilities such as baseball fields, soccer fields, swimming pools, playgrounds, picnic areas, and basketball courts. The City's required park space to population ratio is 3 acres per 1,000 people. The Planning Area had a deficit of 61.91 acres at the time that EIR was written, and would require an additional 333.8 acres of parkland to adequately serve the projected population of 135,000 residents. The CGPU provides numerous policies to reduce the potential environmental impacts resulting from the development of additional parks. It also requires that new parkland is provided concurrently with new development, ensuring that the City will meet the parks level of service. Given these policies, the EIR determined that impacts from new and expanded parks and open space facilities would be less than significant.

*Schools:*

The Planning Area is served by two school districts: Desert Sands Unified School District (DSUSD) and the Coachella Valley Unified School District (CVUSD). While the north and northwestern portion of the Planning Area is served by DSUSD, the majority of Coachella and the SOI is served by CVUSD. When the EIR was written, CVUSD operated 14 elementary schools (K-6), 3 middle schools (7-8), and 3 high schools (9-12), and had three schools in the planning stages. The population growth expected to result from buildout of the General Plan would increase demand on schools, requiring additional schools for all ages. The CGPU includes provisions to reduce potential impacts associated with the development of new school facilities, including policies related to siting, design, and operations. The EIR determined that impacts would be less than significant.

*Medical core:*

The Planning Area currently has seven medical facilities providing routine health services. The nearest hospitals are John F. Kennedy Memorial Hospital in Indio and Eisenhower Medical Center in Rancho Mirage. The population growth facilitated by the CGPU could require additional hospital and medical facilities in order to maintain the existing level of service. Policies in the CGPU include sustainable development practices which would help reduce impacts from the development of additional facilities. Additionally, it recommends that medical facilities be built concurrently with other development. Based on the policies provided in the CGPU and the overall limited scale of medical facilities, the EIR determined that related impacts would be less than significant.

**Analysis of the proposed Project**

Both the existing and proposed land use designations for the subject property exist in the CGPU and were analyzed in the EIR. Under either designation, development of the subject site would be required to comply with CGPU policies and review by fire and police departments to ensure adequate safety and emergency access.

The current UEC designation would, under the buildout assumptions in Section 2, Table 1, result in 614 additional housing units or 2,610 new residents. Some new residents could also be drawn to the City by the jobs associated with the approximately 425,000 square feet of office and supporting retail space expected for the site under this designation. As discussed in the EIR, the CGPU would result in less than significant impacts to public services. Given that the proposed Industrial District designation would not include any residential units, it can be assumed that it would result in less population growth, and therefore less additional demand on public services, than development expected under the CGPU. Overall, implementation of the proposed Project and General Plan Amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the EIR.

### 3.15 Transportation

#### Summary of findings in the EIR

The City's transportation network consists of the regional highway system, the local street system, local and regional transit routes, and bicycle and pedestrian facilities. Regional access to Coachella is provided by Interstate 10, and State Route 86, 86S, and Grapefruit Boulevard/State Route 111 provide connectivity with neighboring cities.

##### *Roadway congestion and level of service standards:*

The increase in housing and employment in Coachella resulting from buildout of the CGPU would result in additional vehicular trips on both City and regional roadways, potentially resulting in congestion.

Level of Service (LOS) are letter grades from A (minimal delay) to F (excessive congestion) that describe the performance of a roadway or intersection. The City's previous General Plan applied LOS D as the performance threshold for roadway segments and intersections. Based on this threshold, the EIR identified 13 intersections and five roadway segments that currently operate at a deficient LOS. At the time the EIR was drafted, the roadway segments near the site including Avenue 54 east and west of Tyler Street, as well as Grapefruit Boulevard north and south of Avenue 54, were all operating at LOS C or better. However, the EIR found that with the development expected from buildout of the CGPU, eight intersections and ten roadway segments in the City would operate at a level worse than LOS D.

To mitigate potentially significant impacts associated with congestion on local roadways, the City planned to update its Development Impact Fee to fund roadway improvements. Such improvements include the addition of signals to intersections and the widening of roadway segments. The CGPU also includes policies to reduce overall vehicle usage which would also help to reduce impacts to local roads.

Regional roadways in the Planning Area such as I-10 and SR 86 South are under the jurisdiction of the Riverside Congestion Management Program (CMP). According to 2011 data from the CMP Update for Riverside County, these facilities are operating at LOS C or better. However, buildout of the CGPU and development in areas outside of the City would result in these routes operating at LOS E or worse.

While the CGPU Circulation Element provides policies that would help reduce congestion on both local and regional routes, the EIR does not expect that these measures would fully mitigate impacts to less than significant levels. Impacts would therefore be significant and unavoidable.

*Air traffic patterns:*

The EIR found that the CGPU fully incorporates the Airport Land Use Plan for the Jacqueline Cochran Regional Airport, and thus would have no direct or indirect impact on air facilities or air traffic patterns. Impacts would be less than significant.

*Traffic hazards:*

The CGPU provides policies to prevent hazardous conditions, and ensure pedestrian and cyclist safety. General congestion reduction measures in the CGPU, as well as plans to expand the roadway network, would ensure that emergency vehicles have adequate access. The EIR found that there would be no hazards or impediments to emergency vehicle access resulting from the CGPU., and impacts would be less than significant.

*Non-motorized transportation:*

The CGPU provides plans to provide nearly 200 miles of roadways with in-street bicycle lanes and over 50 miles of off-street bicycle facilities, as well as the addition of sidewalks with street improvements. Policies in the plan also encourage improvements to transit service and the accessibility of transit stops. Given these policies, the EIR found that the CGPU would have less than significant impacts to non-motorized transportation.

**Analysis of the proposed Project**

The daily trips generated by development under the current and proposed General Plan designations was calculated using the ITE Trip Generation Manual, 11<sup>th</sup> Edition. The buildout assumptions for the existing UEC land use, described in Section 2, Table 1, of this document, assume development of the site would result in 425,000 square feet of office space and 614 units of multi-family residential. The Project proposes 297,000 square feet of manufacturing space and 297,500 square feet of general light industrial space.

As shown in Table 8, development under the existing designation would result in 8,788 daily trips. The proposed Project would result in a total of 3,070 daily trips, or 5,718 fewer daily trips than would result from the current designation.

Table 8 – Trip Generation Comparison								
Buildout Scenario <sup>1</sup>	ITE	Land Use	Unit	Trip Type	Trip Rate	Entry	Exit	Daily Total
Existing GP LU	710	General Office Building	425,000 SF	Passenger	10.84	2,304	2,303	4,607
				Truck	0.10	21	22	43
	220	Multi-Family Housing	614 Units	Passenger	6.74	2,069	2,069	4,138
<b>Total:</b>						<b>4,394</b>	<b>4,394</b>	<b>8,788</b>



Table 8 – Trip Generation Comparison									
Buildout Scenario <sup>1</sup>	ITE	Land Use	Unit	Trip Type	Trip Rate	Entry	Exit	Daily Total	
Proposed Project	140	Manufacturing	297,500	Passenger	4.75	707	706	1,413	
				Truck	0.45	67	67	134	
	110	General Light Industrial	297,500	Passenger	4.87	724	725	1,449	
				Truck	0.25	37	37	74	
	<b>Total:</b>						<b>1,535</b>	<b>1,535</b>	<b>3,070</b>
	<b>Proposed Project Variance from Existing:</b>						<b>-2,859</b>	<b>-2,859</b>	<b>-5,718</b>

<sup>1</sup> Based on the buildout assumptions described in Section 2 – Table 1 of this document.

When the EIR was written, the roadway segments near the Project were all operating at an acceptable LOS, including Avenue 54 east and west of Tyler Street, as well as Grapefruit Boulevard north and south of Avenue 54. The EIR found that ten roadway segments would operate below LOS D after buildout of the CGPU, including Harrison Street at Avenue 54, which is approximately 1 mile west of the subject site. While the General Plan offers mitigation measures to ensure that impacts related to LOS would be less than significant, it can also be assumed that because the proposed Project would generate fewer trips than the existing designation, it would have less severe impacts to LOS. It is therefore assumed that because the proposed Project would generate 5,718 fewer daily trips than expected from buildout under the existing UEC designation, it would not result in any new impacts to LOS than those identified in the EIR.

The Project would be subject to the same policies in the ALUP and CGPU as development under the current designation. ALUC found the GPA compatible with the ALUP. It can therefore be assumed that the Project would pose no hazards to pedestrians and cyclists, would provide sufficient access to emergency vehicles, and would have no impacts to operation of the nearby airport.

Overall, the proposed General Plan Amendment and the Project would not result in any new impacts related to transportation and it would likely decrease the severity of transportation impacts disclosed in the EIR.

### 3.16 Utilities and Energy

#### Summary of findings in the EIR

Energy was not a standalone topic required by the CEQA guidelines at the time of preparation of the CGPU EIR. Water, wastewater, and storm drain facilities and capacities are discussed in Section 3.18.

#### *Energy consumption and efficiency:*

Imperial Irrigation District (IID) provides electricity to the Planning Area. Usage in 2010 demanded 220,782,340 kWh and is expected to increase to 1,099,608,548 kWh by 2035.

Southern California Gas Company (SoCalGas) provides natural gas to the Planning Area. In 2010, commercial, public, and residential natural gas usage was 3,823,723 therms, which is expected to increase to 17,009,166 therms with buildout of the CGPU by 2035.

As the population in the Planning Area triples from 40,000 to 135,000 with buildout of the CGPU, energy consumption will increase. The CGPU and the City’s CAP provide energy reduction strategies for the Planning Area, such as requirements for energy efficient buildings and transportation patterns, as well as water conservation measures. Table 9 shows the potential energy and natural gas use reductions resulting from implementation of the CAP and CGPU policies.

<b>Table 9 – Electricity and Natural Gas Use Projected</b>		
	<b>2010</b>	<b>2035</b>
<b>Electricity (kWh)</b>	220,782,340	1,099,608,548
Potential reduction	-	174,028,014
<b>Natural Gas (Therms)</b>	3,823,732	17,009,166
Potential reduction	-	1,921,802

Source: Table 4.14-3 and Section 4.14 of the CGPU EIR.

Based on the potential reductions shown in the above table, the EIR found that while total energy use will increase with buildout of the CGPU, the substantial reductions would ensure that energy use is not wasteful. Impacts would therefore be less than significant.

*Natural gas, electricity, and telecommunications infrastructure:*

Buildout of the CGPU will place increased demand on natural gas, electricity, and telecommunications infrastructure, requiring expansion in order to meet the increased need from population growth. The expansion of such infrastructure may result in impacts such as disruption to wildlife migration patterns and birds’ flight path, aesthetic views of visual resources, potential halted level of service from disasters, and leaks or damages in infrastructures from earthquakes or other natural disasters. However, the CGPU Infrastructure and Public Services Element provides strategies and policies to mitigate these potential impacts. Given these policies, and that growth under the CGPU would be incremental, the EIR concluded that impacts related to infrastructure would be less than significant.

*Landfills and solid waste regulations:*

Solid waste generated by the City of Coachella is taken to the Coachella Valley Transfer Station, which is operated by a Joint Power Authority between the City of Coachella and the City of Indio. Riverside County is the permitted owner of the facility, however Burrtec Waste Industries is the practical owner and operator. The Coachella Valley Transfer Station currently receives and average of 328 tons of waste per day, and it has a capacity of 1,100 tons per day.

The Lamb Canyon Landfill and Badlands Landfill, owned by Riverside County, also service the Planning Area. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of trash per day and has a total capacity of 34,292,000 cubic yards. The Badlands Landfill is currently permitted to receive 4,000 tons of trash per day.

Based on the population growth expected to result from buildout of the CGPU, and an average disposal weight of 4.5 pounds per resident per day, the City could generate up to 131,800 tons of solid waste per year by 2035. This would equate to approximately 360 tons per day. Based on the capacities of the transfer station and two landfills servicing the Planning Area, the EIR found that there would be sufficient capacity for the additional waste to be generated under the CGPU.

Additionally, policies are provided in the CGPU to reduce solid waste in landfills, which, paired with state regulations, will help slow the filling of landfills. The CGPU policies will not conflict with the regulatory framework for solid waste, and future projects under the CGPU will be required to comply with the applicable regulations on solid waste. Based on these policies and regulations, as well as the existing landfill capacity, the EIR found that impacts would be less than significant.

**Analysis of the proposed Project**

*Energy consumption and efficiency:*

Buildout under both the existing and proposed designation would require electricity during construction. Electricity demand would vary depending on the phase of construction, and would be used for outdoor security and worksite lighting, operation and charging of electronic equipment, and powering temporary worksite trailers. Electricity demand for construction would be temporary, not wasteful, and would cease upon completion, regardless of the land use.

Construction, under either buildout scenario, would not consume natural gas. If the subject property requires the installation of new natural gas connection, then it would be required in both scenarios. The use of natural gas during construction would not be wasteful, inefficient, or unnecessary.

At buildout, operation under both the Urban Employment Center designation or Industrial District would require energy, though the quantity and end use of that energy would differ. Table 10 shows the quantities of electricity and natural gas expected to be consumed on an annual basis under the existing and proposed buildout conditions.

<b>Table 10 – Electricity and Natural Gas Use: Existing and Proposed</b>		
	<b>Electricity (kWh/yr)</b>	<b>Natural Gas (kBtu/yr)</b>
<b>Existing</b>		
Apartments Low Rise	2,560,350	92,895.28
Office Park	4,071,500	12,285.43
<b>Total</b>	<b>6,631,850</b>	<b>105,180.71</b>
<b>Proposed</b>		
General Light Industry <sup>1</sup>	2,951,200	96,203.96
Manufacturing	2,951,200	96,203.96
<b>Total</b>	<b>5,902,400</b>	<b>192,407.92</b>
Source: CalEEMod Version 2020.4.0		
<sup>1</sup> For analysis purposes in CalEEMod, General Heavy Industry had to be used instead of General Light Industry because the proposed square footage is above 50,000 square feet.		

As shown in the above table, the proposed industrial development would consume less electricity but more natural gas than would be required under the current conditions. However, buildout under either designation would be subject to the City’s CAP and CGPU policies, which would ensure that energy use would not be wasteful, inefficient, or unnecessary. Both developments would also be subject to the most recent California Building Code, including the Energy Code and CALGreen. Operations of the site under both scenarios is expected to have less than significant impacts on energy use and consumption, and would therefore not exceed the severity of impacts previously analyzed in the EIR.

*Transportation energy:*

During construction, construction equipment, material hauling vehicles, and worker commutes would consume gasoline and diesel fuels. It is assumed that construction equipment and material hauling vehicles would primarily consume diesel, while working commutes would primarily consume gasoline. It is also assumed that most construction workers would live locally, minimizing the length of commutes and fuel consumption. Overall, the use of petroleum and diesel fuel during construction would be temporary and would not be wasteful or inefficient.

During operation, development under the existing conditions would consume gasoline for the operation of personal vehicles for residents and employees working in the offices and retail outlets on the site. Development under the proposed conditions would likely consume both gasoline, for employee commutes, and potentially diesel for heavy duty vehicles required for industrial operations. Table 11 shows the vehicle miles travelled (VMT) expected from both development scenarios.

<b>Table 11 – Vehicle Miles Traveled (VMT): Existing and Proposed</b>		
General Plan Designation	Land Use	Annual VMT
Existing – Urban Employment Center	Apartments Low Rise	9,049,202
	Office Park	7,691,166
	<b>Total</b>	<b>16,740,368</b>
Proposed – Industrial District	General Light Industry	5,055,374
	Manufacturing	4,975,257
	<b>Total</b>	<b>10,030,631</b>
Difference		- 6,709,737
Source: CalEEMod 2020.4.0		

As shown in the above table, the proposed development would produce almost 60% fewer VMT than would be produced by development under current conditions. Future regulatory and technological advancements will likely decrease the intensity of energy use per VMT, which would help further reduce transportation energy consumption. The Project is therefore not expected to result in new impacts or increase the severity of impacts previously analyzed in the EIR, and would have less than significant impacts on transportation energy.

*Natural gas, electricity, and telecommunication infrastructure:*

Development under both the existing and proposed designation would require connections to natural gas, electricity, and telecommunications. If any of these utilities are not currently available on the subject site, then the installation of new connections would be required in both scenarios. The EIR acknowledges that the expansion of such infrastructure would be required under buildout of the CGPU, and that environmental impacts could occur as a result of the expansion. However, the CGPU Infrastructure and Public Services Element provides strategies and policies to mitigate these potential impacts, and development at the site under either scenario would be required to comply with these strategies and policies.

Therefore, while new connections to natural gas, electricity, and telecommunications infrastructure may be required, the Project is not expected to result in new impacts or increase the severity of impacts previously analyzed in the EIR.

*Landfills and solid waste regulations:*

The Lamb Canyon Landfill has a remaining capacity of 19,242,905 cubic yards (CY) as of 2015, and the Badlands Landfill has a remaining capacity of 7,800,000 CY as of 2020.<sup>6</sup> As shown in Table 12, the proposed industrial uses are estimated to produce approximately 43% less solid waste per year than would be produced under the current designation. The 521.22 tons per year estimated to be produced by the Project, accounting for the 50% diversion mandate by the California Integrated Waste Management Act of 1989, would equate to approximately 3,474.80 CY.<sup>7</sup> This would represent approximately 0.013% of the total 27,042,905 CY of the combined remaining capacity of the Lamb Canyon and Badlands Landfills.

<b>Table 12 – Estimated Solid Waste Disposal: Existing and Proposed</b>				
Land Use	Estimated Solid Waste Generation Rates <sup>1</sup>	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
<b>Existing</b>				
Apartments Low Rise	12.23lbs/household /day	614	7,509.22	1,370.43
Office Park	6lbs/1000 sq ft /day	425,000	2,550.00	465.38
<b>Total (after 50% diversion)</b>				<b>917.90</b>
<b>Proposed</b>				
General Light Industry	5/lbs/1000 sq ft /day	297,500	1,487.50	271.47
Manufacturing	1.42lbs/100 sq ft /day	297,500	4,224.50	770.97
<b>Total (after 50% diversion)</b>				<b>521.22</b>
<b>Difference</b>				<b>- 396.68</b>
<sup>1</sup> Estimated Solid Waste Generation Rates by CalRecycle, <a href="https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates">https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates</a>				

<sup>6</sup> CalRecycle Sanitary Waste Information System, Lamb Canyon <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368> and Badlands <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367>.

<sup>7</sup> Assumes that 1 CY of uncompacted mixed (residential, institutional, commercial) solid waste is equivalent to 300 lbs. "Volume to Weight Conversion Factors," US EPA Office of Resource Conversion and Recovery. April 2016.

Overall, given that buildout of the proposed GPA would result in lower solid waste generation than the existing designation, and would constitute a marginal increase compared to the remaining capacity of the regional landfills, impacts would be less than significant. The proposed development is therefore not expected to result in new impacts or increase the severity of impacts previously analyzed in the EIR.

### 3.17 Water Supply and Wastewater

#### Summary of findings in the EIR

##### *Water supplies:*

Domestic water services are provided to the Planning Area by the Coachella Water Agency (CWA), a City department. CWA cooperates closely with the Coachella Valley Water District (CVWD), and signed a Memorandum of Understanding with CVWD in 2009 to ensure a sufficient and reliable water supply for the Planning Area. The water demand expected from buildout of the CGPU was generally accounted for in CVWD's regional water supply planning efforts.

The EIR conducted water supply and demand analysis based on the City of Coachella 2010 Urban Water Management Plan (UWMP), CVWD's 2010 Urban Water Management Plan, CVWD's 2010 Coachella Valley Water Management Plan Update (CVWMP), and its 2011 and 2012 CVWMP Subsequent Programmatic EIR (SPEIR). The water demands associated with the CGPU were analyzed in CVWD's 2010 CVWMP and its 2011 SPEIR. The 2010 CVWMP identifies programs and projects to ensure that sufficient and sustainable water supplies will be available to meet the needs of the growth projected in the Coachella Valley, including the CGPU Planning Area, for at least the next 30 years.

The Coachella Valley Groundwater Basin contains approximately 25-million-acre feet of groundwater, as well as additional storage space that will continue to be utilized for storage of millions of acre feet of supplemental supplies that occur in normal and above-normal years. Those surplus supplies would be stored for later use during dry periods. Therefore the 2010 CVWMP and 2011 SPEIR determined that the total projected water supplies available to the Lower Whitewater River Subbasin area during normal, single-dry and multiple-dry periods through 2045 are sufficient to meet current and projected water needs.

According to the CGPU, new developments in the City must be consistent with the goals of the 2010 CVWMP, including policies on indoor and outdoor water conservation, such as xeriscaping, potential future use of recycled water, and other sustainable design features. Future development projects under the CGPU above certain sizes will be required to prepare a Water Supply Assessment as required by SB 610, and any future approval of a development agreement or tentative tract map within the Planning Area which includes a subdivision must be conditioned on obtaining a Written Verification from the Coachella Water Authority, as required by SB 221.

The CWA fully participates in the 2010 CVWMP and CVWD replenishment assessment programs, which established a comprehensive and managed effort to eliminate the overuse of local groundwater supplies. The CGPU EIR showed that the total projected water supplies available to the CWA will be sufficient to meet the water demand of CGPU buildout including from agricultural and manufacturing uses during a normal year, single-dry year, and multiple-dry year from 2010 to 2035. Given the City's participation in regional water planning efforts and implementation of water conservation programs, the EIR concluded that the CGPU will have less significant impacts on water supply and additional water facilities.

*Wastewater treatment and facilities:*

Wastewater treatment in the Planning Area must comply with regulations provided by the Colorado River Basin Regional Water Quality Control Board (RWQCB). The Coachella Sanitary District manages wastewater treatment facilities and implements the regulations imposed by the Colorado River Basin RWQCB. In order to operate, the facilities managed by the Coachella Sanitary District must comply with all Colorado River Basin RWQCB requirements and provide annual reporting. In addition to the regulatory system imposed by the RWQCB, the CGPU contains additional policies to require adequate wastewater treatment capacity before the completion of new development. These policies will ensure development under CGPU will not result in overuse of wastewater treatment facilities in a manner that exceeds requirements outlined by the applicable RWQCB regulations.

While the majority of the Planning Area is served by the City's Sanitary District, Valley Sanitary District (VSD) provides supplemental wastewater treatment to the remaining SOI area. The Coachella Sanitary District's Wastewater Treatment Plant (WWTP) is located in the southern City on Avenue 54, with a current capacity of approximately 2 mgd. The Coachella Sanitary District (CSD) also operates a 12-acre Agricultural Wash Water Treatment Facility primarily to manage the flows from several agricultural processing facilities. According to the EIR, buildout of the CGPU will require a WWTP capacity of 18 mgd, likely necessitating the construction of a new WWTP or expansion of the existing WWTP. Environmental impacts resulting from new or expanded WWTPs would have the potential to impact local waterways from new sludge and water discharge. Otherwise, the site development impacts of the WWTP would be similar to other development under the CGPU and were analyzed in the EIR.

The CGPU contains policies to reduce potential impacts including service standards, sewer master plan, facility design, and fair-share costs. The CGPU also proposes the use of development impact fees to develop infrastructure such as a recycled irrigation program. The potential environmental impacts of new wastewater facilities will be assessed by the City on a project-by-project basis, and mitigation measures will be implemented as necessary. Given that the potential environmental impacts of new wastewater facilities will be analyzed on a project-by-project basis, the EIR determined that the existing regulatory framework would ensure that impacts on wastewater treatment are less than significant.



*Stormwater:*

The City of Coachella receives flood protection from the Coachella Valley Water District (CVWD) which provides regional flood protection by intercepting and conveying regional flood flows through the Coachella Valley to the Salton Sea. The regional stormwater conveyance system consists of the Whitewater River/Coachella Valley Stormwater Channel (CVSC) and related tributary stormwater facilities. Portions of the CVSC has been channelized to handle flood flows of up to 80,000 cubic feet per second and the channel drains into the Salton Sea. As discussed in Section 3.9, Hydrology, the Whitewater River/CVSC is constructed to hold more than the 100-year flood volume within the City of Coachella, and is expected to adequately support stormwater drainage for development under the CGPU. However, site-specific and City-wide stormwater drainage facilities would be needed as development occurs.

The CGPU provides explicit direction to reduce impacts associated with local stormwater flows by requiring continual monitoring, maintenance, and concurrent upgrades to system capacity through the Infrastructure + Public Utilities and Sustainability + Natural Environment Elements. Given the existing regional facility capacity and City policies including fair-share costs, development impacts fees, and monitoring that help prevent impacts related to inadequate capacity of stormwater drainage facilities, the EIR determined that impacts of new or expanded stormwater drainage facilities under the CGPU are considered less than significant.

**Analysis of the proposed Project**

*Water supplies:*

According to the EIR, the Planning Area had a water demand of 8,709.5 acre feet (AF) in 2010, which is expected to increase to 27,276 with buildout of the CGPU in 2035. The EIR determined that the Coachella Water Authority would have sufficient water supplies to meet project demand through 2035 in a normal, single dry, and multiple dry year.

Using water demand calculation tables from CVWD and the buildout assumptions described in Section 2, Table 1, of this document, water demand for development of the site under the existing and proposed conditions was estimated. As shown in Table 13, development under the existing UEC designation would require 199.46 acre-feet per year (AFY) of water for indoor and outdoor uses. The proposed Industrial District designation would result in indoor and outdoor water demand of 30.30 AFY, which is more than 80% less than would be required under the current conditions.

Furthermore, the 30.30 AFY of water demand associated with the proposed development would represent approximately 0.1% of the total water demand expected at buildout of the CGPU. Given that the Project would constitute a nominal portion of the total water demand expected from buildout of the CGPU, and that CWA would have sufficient supplies for the total demand of the Planning Area after buildout, it can be assumed that there would be sufficient supplies for the Project. Therefore, no new impacts would be expected to occur.

<b>Table 13 – Water Demand: Current and Proposed General Plan</b>					
<b>Current Conditions</b>					
Planning Area	Indoor Area (ft2)	Maximum Interior Floor Space Per Unit	Water Demand Factor <sup>1</sup>	Water Demand (gpd)	Water Demand (AFY)
Office	425,000	425,000	12	13,972.60	15.65
Planning Area	Estimated Dwelling Units	Estimated Occupants per Home <sup>2</sup>	Gallons per Day (gpd) per Occupant	Water Demand (gpd) <sup>3</sup>	Water Demand (AFY)
Residential	610	2,610	55	142,587.50	159.72
Planning Area	Landscaped Area (square feet)	ETo (in/yr)	ETAF	Water Demand (gpd)	Water Demand (AFY)
Site-wide	425,000	66.2	0.45	21,505.93	24.09
<b>Total (current):</b>				<b>178,066.03</b>	<b>199.46</b>
<b>Proposed GPA Conditions</b>					
Planning Area	Indoor Area (square feet)	Maximum Interior Floor Space Per Unit	Water Demand Factor <sup>4</sup>	Water Demand (gpd)	Water Demand (AFY)
Industrial	595,000	297,500	3.4	5,542.47	6.21
Planning Area	Landscaped Area (square feet)	ETo (in/yr)	ETAF	Water Demand (gpd)	Water Demand (AFY)
Site-wide	425,000	66.2	0.45	21,505.93	24.09
<b>Total (proposed):</b>				<b>27,048.40</b>	<b>30.30</b>
Source: CVWD WSA-WSV Water Demand Calculation Tables					
<sup>1</sup> AWWARF Commercial and Institutional End Uses of Water.					
<sup>2</sup> Department of Finance, Table E-5, City of Coachella 2022.					
<sup>3</sup> CA Indoor Water Use Standard					
<sup>4</sup> AWWARF Commercial and Industrial End Uses of Water, 2000.					

**Wastewater treatment and facilities:**

The City of Coachella 2015 Sewer System Master Plan evaluated the existing system capacity of the Coachella Sanitary District (CSD), identified existing and future deficiencies resulting from development through 2040, and recommended phased improvements. The plans modeled sewer flow rates based on land use categories, including General Commercial uses at 600 gallons per day per acre (gpd/ac), High Density Residential (0-20 Du/Ac) at 2,400 gpd/ac, and Light Industrial at 400 gpd/ac. Given the buildout assumptions for the existing UEC designation, the subject property could include the General Commercial and High Density Residential land use categories. This would result in wastewater flow rates of 600 gpd/ac for the office uses and 2,400 gpd for the residential uses. The GPA proposes manufacturing and general light industrial land uses, which would result in wastewater flow rates of 400 gpd/ac.

<b>Table 14 – Wastewater Generation: Current and Proposed Conditions</b>				
38.8-Acre Site	Land Use Assumptions <sup>1</sup>	Sewer Master Plan Land Use Category <sup>2</sup>	Wastewater Flow Rate (gpd/ac)	Estimated Wastewater Generation
Current Conditions	Office	General Commercial	600	58,200 gpd <sup>3</sup>
	Multi-Family Residential (30 to 65 Du/Ac)	High Density Residential (0-20 Du/Ac)	2,400	
Proposed GPA Conditions	Manufacturing	Light Industrial	400	15,520 gpd
	General Light Industrial			
<sup>1</sup> Based on buildout assumptions described in Section 2, Table 1, of this document. <sup>2</sup> Based on land use categories in Table 4-2 of the City of Coachella 2015 Sewer System Master Plan. <sup>3</sup> Based on a wastewater flow rate of 1,500 averaged from flow rates for general commercial and high density residential.				

Table 14 shows the estimated wastewater that would be generated by the current and proposed conditions. Since the Sewer System Master Plan does not provide a flow rate for mixed use developments, the 600 gpd/ac for General Commercial and 2,400 gpd/ac for High Density Residential was averaged, resulting in a flow rate of 1,500 gpd/ac for the mixed-use development of the 38.8-acre site. The above wastewater generation estimates show that the proposed Light Industrial development would generate less wastewater than would be generated under the existing designation.

The EIR found that buildout of the CGPU would require expansion of CSD’s wastewater treatment capacity and the construction of a new or expanded WWTP. Regardless of the type of development on the site, the site would receive sewer service per the 2015 plan, and CSD would need to expand the WWTP capacity to meet service needs with buildout of the CGPU. As shown in the above analysis, the proposed GPA would generate lower wastewater flows than the current designation. Therefore, impacts on wastewater facilities would be considered less than those considered in the EIR, and less than significant, and would result in no new or increases in severity of impacts compared to those identified in the CGPU EIR.

**Stormwater:**

Under either the existing or proposed General Plan designation, development of the site will be subject to the same regulatory framework discussed in the EIR for drainage control and storm drain facilities. The City of Coachella Municipal Code Section 13.16.047 requires compliance with best management practices (BMPs) consistent with the California Stormwater Best Management Practice Handbooks or the Riverside County Stormwater Program’s "Report of Waste Discharge". The Project will be required to submit a water quality management plan (WQMP) to the City engineer for approval prior to obtaining a grading or building permit (Municipal Code Section 13.16.340). These standard requirements will ensure that the Project will have less than significant impacts on the storm drain facilities. No new or increased severity of impacts would occur compared to those identified in the EIR.

### 3.18 Wildfire

#### **Summary of findings in the EIR**

Wildfire was not a standalone topic require by the CEQA Guidelines when the CGPU EIR was prepared. However, the EIR included brief discussions of wildland fires under Section 4.6 Hazardous Materials and Section 4.15 Public Services. The EIR found that the CGPU would facilitate new development in the Planning Area, some of which would be in an urban-wildland interface. Development in these areas is exposed to the threat of wildfire. The EIR determined that careful planning under the CGPU and compliance with federal, state, and local agencies' regulations, including the California Wildland Fire Coordinating Group, supplemented by CGPU policies that require fire suppression techniques and fire-resistant materials to reduce vulnerability of new structures to fire, would reduce impacts relating to wildland fires to less than significant levels.

#### **Analysis of the proposed Project**

The California Department of Forestry and Fire Protection (CalFire) has mapped areas of significant fire hazards through its Fire and Resources Assessment Program (FRAP). According to the FRAP, there are no state responsibility areas or very high fire hazard severity zones in the City or surrounding areas. Development of the site under both the existing EUC designation or under the proposed Industrial District designation would be subject to the same CGPU policies and fire department requirements for fire safety and emergency access. There would be no impacts related to wildfires resulting from the existing conditions or the proposed General Plan Amendment and Project. There would be no new or increased severity of impacts.

**RESOLUTION NO. PC2023-10**

**A RESOLUTION OF THE COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE OF GENERAL PLAN AMENDMENT NO. 23-01 TO CHANGE THE LAND USE DESIGNATION FROM URBAN EMPLOYMENT CENTER TO INDUSTRIAL DISTRICT ON A 38.8 ACRE SITE (APN 763-260-001) LOCATED AT THE SOUTHEAST CORNER OF AVENUE 54 AND TYLER STREET. APPLICANT: MAHLON TOBIAS**

**WHEREAS**, the Applicant has filed an application for General Plan Amendment 23-01 for a land use designation amendment, along with Environmental Assessment 23-01, (collectively the “Project Approvals”), to change the land use designation from “Urban Employment Center” to “Industrial District” on a 38.8 acre site (APN 763-260-001) located at the southeast corner of Avenue 54 and Tyler Street.

**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**, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

**WHEREAS**, by way of preparation of an Addendum, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

**WHEREAS**, based on that analysis, the Planning Commission does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

**WHEREAS**, the Addendum, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s Local CEQA Guidelines; and

**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. PC2023-09 recommending that the City Council adopt the Addendum to the certified CGPU EIR.

**WHEREAS**, on May 17, 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**, the conditions as shown in “Exhibit A” stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**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 a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map” to change the designation from “Urban Employment Center” to “Industrial District” as shown in “Exhibit B” attached and made a part hereto.

**SECTION 3. Findings.** The Planning Commission finds that the Amendment to the General Plan proposed in “Exhibit B” are consistent with the goals and policies of the General Plan and Industrial District land use is an appropriate land use considering General Plan designations surrounding the site are Industrial District and existing businesses in the vicinity include more intensive industrial uses.

The subject site is located within Subarea 5 – Airport District, and complies with the policy direction of that District to limit heavy industrial to the vicinity of Grapefruit Avenue and 54th Street. The subject site is located within Zone C and D of the Airport Land Use Compatibility Plan and therefore the proposed project is required to be reviewed by the Airport Land Use Commission (ALUC). On April 13, 2023, ALUC found City of Coachella Case No. GPA 23-01 to be consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006).

**SECTION 4. CEQA.** Pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review. By way of preparation of an Addendum (Exhibit A of Resolution No. PC2023-10), the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA

Guidelines section 15162. No new significant impacts would occur as a result of the proposed project, nor would there be any substantial increase in the severity of any previously identified significant environmental impacts. Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines would apply. As such, an EIR addendum is the appropriate document to comply with CEQA requirements for the proposed Project.

**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 17<sup>th</sup> day of May, 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 17<sup>th</sup> day of May, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary

**Exhibit A - Resolution No. PC2023-010**  
**CONDITIONS OF APPROVAL**  
**GENERAL PLAN AMENDMENT 23-01**

**ENGINEERING CONDITIONS**

1. Prior to approval of Engineering Plans or Issuance of Engineering Permits, the applicant shall comply with conditions 2 thru 34.

**Tentative Map**

2. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
3. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
4. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields.

Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

5. Identify and clearly show all necessary drainage easements to implement the project in accordance with drainage law.
6. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
7. Applicant shall obtain approval of site access and circulation from Fire Marshall.

### **Final Map**

8. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
9. All public streets shall be dedicated to City of Coachella.
10. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
11. Prior to approval of the Final Map, the applicant shall resolve potential CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
12. All Primary streets, including Tyler Street and 54th Avenue shall be completed prior to final occupancy for the first structure at the Tract.
13. Prepare and record necessary drainage easements, access easements and utility easements to implement the project in accordance with drainage law and site conditions to the satisfaction of the City Engineer prior to approval of the Final Maps.
14. Full Street Improvements plans, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps.
15. Internal roads shall be complete prior to final occupancy of any adjacent house.

**General**

16. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.
17. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
18. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
19. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
20. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
21. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
22. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

**Rough Grading**

23. Prepare and submit rough grading and erosion control plans for the project.
24. The project's soils engineer shall certify to the adequacy of the grading plan.
25. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under

the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

### **Precise Grading**

26. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
27. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
28. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
29. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

### **Street Improvements**

30. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
31. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
32. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
  - 1) Tyler Street- Public Roadway as shown on the RAC and per these comments shall include the following:



- a. Dedication of land along northbound lane within project limits is required. This street is classified as Collector with Bicycle Lanes with 90 feet of right-of-way as per City of Coachella General Plan.
  - b. Street measured at Center line to Easterly curb shall have a width of 35-foot
  - c. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
  - d. Applicant shall construct transition street lane from property limits going north as required to the satisfaction of the City Engineer
  - e. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
  - f. Applicant shall underground all existing dry utilities if existing at northbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities.
- 2) 54th Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along eastbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle Lanes with 94 feet of right-of-way as per City of Coachella General Plan.
  - b. Street measured at Center line to Southerly curb shall have a width of 37-foot
  - c. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
  - d. Applicant shall construct transition street lane from property limits going east as required to the satisfaction of the City Engineer
  - e. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights Traffic signal, and all other appurtenances as required to the satisfaction of the City Engineer.

- f. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry

### **Sewer and Water Improvements**

33. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
34. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

### **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

35. Prior to issuance of building permits, the applicant shall comply with conditions 36 thru 39.
36. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
37. 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, 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.
38. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
39. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

### **PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

40. Prior to release of occupancy permits/acceptance of public improvements, the applicant shall comply with condition 41.

41. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

#### **IMPERIAL IRRIGATION DISTRICT (IID) CONDITIONS**

42. The applicant shall submit to IID a customer project application and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical services to the project, including but not limited to the construction of new substation facilities, transmission line extensions, distribution getaways, distribution feeder breakers, feeder backbones and distribution overhead and/or underground line extensions and upgrades necessary to extend electrical service to the proposed development, as well as applicable permits, zoning changes, landscaping (if required by the City or County) and rights-of-way and easements.
43. A transmission-level power flow analysis with information provided by the applicant is required to be submitted to IID to perform an accurate assessment and identify the impacts caused by this project. The cost of any additional technical assessment shall be borne by the developer.
44. The applicant shall provide necessary utility easements for IID and any other improvements required by IID. Applicant shall submit to the City a letter from IID that satisfies this requirement.

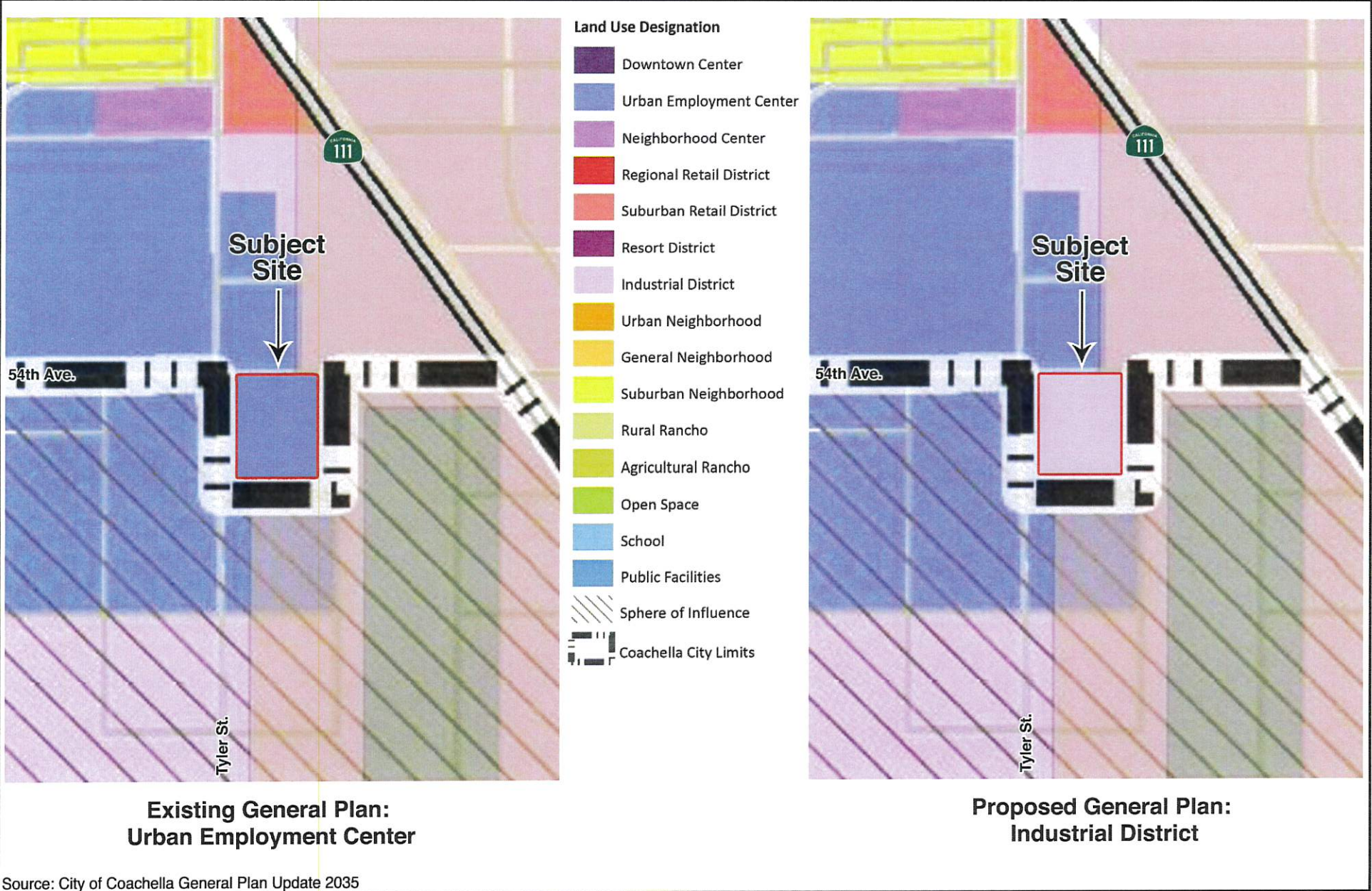
#### **COACHELLA VALLEY WATER DISTRICT (CVWD) CONDITIONS**

45. The applicant shall be required to provide 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. The applicant shall submit to Coachella Valley Water District (CVWD) plans for said flood protection measures for their review for compliance with California Drainage Law from a regional valley floor drainage perspective.
46. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the United States Bureau of Reclamation (USBR) facilities and associated right-of-way and provided the City with written confirmation that there is no interference.

- 47. The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.
- 48. Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the well(s) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.
- 49. The elements and actions described in CVWD’s Coachella Valley Water Management Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.
- 50. The applicant shall submit to the City a letter from CVWD that satisfies the department’s requirements for the project.

**TRIBAL RESOURCES CONDITIONS**

- 51. The applicant shall submit to the Agua Caliente Band of Cahuilla Indians (ACBCI) Tribal Historic Preservation Office (THPO) any of the following documentation:
  - a. Copies of any cultural resource documentation (report and site records) generated in connection with this project.
  - b. A cultural resources inventory of the project area by a qualified archeologist prior to any development activities in this area.
  - c. A copy of the records search with associated survey reports and site records from the information center.
- 52. The presence of an approved Cultural Resource Monitor(s) during any ground disturbing activities (including archeological testing and surveys). Should buried cultural deposits be encountered, the Monitor shall notify a Qualified Archeologist (Secretary of the Interior’s Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer.
- 53. In the event the applicant discovers any cultural resources during the development of this project, the applicant shall contact the Augustine Band of Cahuilla Indians for further evaluation.



Source: City of Coachella General Plan Update 2035

**Santa Rosa Business Park  
Existing and Proposed Land Use  
Coachella, California**







# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

April 13, 2023

Adrian Moreno, Project Planner  
City of Coachella Planning Department  
53990 Enterprise Way  
Coachella CA 92236

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
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Desert Hot Springs

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Paul Rull

Simon A. Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1074TH23  
Related File Nos.: GPA23-01 (General Plan Amendment)  
Compatibility Zone: Zones C, D  
APN: 763-260-001

Dear Mr. Moreno:

On April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) found City of Coachella Case No. GPA23-01 (General Plan Amendment), a proposal to amend the General Plan land use designation on 38.80 acres from Urban Employment Center to Industrial District, located on the southeast corner of 54<sup>th</sup> street and Tyler Street, **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006)

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas 4-13-2023 Agenda, Bookmark Agenda Item No. 3.4.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Santa Rosa Business Park, LLC (applicant/property owner)  
Terra Nova Planning & Research (representative)  
Angela Jamison, County Airports Manager  
ALUC Case File

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**STAFF REPORT**  
**5/17/2023**

**TO:** Planning Commission

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

**SUBJECT:** Tripoli Mixed-Use Project (Third Proposed Revisions)

**SPECIFICS:** 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

**EXECUTIVE SUMMARY:**

Chelsea Investment Corporation requests Planning Commission approval of third revisions to the conditions of approval and architectural elevations in order to reduce construction costs for the Tripoli Mixed-Use project, a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and four retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue. The applicant also request a 12-month extension from the project expiration date of May 11, 2023 to May 11, 2024.

**BACKGROUND:**

At a public hearing on April 20, 2022, the Planning Commission recommended approval of Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The City Council approved the project at a public hearing on May 11, 2022. At a public hearing on October 26, 2022 the Planning Commission recommend approval of proposed amendments to the original approval and the City Council approved the amendments on November 9, 2022, which included



architectural and site plan modifications and building/unit size reduction as shown on Table 1 below.

On February 15, 2023, the applicant requested the Planning Commission remove a requirement for an elevator in Building A to reduce project costs to finance the project and add a condition for construction of a City park at the 9<sup>th</sup> Street Imperial Irrigation District parcel with a maximum cost of \$350,000. The City Council approved the proposed revision on March 8, 2023.

**Table 1: Original Approved Project vs. Amended Project**

	<b>Original Approved</b>	<b>1<sup>st</sup> Amendment (Approved)</b>
Building A Unit Size	<ul style="list-style-type: none"> <li>• 13 - One bedroom 581-586 sq. ft.</li> <li>• 17 - Two bedroom 799 sq. ft.</li> <li>• 14 - Three bedroom 1,061 sq. ft.</li> </ul> <p><b><u>Total Units: 44 units</u></b></p>	<ul style="list-style-type: none"> <li>• 12 - One bedroom 542 sq. ft.</li> <li>• 24 - Two bedroom 702 sq. ft.</li> <li>• 14 - Three bedroom 932 sq. ft.</li> </ul> <p><b><u>Total Units: 50 units</u></b></p>
Building B Unit Size	<ul style="list-style-type: none"> <li>• 14 - One bedroom 581-586 sq. ft.</li> <li>• 35 - Two bedroom 799 sq. ft.</li> <li>• 15 - Three bedroom 1,061 sq. ft.</li> </ul> <p><b><u>Total Units: 64 units</u></b></p>	<ul style="list-style-type: none"> <li>• 15 - One bedroom 542 sq. ft.</li> <li>• 27 - Two bedroom 702 sq. ft.</li> <li>• 16 - Three bedroom 932 sq. ft.</li> </ul> <p><b><u>Total Units: 58 units</u></b></p>
Community Rooms/Lounges (1 <sup>st</sup> Floor Only)	<p><b>Building A</b></p> <ul style="list-style-type: none"> <li>• 652 sq. ft. community room</li> </ul> <p><b>Building B</b></p> <ul style="list-style-type: none"> <li>• 1,296 sq. ft. community room</li> </ul> <p><b><u>Total Community Space: 1,948 sq. ft.</u></b></p>	<p><b>Building A</b></p> <ul style="list-style-type: none"> <li>• Merged with Building B</li> </ul> <p><b>Building B</b></p> <ul style="list-style-type: none"> <li>• 1,790 sq. ft. commercial space</li> </ul> <p><b><u>Total Community Space: 1,790 sq. ft.</u></b></p>
Tot Lot	<b>218 sq. ft.</b>	<b>813 sq. ft.</b>
Commercial Space (1 <sup>st</sup> Floor Only)	<p><b>Building A</b></p> <ul style="list-style-type: none"> <li>• 1,085 sq. ft. commercial space</li> </ul> <p><b>Building B</b></p> <ul style="list-style-type: none"> <li>• 1,413 sq. ft. commercial space</li> </ul> <p><b><u>Total Retail: 2,498 sq. ft.</u></b></p>	<p><b>Building A</b></p> <ul style="list-style-type: none"> <li>• 2 commercial spaces (1,031 sq. ft. each – 2,062 sq. ft. total)</li> </ul> <p><b>Building B</b></p> <ul style="list-style-type: none"> <li>• 2 commercial spaces (992 sq. ft. each – 1,984 sq. ft. total)</li> </ul> <p><b><u>Total Retail: 4,046 sq. ft.</u></b></p>
Parking	<ul style="list-style-type: none"> <li>-On-Street Parking 41 spaces</li> <li>-On-Site Parking 118 spaces</li> </ul> <p><b><u>Total Parking: 159 spaces</u></b></p>	<ul style="list-style-type: none"> <li>-On-Street Parking 38 spaces</li> <li>-On-Site Parking 104 spaces</li> </ul> <p><b><u>Total Parking: 142 spaces</u></b></p>

**DISCUSSION/ANALYSIS**

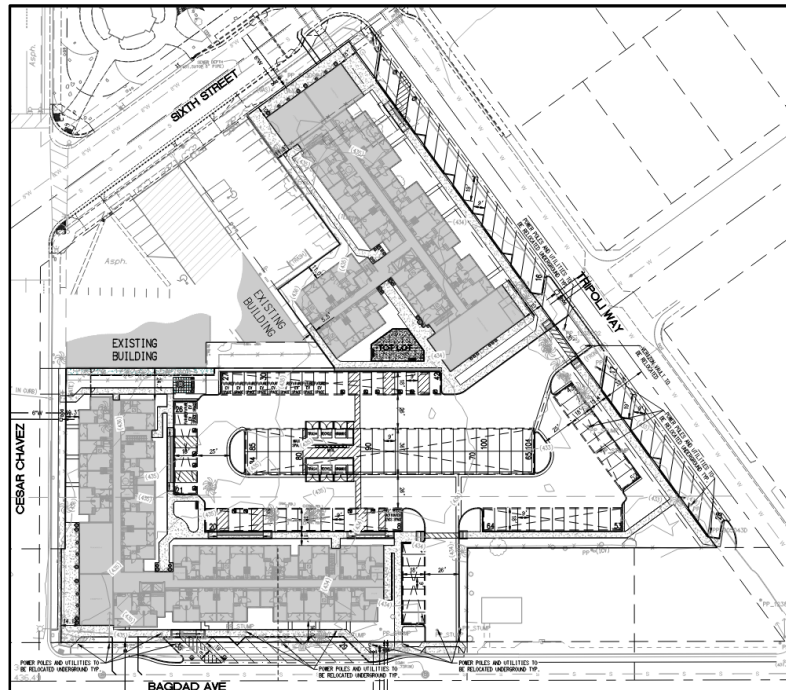
The surrounding land uses and zoning designations are as follows:

- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O’Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

## Site Plan

The proposed buildings would be constructed near property line with building frontages on 6<sup>th</sup> Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the buildings support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

**Figure 2: Site Plan (Approved)**



## Parking

The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the development. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 81 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements, which would be provided by constructing 10 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

## Architectural Design

The overall architectural style of the approved project incorporates Spanish Colonial Revival design, which was amended from the original approval and the approved elevations subject to further design changes from the project conditions of approval are depicted below. The applicant requests modifications to the approved building design and requests deletion of certain conditions of approval that require improvements to the building designs.



Bldg B Cesar Chavez Street Frontage (1<sup>st</sup> Amendment)



Bldg B Cesar Chavez Street Frontage (New Proposal)



Bldg B Bagdad Avenue Frontage (1<sup>st</sup> Amendment)



Bldg B Bagdad Avenue Frontage (New Proposal)



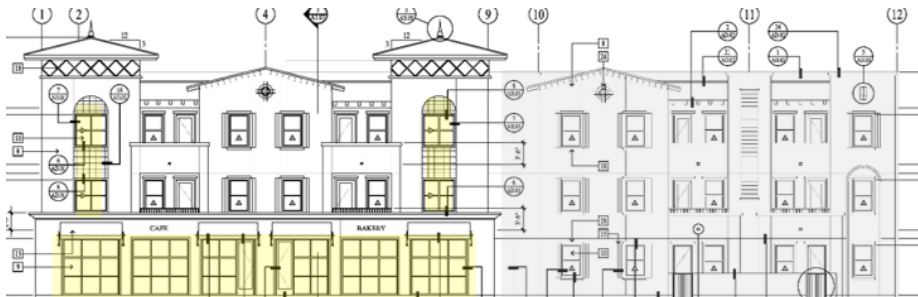
Bldg A Tripoli Avenue Frontage (1<sup>st</sup> Amendment)



Bldg A Tripoli Avenue Frontage (New Proposal)



Bldg A 6<sup>th</sup> Street Frontage (Proposed)



Bldg A 6<sup>th</sup> Street Frontage (New Proposal)



On November 9, 2022 the City Council approved project architectural design changes that included:

- Remove slope window sill requirement
- Remove bringing cornice trim closer to edge of roof tile
- Remove 15’ first floor plate height requirement
- Remove need for residential level on first floor to be 3 foot above sidewalk.
- Remove two piece clay tile requirements
- Remove smooth stucco finish requirement
- Remove requirement for a sidewalk separated from curb by landscape parkway
- Remove requirement for bullnose corners

The applicant requests new architectural changes from the Planning Commission that include the following:

- Remove slope tile roof extending to top of roofline and add a parapet roof system to the top of roof line. Staff is opposed to this as this is contrary to Spanish Colonial Revival design and was a feature to applicant included in the original and 1<sup>st</sup> amended project design. Staff discovered this proposed design change in plan check and believes this requires transparency to and consideration by the Planning Commission and City Council.
- Delete Condition 18a: Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient windows recesses. Staff believes there are more opportunities to achieve window recesses at major focal points. The original approved design included recesses for a majority of windows. In the below figure is an example of pronounced building areas highlighted in blue where window recesses should be prioritized.



- Delete Condition 18.d.iii: Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street. Staff believes this element would improve the design and examples are shown below on how this would be achieved. Staff believes this it would not be a higher priority design feature to retain.



- Delete Condition 18.e Utilize an alternate color banding at the building base such as terracotta color. The applicant claims this adds additional cost due to adding foam materials. Staff believes this is a low cost option that only requires use of color at the base of the building at the commercial portion of the two buildings.



- Delete Condition 18f: Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility. The awning type provided in the applicant exhibit that they depict as a catenary curve is misleading. This does not require any major architectural changes.



- Delete Condition 18.i Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing. The original project design included a tower feature that created good balance in the project design and added a focal point that adds significant amount of character as an entry project to Pueblo Viejo. Staff is supportive of an alternative to the tower feature that served as a standalone architectural feature. A tower element could be a structural element that extends above the current proposed structure as depicted below.

Original Approved Tower



Example to achieve tower appearance





- Delete Condition 18.j: Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue. Staff believes the original applicant-initiated design of the tower at the building corner is the best design as it frames the corner and creates a strong architectural statement and interest to the built environment. The proposed design appears odd and is an attempt to accommodate a change in the unit floor plan. The proposed design also includes a large wall expanse and an awkward placement of windows too close to the building corner at the second and third floor.

Original Tower design at Street Corner

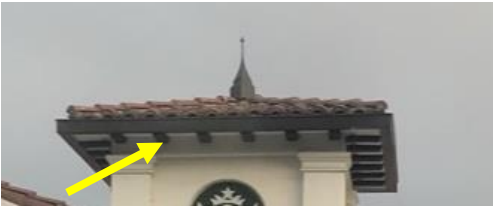


Proposed Setback Tower Design



- Rafter tails below tower roof features: Staff identified plan check comments for incorporation of exposed rafter tails below tower roof elements. The architectural renderings presented for the project did not provide the level of detail beneath the roof and incorporating such elements would be in keeping with Spanish Colonial Revival architecture and can be done with lower cost faux rafter tails. The applicant proposes a tower treatment similar to Pueblo Viejo Villas with no architectural treatment below tower roof.

Requested Tower rafter tails



Applicant Proposed Tower Treatments with no rafter tails



- **Lighting:** No lighting details were provided by the applicant during design review and the need for a lighting detail to review was identified as a correction by staff during plan check. Staff believes this should be consistent with Spanish Colonial Revival design and staff would like Planning Commission’s feedback on the lighting design. Below are examples of preferred lighting types.



The Planning Commission and City Council approved substantial design changes that reduced the project’s overall architectural design quality from what was originally approved. The applicant stated at the October 22, 2022 Planning Commission that they would be able to work with the remainder conditions of approval regarding architectural design. Staff believes that the City made significant project concessions from the original approved project design and further changes proposed by the applicant would reduce the architectural integrity at a location that serves as an important focal point for Coachella’s Downtown.

### **Landscape Design**

The plant schedule shows a variety of trees including “Mulga”, “Hong Kong Orchard,” “Desert Willow,” “Texas Ebony,” “Drake Elm” and “California Fan Palm.” The project is conditioned to modify the landscape plan to create planters adjacent to curb at Cesar Chavez Street and planted with Hong Kong Orchard trees to provide shade for pedestrians. The planters will include water-efficient shrubs including “Bank Catclaw”, “Do-La-la Bougainvillea”, “Compact Texas Ranger”, “Mexican Bush Sage.” Succulents will include “Dwarf Century Plant,” “Blue Flame Agave,” “Red Yucca”, and “Toothless Desert Spoon”. A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point.

### **CONSISTENCY WITH THE GENERAL PLAN**

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown

is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

### **CONSISTENCY WITH ZONING**

The subject site is zoned C-G (General Commercial) zone PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

### **ENVIRONMENTAL IMPACT CONSIDERATION**

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

### **ALTERNATIVES:**

- 1) Adopt Resolution No. PC 2023-14 recommending that the City Council approve amendment to conditions of approval for CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by the applicant. Additionally this request includes includes a 12-month extension of time until May 11, 2024.
- 2) Adopt Resolution No. PC 2023-14 recommending that the City Council approve amendments to conditions of approval for CUP 351 and Architectural Review No. 22-04 as modified by the Planning Commission.
- 3) Not approve Resolution No. PC 2023-14 and maintain existing project approvals and grant a one-year time extension to May 11, 2024.
- 4) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #3. Staff is concerned about the significant amount of modifications requested by the applicant since the original proposed design and requests that the existing approvals be upheld.

## Attachments:

1. Resolution No. PC2023-14 for CUP No. 351 and AR No. 22-04  
Exhibit A – Conditions for Approval for CUP No. 251 AR No. 22-04  
Exhibit B - Planned Unit Development Guidelines/Standards
2. Vicinity Map
3. Comparison of proposed Architectural Changes
4. Approved Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
5. Original approved Architectural Renderings May 11, 2022
6. Approved Landscape Plan
7. Project Compliance with Development Standards
8. Mark Up by Applicant of Approved Conditions from Council Resolution No. 2023-11
9. Applicant Presentation of Project Design modifications

**RESOLUTION NO. PC2023-14**

Attachment 1

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A THIRD AMENDMENT TO CONDITIONAL USE PERMIT 351 AND ARCHITECTURAL REVIEW 22-04, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND FOUR RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).**

**WHEREAS** Coachella Investment Corporation filed an application for a second amendment to Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to modify conditions of approval and project design of a mixed-use development consisting of 108 affordable apartment units and 4 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

**WHEREAS** on May 11, 2022, the City Council of the City of Coachella held a duly noticed public hearing and approved Conditional Use Permit No. 251 and Architectural Review No. 22-04 and adopted Ordinance No. 1193 for Change of Zone No. 22-01 on May 25, 2022; and

**WHEREAS** on October 26, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on February 15, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed second amendment to the project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on May 17, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed third amendment to the project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** the 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 Planning Division completed an initial environmental assessment of

the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**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 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

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**Section 3.** Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 351 and Architectural Review 22-04, the Planning Commission finds as follows for the proposed for the 108 unit mixed-use development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies that allows for multi-family residential development. The proposed structures on the site are in

keeping with the policies of the Downtown Center land use classification and the project is internally consistent with other General Plan and the Pueblo Viejo Revitalization Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which recognize that Downtown is the heart of the City where mixed use development is also encouraged that create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.

2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.
3. Consideration is 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 the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 108 apartment units and 4 retail spaces. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
5. The proposed use will include two new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**Section 5.** 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 recommends to the City Council approval Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in “Exhibit B.”



**PASSED APPROVED and ADOPTED** this 17<sup>th</sup> day of May 2023.

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Ruben Gonzalez, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-14, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 17<sup>th</sup> day of May 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary

**Exhibit A - Resolution No. PC2023-14****CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04****TRIPOLI MIXED-USE PROJECT**

**(Changes to conditions of approval include new language in BOLD and removed language in strike-out)**

**General Conditions**

1. Conditional Use Permit No. 351 and Architectural Review 22-04 shall be extended for 1-year until May 11, 2024 from its original expiration date of May 11, 2023. Conditional use permits expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. **(City of Coachella submitted this documentation).**
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review. **(City to provide Application and /or Fees)**
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas per CBC and State requirements.
8. Add 1 on-site parking spaces for van pools.
9. The applicant shall accommodate an elevator for Building A and B.
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

**Architectural Design, Character and Massing**

15. All first floor dwelling units facing the public streets shall have a rear patio gate accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure.

16. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
17. Retail ceiling height may be 9'-1" feet.
18. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
  - a. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
  - b. If window shutters are used they should be sage green or blue in color similar to original elevation design.
  - c. Corner towers for building A and B shall be modified as follows:
    - i. Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
    - ii. Consider a more ridged decorative cornice trim to create more shadows.
  - d. Massing on walls between retail windows shall be wider consistent with the original project design and windows for retail shall be recessed similar to original design.
  - e. Increase use of divided lites on windows consistent with Spanish Colonial Revival design
19. Applicant may use blended concrete tile for the appearance of Spanish Colonial Revival architecture.
20. Stucco walls may consist of a 60/40 sand finish.
21. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
22. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
23. The sign program shall be revised so that cabinet type signs are permitted only as secondary to the individual channel letters advertising a business and that raceway signs are prohibited.

### **Public Realm/Streetscape**

24. The sidewalks along Cesar Chavez Street shall be expanded to provide access and seating into the ground floor commercial spaces with an urban character, and reduced perimeter planter areas, including adjacent to the building edge. Residential units shall provide a new access to the existing sidewalk.
25. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the

retail space of building B.

26. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
27. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
28. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

### **General - Engineering**

29. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
30. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

31. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
32. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
33. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
34. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one- time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
35. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
36. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
37. Applicant shall obtain approval of site access and circulation from Fire Marshall.
38. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
39. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

**ROUGH GRADING:**

40. Prepare and submit rough grading and erosion control plans for the project.
41. The project's soils engineer shall certify to the adequacy of the grading plan.
42. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water



discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

**PRECISE GRADING:**

- 43. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
- 44. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 45. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

- 46. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

47. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

48. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities along west side on Tripoli Way Between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6<sup>th</sup> Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- c. Applicant shall construct all appurtenant roadway components on South side of 6<sup>th</sup> Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
  - d. Applicant shall underground all existing dry utilities at eastbound lane on 6<sup>th</sup> Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
  - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6<sup>th</sup> street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
  - f. 6<sup>th</sup> Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6<sup>th</sup> Street urban corridor improvements.
  - g. Include diagonal parking along 6<sup>th</sup> Street to serve project retail units at the direction of the City Engineer. The City Engineer may eliminate the need for diagonal parking if demonstrated by the applicant to be infeasible.
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
  - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
  - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

**SEWER and WATER IMPROVEMENTS:**

49. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
50. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

51. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
52. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
53. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

**PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

54. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

### **Landscaping**

55. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
56. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
57. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
  - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
58. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on west side of Building B retail space and where required for ADA accessibility.
59. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

60. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
61. 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 plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.
62. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

**Coachella Valley Water District:**

63. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov))**

64. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
65. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
66. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
67. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
68. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

69. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
70. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
71. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
72. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
73. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

**Environmental Compliance:**

74. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
75. The project will require a Water Quality Management Plan (WQMP)
76. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
77. Backflow devices are required on irrigation meters and all non-residential meters.
78. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)



79. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

**Code Enforcement**

80. Applicant shall maintain fencing and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement to deter vandalism and dumping that is regularly occurring on the property prior to construction.

**Miscellaneous**

81. Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Staff, subject to greater of a minimum construction cost of \$350,000 or half the elevator cost. The applicant shall work collaboratively with staff regarding project savings achieved by the developer to be used to increase funding for park improvements above the construction cost of this condition, increase funding for building upgrades, and/or retail upgrades to attract tenants.

TRIPOLI - AFFORDABLE FAMILY APARTMENTS



CITY OF COACHELLA  
**TRIPOLI - AFFORDABLE FAMILY APARTMENTS**

## **DESIGN GUIDELINES**

APPLICANT:

TRIPOLI CIC, LP  
6339 PASEO DEL LAGO  
CARLSBAD, CA 92011  
CONTACT: DAVID DAVIS  
760-456-6000

JURISDICTION:

CITY OF COACHELLA  
DEVELOPMENT SERVICES  
1515 SIXTH STREET  
COACHELLA, CA 92236  
CONTACT: LUIS LOPEZ  
760-398-3002

PREPARED BY:

TRIPOLI CIC, LP  
6339 PASEO DEL LAGO  
CARLSBAD, CA 92011  
CONTACT: DAVID DAVIS  
760-456-6000

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

## **I. INTRODUCTION**

These Design Guidelines are required pursuant to the City of Coachella C-G PUD (General Commercial, Planned Unit Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately 3,000 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines and Development Standards are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

## **II. PROJECT DESCRIPTION**

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including thirty (30) three-bedroom, fifty-one (51) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build 2,062 sf retail space and will front onto 6<sup>th</sup> Street. Building B proposes to build 1,984 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with no elevators. Building B will be a 3-story structure of wood frame construction and include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy efficient and include solar for power generation. Onsite social services provided to residents at no charge.

A 1,790 sf Community Meeting Room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

### **A. C-G PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) OVERLAY ZONE)**

#### **I. Commercial**

This intent of this zone is 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 intend to 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.

#### **2. Residential**

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 parcels 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.



**B. PROPERTY DEVELOPMENT STANDARDS**

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Planning Director review approval, providing the minimums specified herein are maintained as average minimums.

<b>Setbacks:</b>	
<b>Front Setback</b>	Zero (0) to ten (10) feet from property line.
<b>Minimum Building Height</b>	Three (3) stories or forty (40) feet
<b>Upper Floor Setbacks</b>	Ten (10) foot front setback for stories exceeding four (4) stories.
<b>Allowed Residential Densities</b>	Minimum twenty (2) D.U. per acre/ Maximum sixty-five (65) D.U. per acre
<b>Parking:</b>	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
	On-Street parking that is within 500 hundred feet of the main entrance of a development may be utilized to satisfy the requirement for off-street parking.
<b>Unit Size:</b>	1-bedroom 542 sf 2-bedroom 702 sf 3-bedroom 932 sf

**Walls and Fences:**

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

Apartment Development:

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

Animal Keeping:

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

**C. PARKING REGULATIONS**

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

**D. GENERAL GUIDELINES – PROJECT THEME**

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6<sup>th</sup> Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6<sup>th</sup> Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

**E. PURPOSE AND INTENT**

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

**F. LANDSCAPE DESIGN GUIDELINES**

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

## Street Scenes

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

### **Cesar Chavez “Major Road”**

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

### **6<sup>th</sup> Street**

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis’s and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

### **Tripoli Way**

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

### **Bagdad Avenue**

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

**Landscape Planting and Irrigation**

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

**COMMUNITY PLANT PALLET**

Botanical Name	Common Name
<b>Trees</b>	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebano	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Phoenix Dactylifera	Date Palm
<b>Large Shrubs</b>	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
<b>Small Shrubs</b>	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
<b>Ground Cover</b>	
Decomposed Granite	DG



Vicinity Map





Bldg B Cesar Chavez Street Frontage (1<sup>st</sup> Amendment)



Bldg B Cesar Chavez Street Frontage (New Proposal)





Bldg A Tripoli Avenue Frontage (1<sup>st</sup> Amendment)



Bldg A Tripoli Avenue Frontage (New Proposal)



Bldg A 6<sup>th</sup> Street Frontage (Proposed)



Bldg A 6<sup>th</sup> Street Frontage (New Proposal)

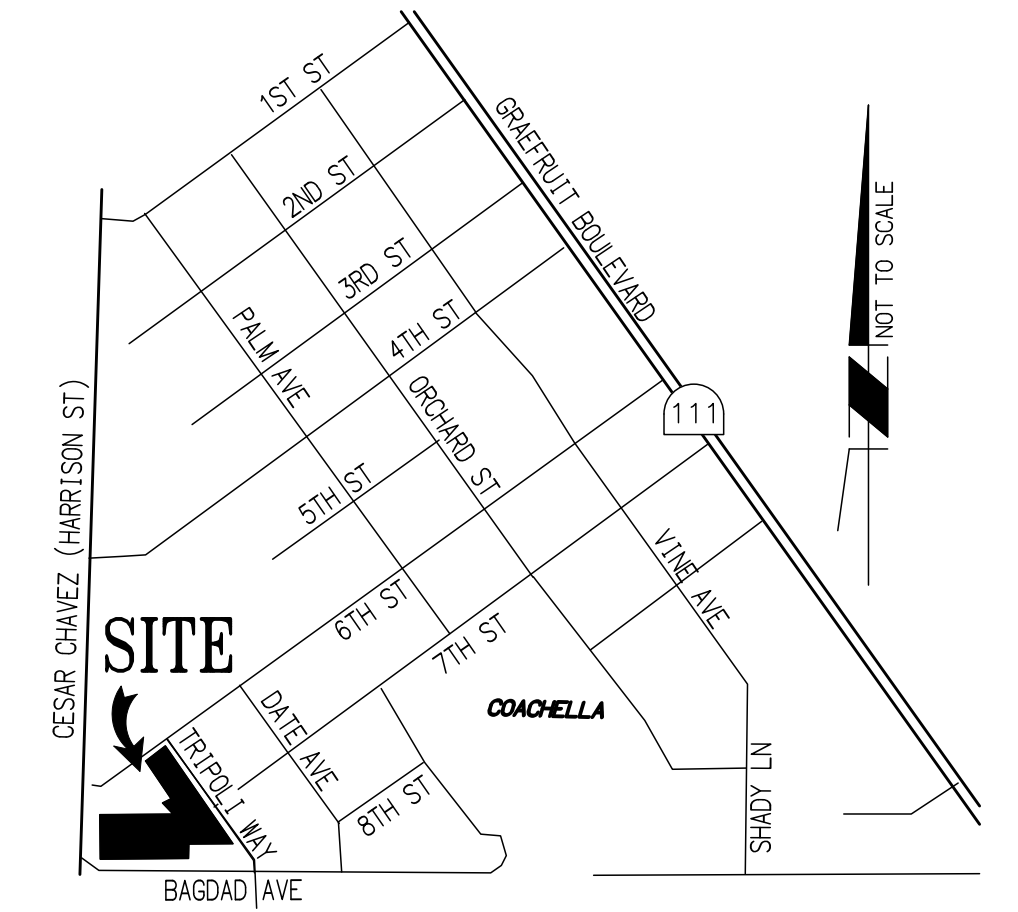
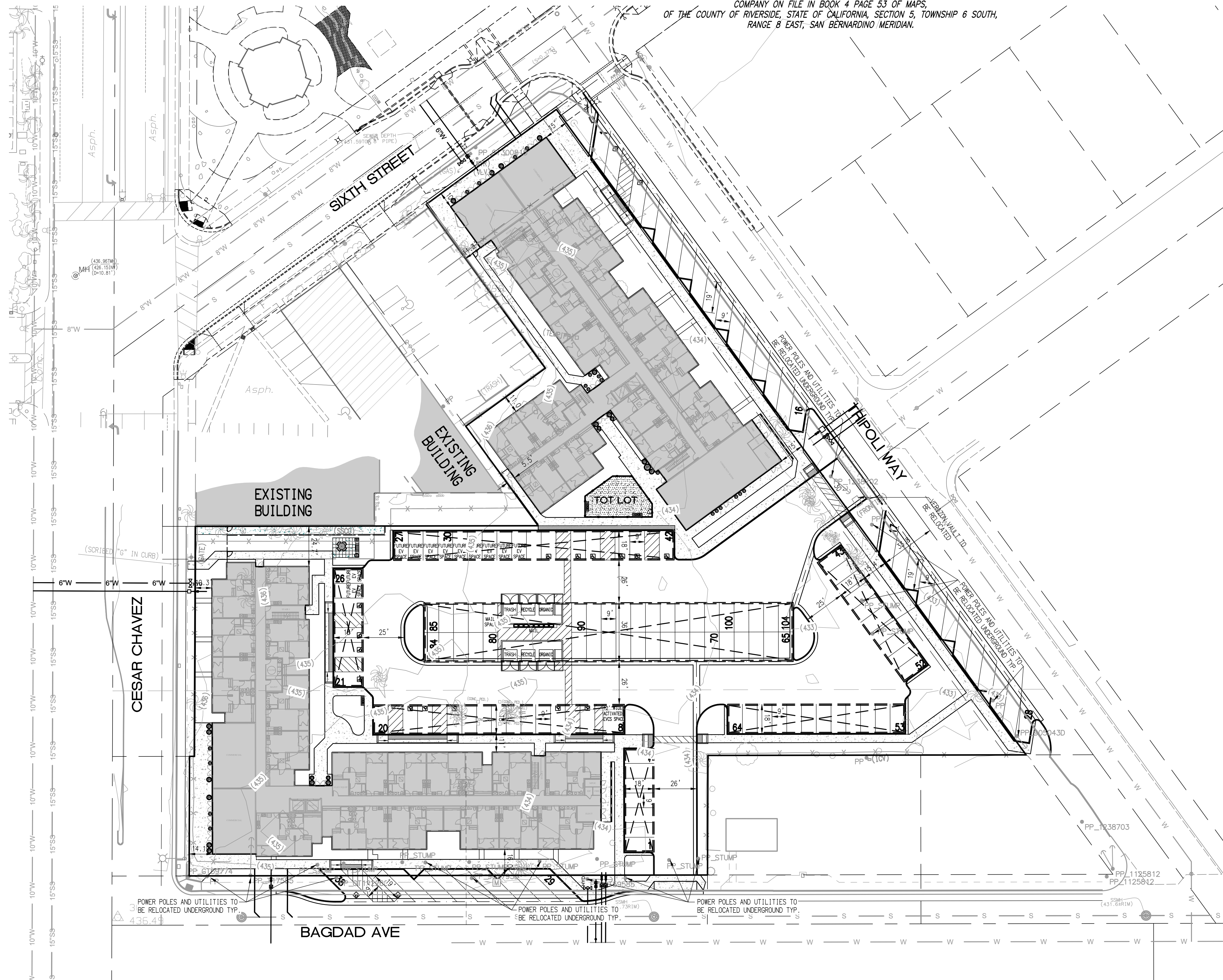


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# SITE PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.

Attachment 4



### VICINITY MAP

NOT TO SCALE

### PROPERTY ADDRESS:

51392 CESAR CHAVEZ ST  
COACHELLA, CA 92236

### APNS:

778-081-001 & 778-081-003

### PARKING COUNT PER AB2345:

MASS TRANSIT IS LOCATED WITHIN 1/2 MILE NORTH ON CESAR CHAVEZ RD FROM THIS PROPERTY. PROJECT IS 100% LOW INCOME AFFORDABLE HOUSING PER AB2345. THE PARKING REQUIREMENT IS 0.5 SPACES PER UNIT.

(108 TOTAL UNITS)

REQUIRED ACCESSIBLE UNITS:	15% OF TOTAL
	108 UNITS x 15% = 16 ACCESSIBLE UNITS

REQUIRED ACCESSIBLE PARKING:	1 SPACE PER ACCESSIBLE UNIT
	16 ACCESSIBLE SPACES REQUIRED
	16 ACCESSIBLE SPACES PROVIDED

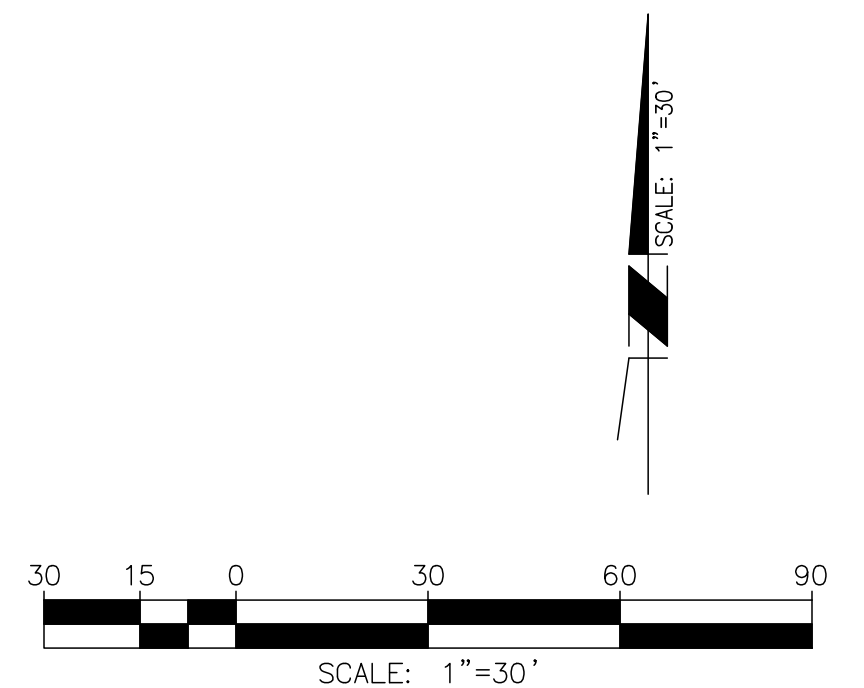
TOTAL PARKING REQUIRED =	54 PARKING SPACES
TOTAL PARKING PROVIDED =	104 ON-SITE PARKING SPACES
NORMAL PARKING PROVIDED =	87 NORMAL ON-SITE PARKING SPACES
ADA PARKING PROVIDED =	16 ON-SITE ADA PARKING SPACES
MAIL PARKING PROVIDED =	1 ON-SITE MAIL PARKING SPACE

TOTAL OFF-SITE PARKING PROVIDED =	38 OFF-SITE PARKING SPACES
NORMAL OFF-SITE PARKING PROVIDED =	34 NORMAL OFF-SITE PARKING SPACES
ADA OFF-SITE PARKING PROVIDED =	4 ADA OFF-SITE PARKING SPACES

### BUILDING DATA:

(27) 1 BR/1 BA	542 SF
(51) 2 BR/1 BA	702 SF
(30) 3 BR/2 BA	932 SF

(108 TOTAL UNITS)







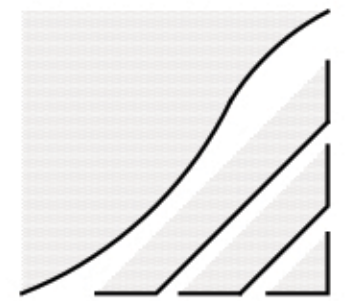
SIXTH STREET



CESAR CHAVEZ

TRIPOLI  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING

OCTOBER 17, 2022





**BUILDING A**

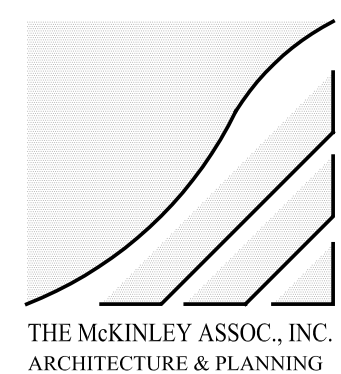
**BUILDING DATA**

12 1BR/1BA 542 SQ. FT  
 24 2BR/1BA 702 SQ. FT  
 14 3BR/2BA 932 SQ. FT

50 TOTAL UNITS

**TRIPOLI - BUILDING A  
 FIRST FLOOR BUILDING PLAN  
 CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



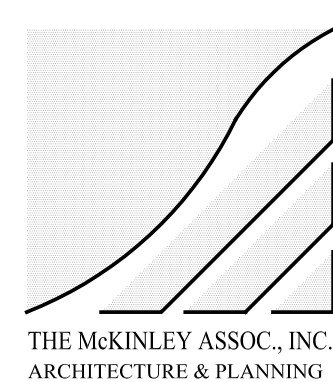
OCTOBER 11, 2022





TRIPOLI - BUILDING A  
SECOND FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"

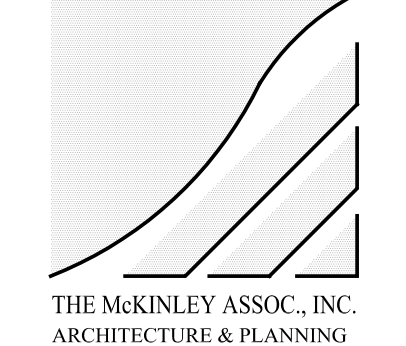


OCTOBER 11, 2022



TRIPOLI - BUILDING A  
 THIRD FLOOR BUILDING PLAN  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



BUILDING A - NORTH ELEVATION

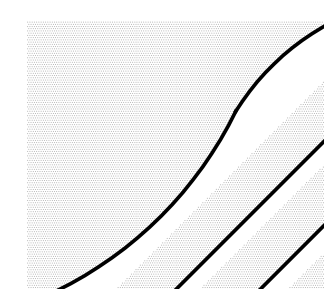


- STUCCO
- DECORATIVE WROUGHT IRON RAILING
- DECORATIVE WROUGHT IRON
- DECORATIVE FOAM SHUTTERS
- 3X OUTLOOKERS
- CONCRETE ROOF TILE
- VINYL WINDOW

BUILDING A - SOUTH ELEVATION

TRIPOLI - BUILDING A  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



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OCTOBER 11, 2022

- DECORATIVE WROUGHT IRON
- VINYL WINDOWS
- STUCCO
- DECORATIVE COLORED TILE
- DECORATIVE WROUGHT IRON RAILING
- 3X OUTLOOKERS
- CONCRETE ROOF TILE
- DECORATIVE FOAM SHUTTERS
- DECORATIVE STUCCO TRIM



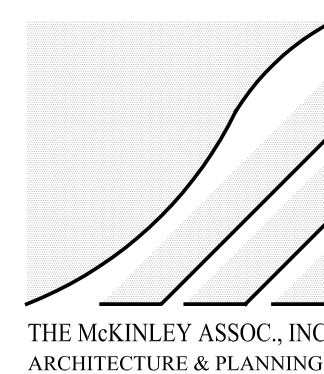
BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION

TRIPOLI - BUILDING A  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



**BUILDING B**

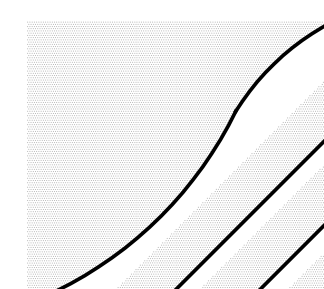
**BUILDING DATA**

15 1BR/1BA	542 SQ. FT
27 2BR/1BA	702 SQ. FT
16 3BR/2BA	932 SQ. FT

58 TOTAL UNITS

**TRIPOLI - BUILDING B  
FIRST FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



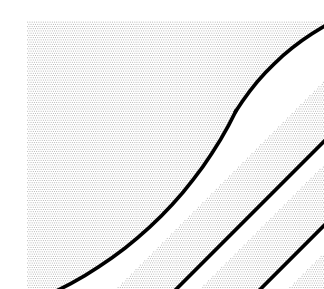
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**TRIPOLI - BUILDING B  
SECOND FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



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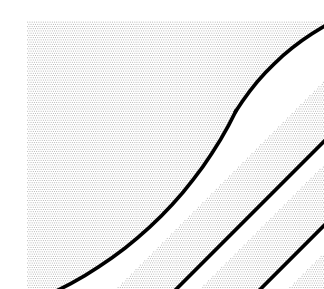
OCTOBER 11, 2022





TRIPOLI - BUILDING B  
 THIRD FLOOR BUILDING PLAN  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



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OCTOBER 11, 2022





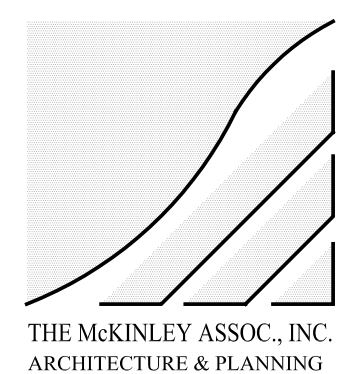
BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION

TRIPOLI - BUILDING B  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



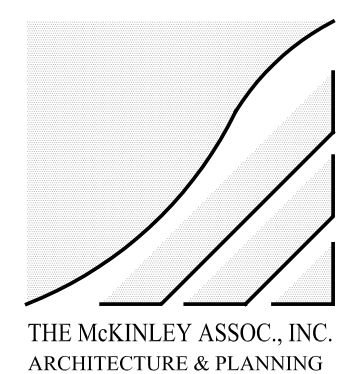
BUILDING B - WEST ELEVATION



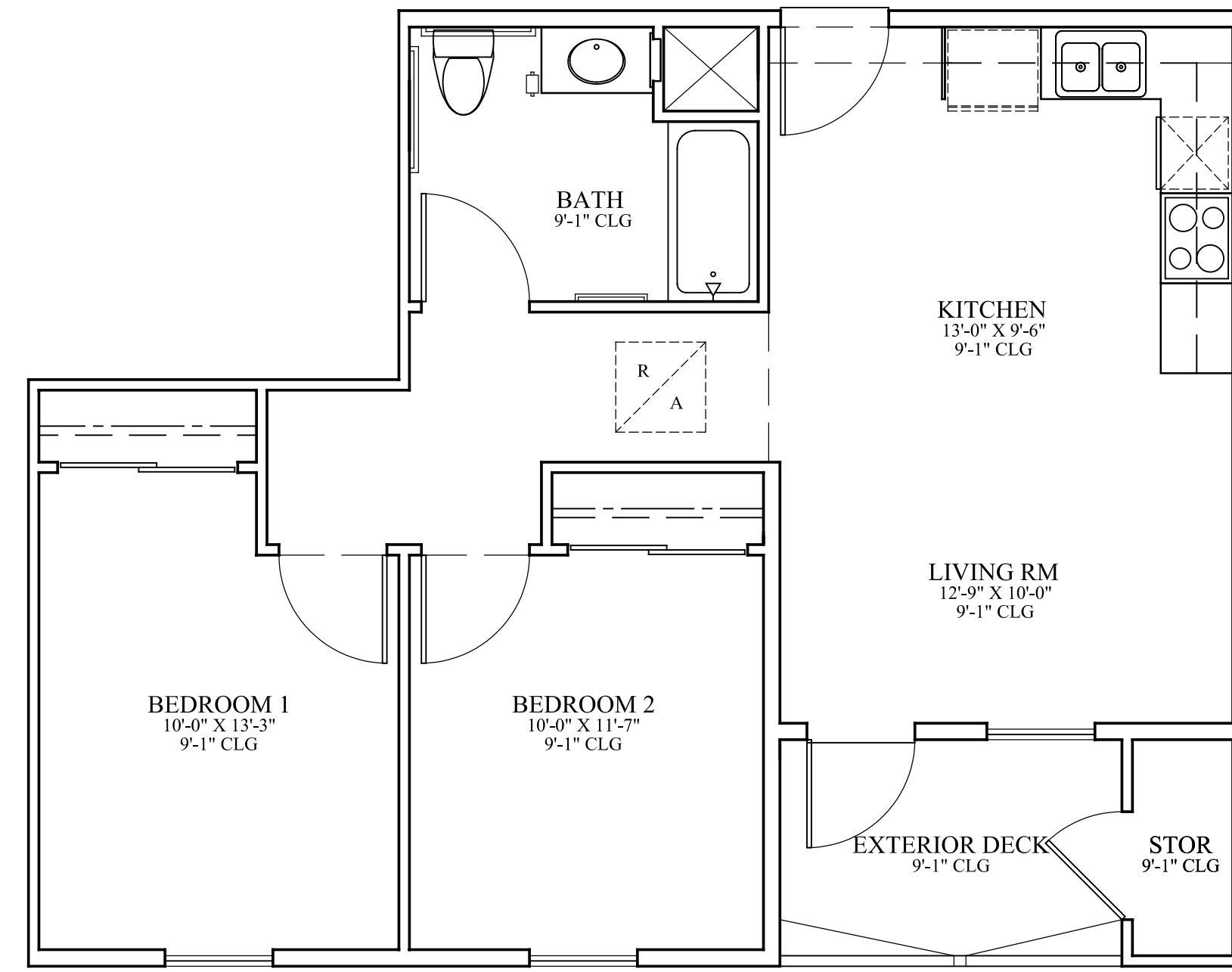
BUILDING B - EAST ELEVATION

TRIPOLI - BUILDING B  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



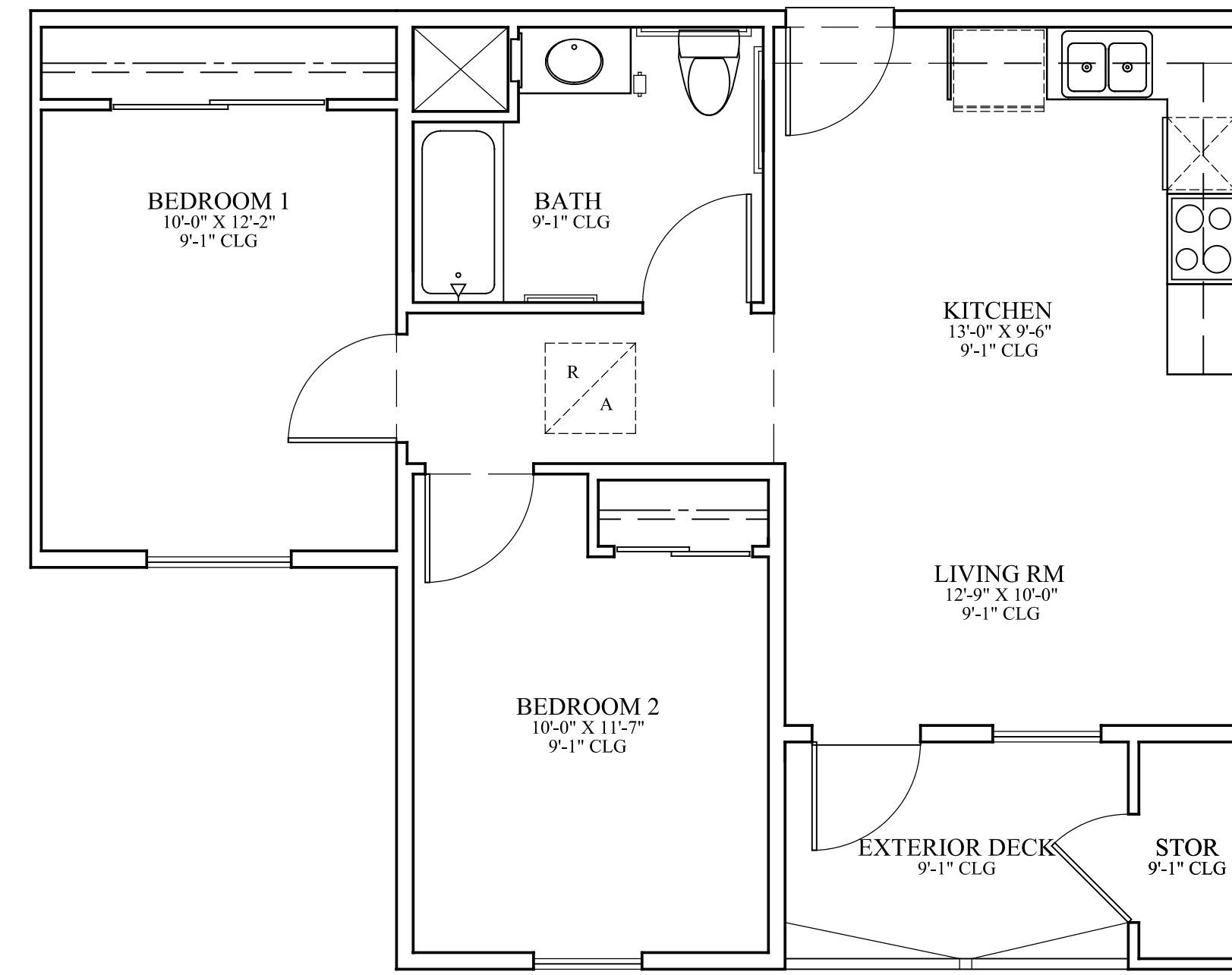
OCTOBER 11, 2022



**TWO BEDROOM UNIT B**

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

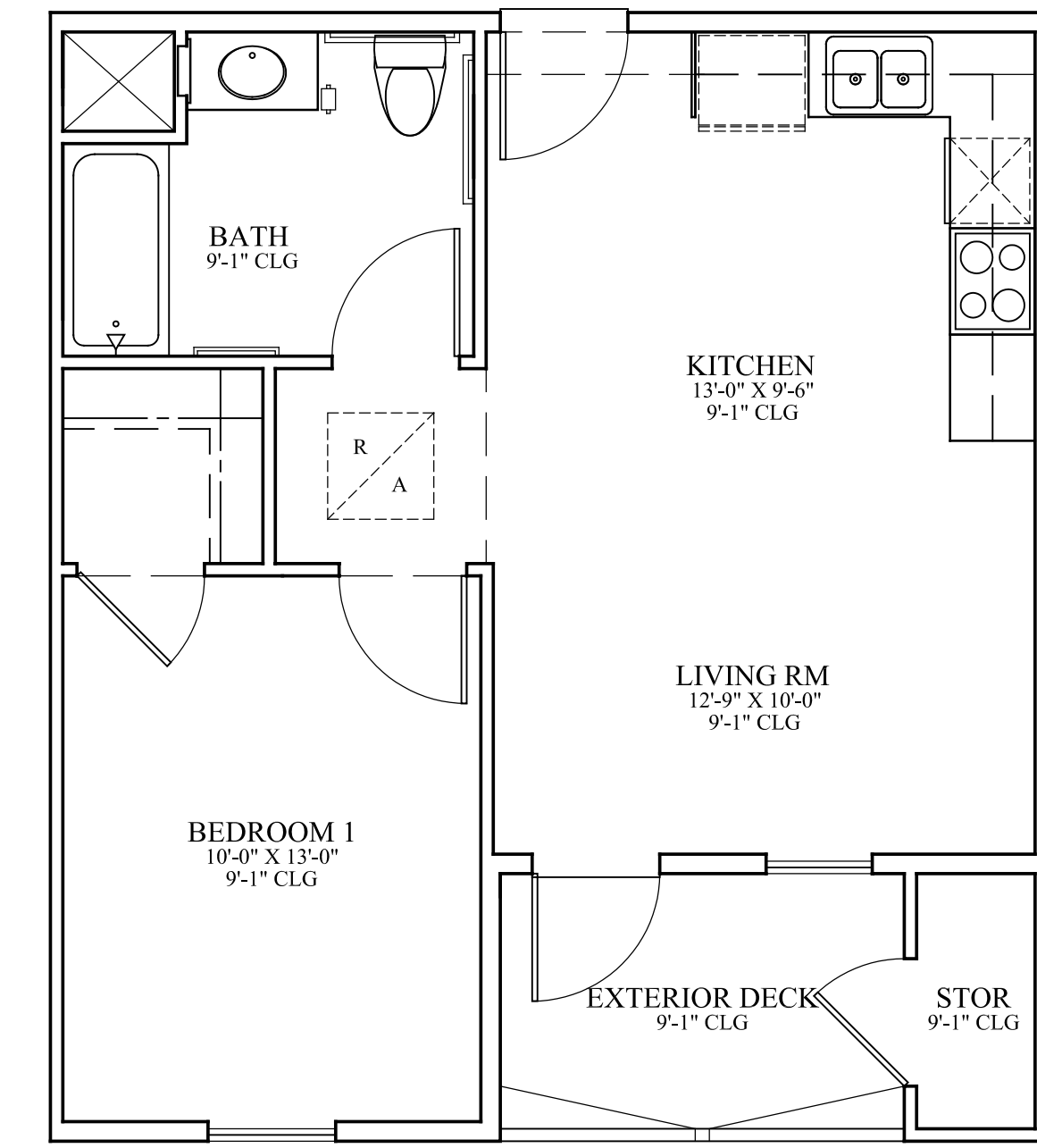
UNIT: 709 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.



**TWO BEDROOM UNIT A**

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

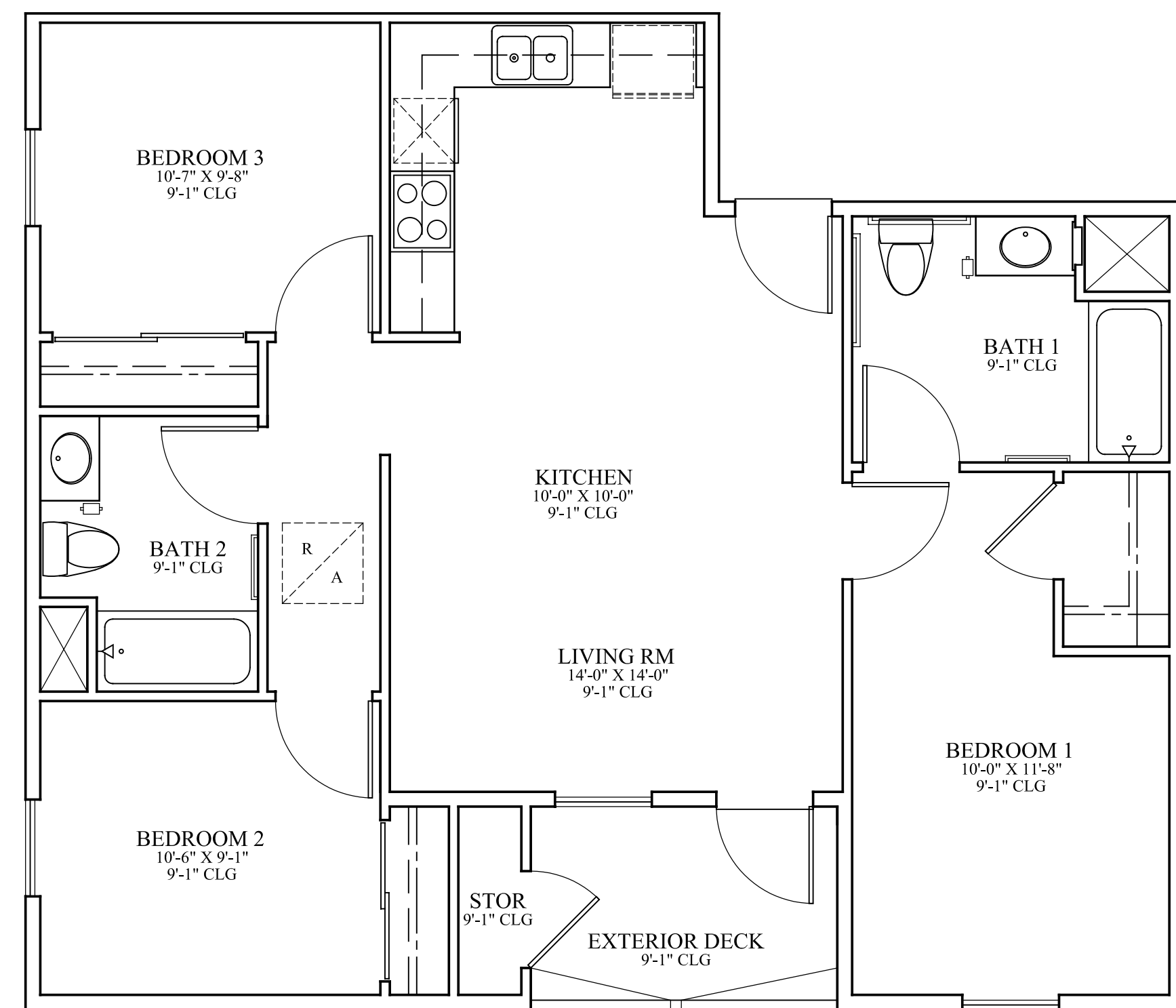
UNIT: 702 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.



**ONE BEDROOM UNIT**

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

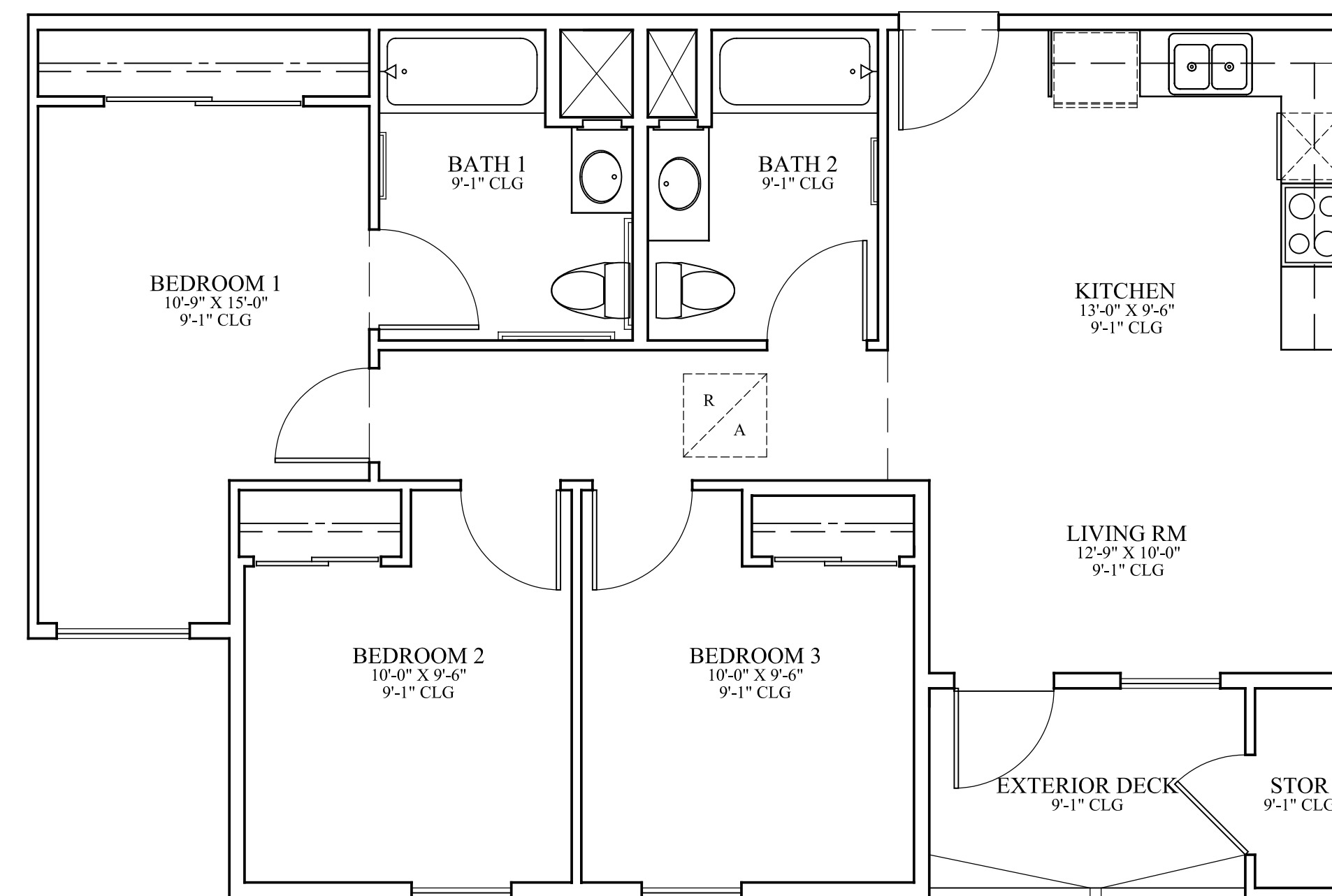
UNIT: 542 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.



**THREE BEDROOM UNIT B**

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

UNIT: 965 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 135 CU. FT.



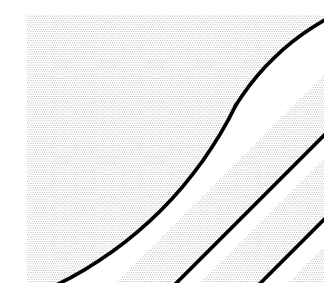
**THREE BEDROOM UNIT A**

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

UNIT: 932 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.

**TRIPOLI  
UNIT PLANS**  
CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



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ENHANCED HARDSCAPE SUCH AS CONC. PAVERS OR NAT. GREY CONC. WITH TOPCAST #3 FINISH

PLANTER POT, TYP.

6TH STREET

TRIPOLI AVE.

5' TUBE STEEL FENCE/GATE

BBQ AREA

EX. FENCE LINE

5' TUBE STEEL FENCE/GATE

EXISTING 5' SIDEWALK TO REMAIN

ENHANCED HARDSCAPE SUCH AS CONC. PAVERS OR NAT. GREY CONC. W/ TOPCAST #3 FINISH

CESAR CHAVEZ ST.

TREE GRATE

PLANTER POT, TYP.

PROPOSED SIDEWALK PER CIVIL ENGINEER

TRASH ENCLOSURE & MAILBOXES

TOT LOT (780 S.F.)

CARPORT PER ARCHITECT, TYP.

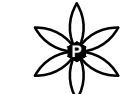
PROPOSED SIDEWALK PER CIVIL ENGINEER

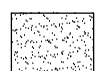



BAGDAD AVE.

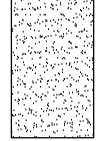
PLANT SCHEDULE

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M

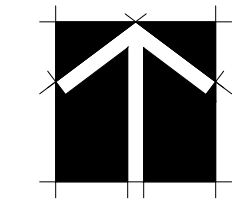
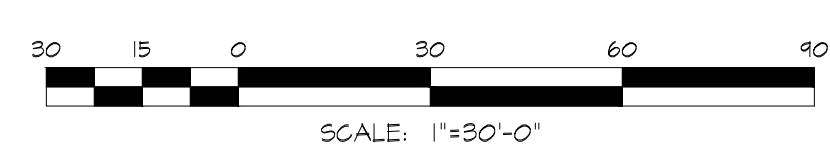
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	16' BTH	L

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L

GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L

SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.



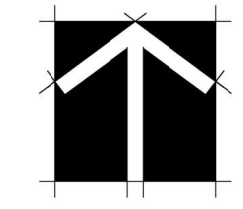
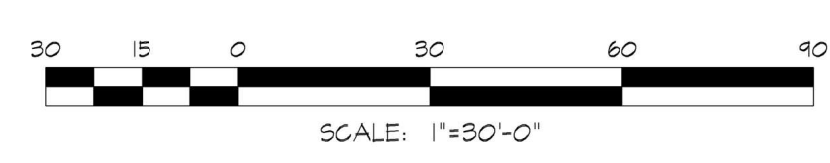




PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOOOL'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRIUM LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'





**Table 2 – Development Standards**

	<b>Zoning Ordinance/ Pueblo Viejo Revitalization Plan</b>	<b>Proposed</b>	<b>Complies with Code</b>
Parking (Minimum)	<p><b>Zoning -</b>  <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area.            Restaurants: 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area.  <i>Multi-family:</i> requires One space per dwelling unit.  <b>PV standards-</b>            Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 38 spaces            -On-Site Parking 104 spaces  <u>Total spaces:</u> 142 spaces</p>	No –Due to density bonus law 61 spaces required.
Lot Requirements	<b>Zoning -</b> Minimum Lot width 50'	Lot width exceeds 50'	Yes
Height (maximum)	<b>Zoning -</b> 35' maximum <b>PV standards –</b> No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	<b>Zoning –</b> No density standard in C-G zoning. <b>PV Standards –</b> 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	<b>Zoning –</b> None <b>PV Standards –</b> <ul style="list-style-type: none"> <li>• 1 bedroom 750 sq. ft.</li> <li>• 2 bedroom 900 sq. ft.</li> <li>• 3 bedroom 1,050 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• 1 bedroom 542 sq. ft.</li> <li>• 2 bedroom 702 sq. ft.</li> <li>• 3 bedroom 932 sq. ft.</li> </ul>	No –but may be permitted in the PUD
Public Open Space Requirement	<b>Zoning –</b> None <b>PV Standards –</b> 10% for development over ½ acre	No public open space provided.	No
Landscaping	<b>Zoning</b> <ul style="list-style-type: none"> <li>• Parking area or driveway abutting a street requires a 10' setback fully landscaped.</li> </ul>	<ul style="list-style-type: none"> <li>• All areas exceed 10' fully landscaped setback</li> <li>• Internal landscaping % not identified but</li> </ul>	Substantially in compliance. Project conditioned to comply with all

	<ul style="list-style-type: none"> <li>• Internal landscaping equal to a minimum of 5% of the parking and driveway area.</li> <li>• One 15 gallon tree for every 10 parking spaces.</li> <li>• All landscape planter beds in interior parking areas shall be not less than 5' in width</li> </ul>	<p>required by condition of approval.</p> <ul style="list-style-type: none"> <li>• Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met.</li> <li>• The rear property line planter to the rear of Panda Express is less than 5'.</li> </ul>	landscape standards.
Mixed-Use Standards	<p><b>Zoning</b> – residential uses not permitted, unless a proprietor/manager/custodian unit.</p> <p><b>PV Standards</b></p> <ul style="list-style-type: none"> <li>• Residential first floor development floor height must be elevated at least 3' above the sidewalk plane.</li> <li>• The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities.</li> </ul>	<p><b>Zoning</b> – Applicant proposes zone change to allow mixed-use development with a planned unit development</p> <p><b>PV standards</b></p> <ul style="list-style-type: none"> <li>• First floor development floor height is <b><u>Not</u></b> 3' above the sidewalk</li> <li>• The first floor retail <b><u>Not</u></b> 15 feet in height.</li> </ul>	<p><b>Zoning</b> – with approval of Change of Zone</p> <p><b>PV Standards</b></p> <p>Complies generally except for residential first floor and retail height.</p>

Modifications as requested below are required to align the current building plans with the Conditions of Approval to allow for the city to issue a building permit ready letter prior to the 5/26 target closing deadline (6/5 statutory). The deadline to close is a governmental requirement that cannot be extended. The permit ready letter is required for closing. If the deadline is missed the project's financing will be revoked.

**RESOLUTION NO. 2023-11**

Attachment 1

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING OF A SECOND AMENDMENT TO CONDITIONAL USE PERMIT NO. 351 AND ARCHITECTURAL REVIEW NO. 22-04, AMENDING THE CONDITIONS OF APPROVAL FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND FOUR RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).** Attachment 8

**WHEREAS** Coachella Investment Corporation filed an application for a second amendment to Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to modify conditions of approval and project design of a mixed-use development consisting of 108 affordable apartment units and 4 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

**WHEREAS** on May 11, 2022, the City Council of the City of Coachella held a duly noticed public hearing and approved Conditional Use Permit No. 251 and Architectural Review No. 22-04 and adopted Ordinance No. 1193 for Change of Zone No. 22-01 on May 25, 2022; and

**WHEREAS** on November 9, 2022, the City Council of the City of Coachella held a duly noticed public hearing regarding proposed a first amendment to the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on February 15, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed second amendment to the project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties and recommended approval of the amendments with modifications; and

**WHEREAS** on March 8, 2023, the City Council of the City of Coachella held a duly noticed public hearing regarding proposed second amendment to the project in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** the 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the City Council determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**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 City Council of the City of Coachella, California hereby resolve as follows:

**Section 1.** Incorporation of Recitals

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council as fully set forth in this resolution.

**Section 2.** CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**Section 3.** Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 351 and Architectural Review 22-04, the Planning Commission finds as follows for the proposed for the 108 unit mixed-use development project:



1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies that allows for multi-family residential development. The proposed structures on the site are in keeping with the policies of the Downtown Center land use classification and the project is internally consistent with other General Plan and the Pueblo Viejo Revitalization Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which recognize that Downtown is the heart of the City where mixed use development is also encouraged that create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.
  
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.
  
3. Consideration is 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 the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 108 apartment units and 4 retail spaces. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
  
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
  
5. The proposed use will include ~~three~~ two new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The

The site will include only 2 vehicular approaches

three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Attachment 8

**Section 5.** City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council hereby approves a second amendment to Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in "Exhibit A" and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in "Exhibit B."


**PASSED APPROVED and ADOPTED** this 8<sup>th</sup> day of March 2023 by the following vote:

AYES: 5-0 by unanimous voice vote


NOES:

ABSENT:

ABSTAIN:

  
\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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

three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

Attachment 8

**Section 5.** City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council hereby approves a second amendment to Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in "Exhibit A" and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in "Exhibit B."

**PASSED APPROVED and ADOPTED** this 8<sup>th</sup> day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

\_\_\_\_\_  
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 )

Attachment 8

**I HEREBY CERTIFY** that the foregoing Resolution No. 2023-11 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 8<sup>th</sup> day of March 2023 by the following vote of Council:

AYES: 5-0 by unanimous voice vote

NOES:

ABSENT:

ABSTAIN:

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk



Exhibit A - Resolution No. PC2023-11

Attachment 8

**CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04****TRIPOLI MIXED-USE PROJECT**

**(Changes to conditions of approval include new language in BOLD and removed language in strike-out)**

General Conditions

1. Conditional Use Permit No. 351 and Architectural Review 22-04 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. **(City of Coachella submitted this documentation).**
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review. **(City to provide Application and /or Fees)**
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

Expiration  
5/11/23.  
Extension  
requested.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas per CBC and State requirements.
8. Add 1 on-site parking spaces for van pools.
9. The applicant shall accommodate an elevator for Building A ~~and~~ B.
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

Attachment 8

**Architectural Design, Character and Massing**

15. All first floor dwelling units facing the public streets shall have a rear patio gate accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure.



- 16. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Colonial Architectural Revival design to the satisfaction of the Development Services Director.
- 17. Retail ceiling height may be 9'-1" feet.
- 18. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
  - a. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
  - b. If window shutters are used they should be sage green or blue in color similar to original elevation design.
  - ~~c. Painting window edges colors consistent with Spanish Colonial Revival design.~~
  - d. Corner towers for building A and B shall be modified as follows:
    - i. Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
    - ii. Consider a more ridged decorative cornice trim to create more shadow.
    - ~~iii. Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6<sup>th</sup> Street.~~
  - ~~e. Utilize an alternate color banding at the building base such as terracotta color.~~
  - ~~f. Awnings shall be designed and constructed to support a catenary curve cornice with Spanish Colonial Revival design to also increase window visibility.~~
  - g. Massing on walls between retail windows shall be wider consistent with the original project design and windows for retail shall be recessed similar to original design.
  - h. Increase use of divided lites on windows consistent with Spanish Colonial Revival design
  - ~~i. Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing.~~
  - ~~j. Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue.~~
- 19. Applicant may use blended concrete tile for the appearance of Spanish Colonial Revival architecture.
- 20. Stucco walls may consist of a 60/40 sand finish.
- 21. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
- 22. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burretec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
- 23. The sign program shall be revised so that cabinet type signs are permitted only as secondary

Conditions are specific to the previous design that the developer could not afford to implement. Therefore the following changes are requested:

- a. Current recessed windows are sufficient.
- c. Delete. Windows are vinyl and do not have a detail for contrast paint
- d.iii Delete decorative balcony
- e. Delete banding
- f. Delete curved awnings
- h. Divided lites are provided at retail and tower elements
- i. Delete requirement for second tower feature on Cesar Chavez.
- j. Delete moving tower feature to corner

The developer assumes the current design is in compliance with all other requirements of section 18.

to the individual channel letters advertising a business and that raceway signs are prohibited.

### **Public Realm/Streetscape**

Attachment 8

24. The sidewalks along Cesar Chavez Street shall be expanded to provide access and seating into the ground floor commercial spaces with an urban character, and reduced perimeter planter areas, including adjacent to the building edge. Residential units shall provide a new access to the existing sidewalk.
25. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
26. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
27. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
28. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

### **General - Engineering**

29. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
30. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation

rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Attachment 8  
vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

31. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
32. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
33. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
34. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
35. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
36. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
37. Applicant shall obtain approval of site access and circulation from Fire Marshall.
38. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
39. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

**ROUGH GRADING:**

Attachment 8

40. Prepare and submit rough grading and erosion control plans for the project.
41. The project's soils engineer shall certify to the adequacy of the grading plan.
42. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

**PRECISE GRADING:**

43. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
44. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
45. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

46. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including



street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

Attachment 8

47. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

48. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.

b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.

along property frontage

d. Applicant shall underground all existing dry utilities along west side on Tripoli Way Between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6<sup>th</sup> Street- Public Roadway as shown on the RAC and per these comments shall include the following:

a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.

b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

## Attachment 8

- c. Applicant shall construct all appurtenant roadway components on South side of 6<sup>th</sup> Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
  - d. Applicant shall underground all existing dry utilities at eastbound lane on 6<sup>th</sup> Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
  - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6<sup>th</sup> street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
  - f. 6<sup>th</sup> Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6<sup>th</sup> Street urban corridor improvements.
  - g. Include diagonal parking along 6<sup>th</sup> Street to serve project retail units at the direction of the City Engineer. The City Engineer may eliminate the need for diagonal parking if demonstrated by the applicant to be infeasible.
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
  - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
  - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include



replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

along property front Attachment 8

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

**SEWER and WATER IMPROVEMENTS:**

49. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
50. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

51. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
52. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
53. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

**PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

54. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the City on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City. Attachment 8

### Landscaping

55. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
56. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
57. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
  - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
58. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on ~~east and west sides of Building A retail space.~~  
on west side of building B retail space and where required for ADA accessibility
59. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.



60. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy. Attachment 8
61. 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 plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.
62. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

**Coachella Valley Water District:**

63. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov))**

64. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
65. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
66. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
67. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
68. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

Attachment 8

69. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
70. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
71. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
72. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
73. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

**Environmental Compliance:**

74. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
75. The project will require a Water Quality Management Plan (WQMP)
76. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
77. Backflow devices are required on irrigation meters and all non-residential meters.
78. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

79. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model. Attachment 8

**Code Enforcement**

80. Applicant shall maintain fencing and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement to deter vandalism and dumping that is regularly occurring on the property prior to construction.

**Miscellaneous**

81. Developer shall construct a park on the 9th Street I.I.D. parcel, subject to the design as approved by the City Staff, subject to greater of a minimum construction cost of \$350,000 or half the elevator cost. The applicant shall work collaboratively with staff regarding project savings achieved by the developer to be used to increase funding for park improvements above the construction cost of this condition, increase funding for building upgrades, and/or retail upgrades to attract tenants.





  
**CHELSEA**  
 INVESTMENT CORPORATION

**Tripoli  
 Coachella, CA**  
 CONDITIONS OF APPROVAL  
 MODIFICATION REQUEST  
 Planning Commission  
 May 17, 2023

**Project Site**





# Introduction - Project Team

- **David Potter, Director of Development:**  
David manages the project from financial applications and funding to final construction and occupancy.
- **Colleen Edwards, Sr. Dev. Executive**  
Colleen is working with the project at the critical stages of entitlement, financing and construction. She has the lead on community outreach efforts on behalf of the project.
- **Diego Aguilar, Const. Project Manager :**  
Diego will oversee all aspects of the project pre-construction services, site construction and punch-out through to building occupancy..
- **Alex Earl, Project Manager:**  
Alex manages the entire project from financial applications and funding through final construction, lease up and permanent financing. He is the key contact for the day-to-day issues and questions.
- **David Davis, Development Manager**  
Dave works with the development and construction teams to process entitlements, meet regulatory requirements and obtain all final building permits.



# Company Overview

- Chelsea has developed over 12,000 affordable apartments across 130 communities in California, Arizona, and New Mexico
- Headquartered in San Diego with Construction, Asset Management, and Community Investment affiliates totaling 100+ employees
- Chelsea is a long-term owner and operator; this ensures continuous management, maintenance, and compliance with State and local regulations





# Architect: McKinley Associates

- Mark Longstaff, Principal
  - 30 years of industry experience
  - Expert in multi family design
- McKinley Associates is an architecture firm with background in residential, commercial and institutional projects.
  - Over 200 projects to date
  - 20 Affordable Housing Projects with over 1,600 units
  - 9 Icon Awards
  - 7 Gold Nugget Awards

*“At the core of our success lies the ability to create award winning residential design in both single and multi-family applications. We offer a variety of plans that blend form and function to crease one-of-a-kind neighborhoods.”*



# Schedule Deadlines

- Building permit ready letter & loan closing deadline: 5/26/23 (6/5 statutory)
  - Governmental requirement that cannot be changed
  - Financing will be lost if project does not comply
- Building/Grading Permits Issued – target date 6/23/23
  - Need construction funds from closing to pay for permits
  - Construction mobilization and grading anticipated to take 4 weeks
- Construction June 2023 – December 2024
  - Lender requirement for construction completion
  - Financial penalties are charged to the project if building is delivered late

# Initial Design: Too Expensive to Construct



- Deep mansard adding cost and not leaving enough space for solar
- Wood balconies not appropriate for the climate
- Extensive tower elements adding additional cost without creating floor space
- Expensive details like recessed windows, clay tile roofs, hand troweled finish stucco exteriors

WE COULD NOT AFFORD TO BUILD THIS DESIGN

Instead we used the design as an inspiration.

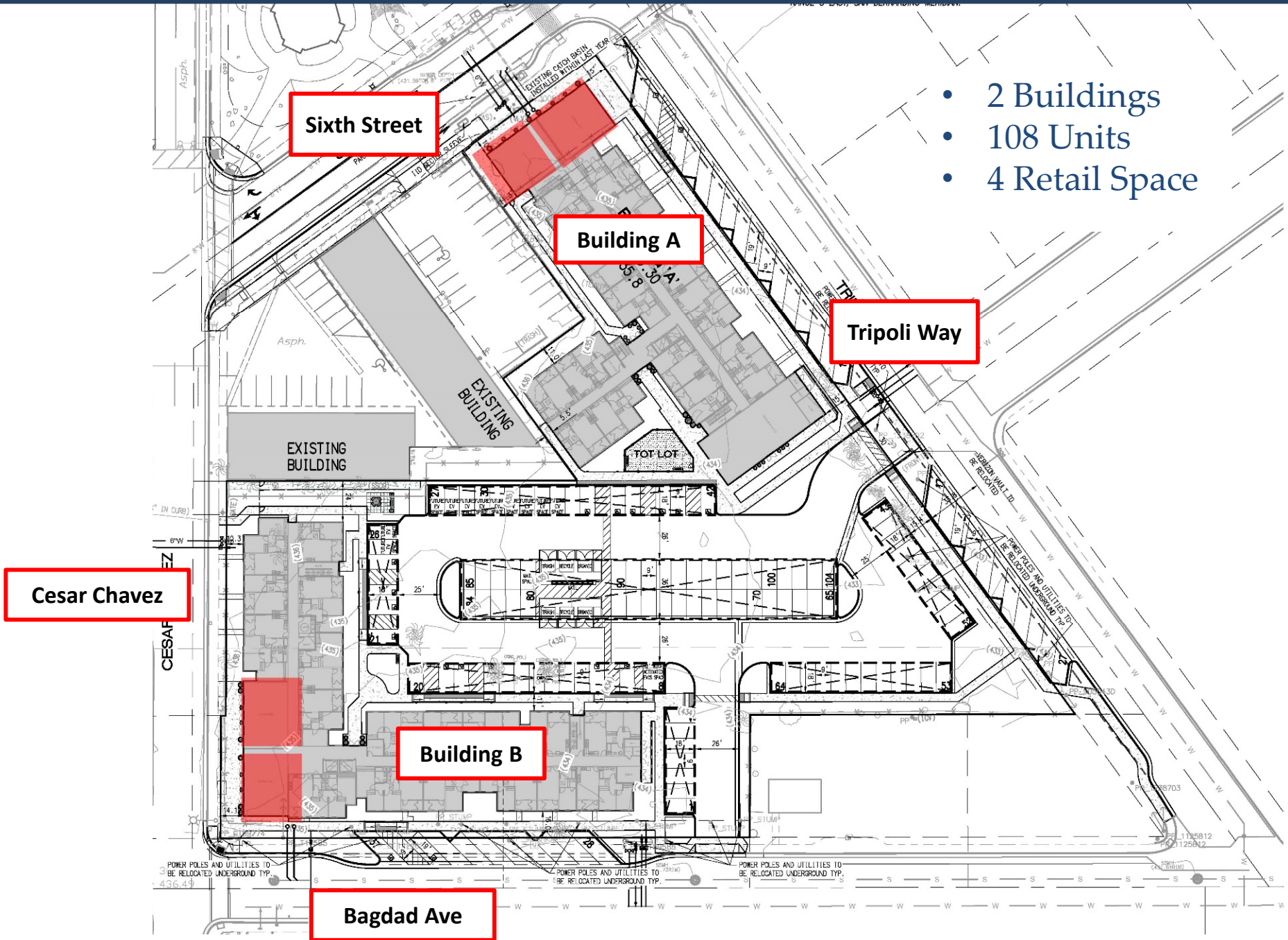
- Decreased building height in Building A from 4 story to 3 story while maintaining the unit count
- Emphasized square footage for units and not for decorative elements

The conditions of approval include details from this original design that are no longer applicable.



# Site Plan

- 2 Buildings
- 108 Units
- 4 Retail Space













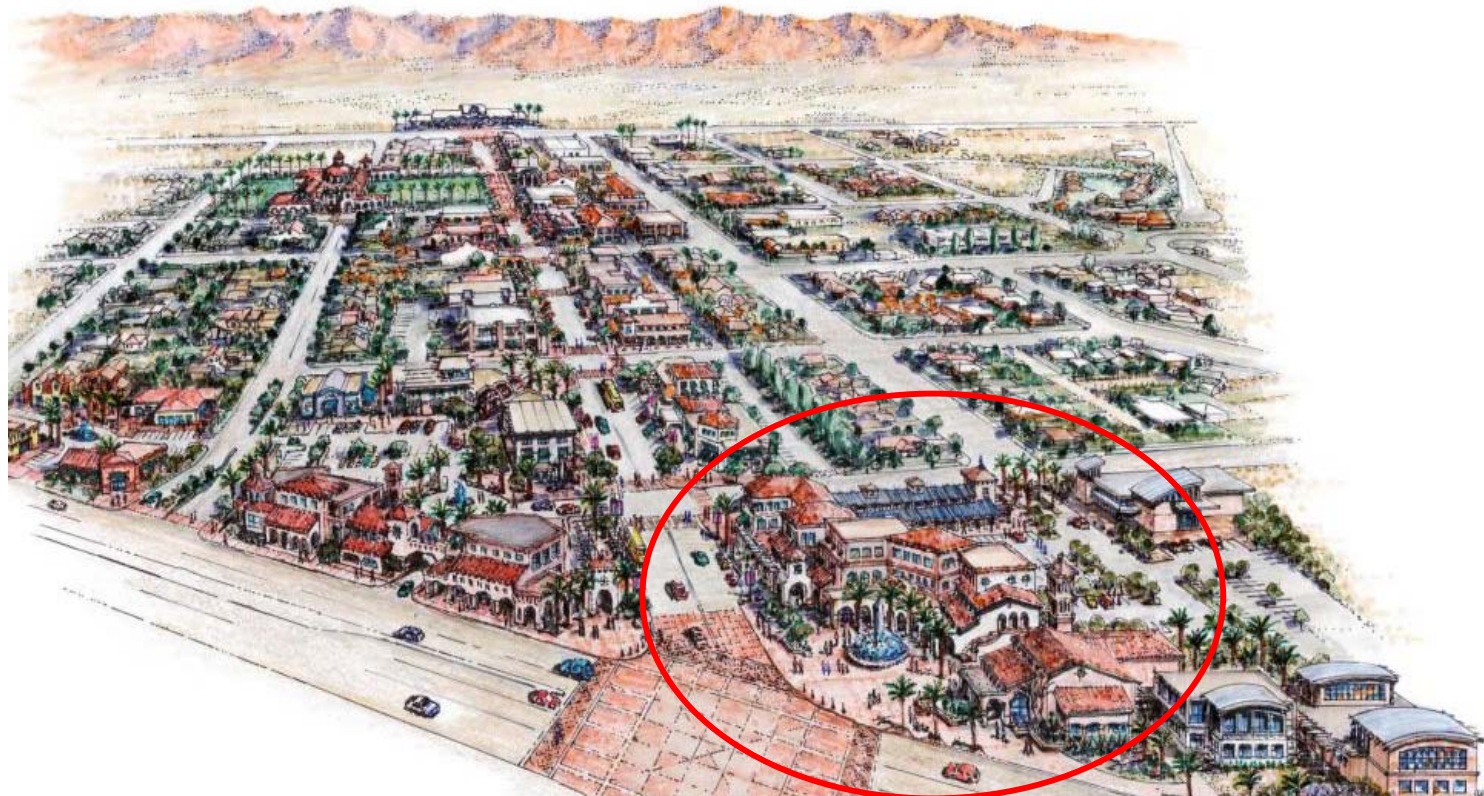
# Architecture Details & Massing



# Pueblo Viejo Revitalization Plan

Advances the vision of the Pueblo Viejo Revitalization Plan

- Preserve Historic Charm
- Expand Civic Center Presence
- Encourage a Vibrant Street Scene
- Provide Community Gathering Space
- Develop Strong and Successful Merchants



# Upgrades Included

- Decorative wrought iron for patio gates at sidewalks
- Decorative wrought iron for gate on Cesar Chavez
- Decorative wall lighting
- Blended tile roof
- Double doors at commercial entries
- Decorative color shutters
- Rafter tail detailing at roof
- Decorative tiling
- Accent uplighting for trees
- Maintenance Agreement with City for Landscaping Maintenance
- Work with City on Art in Public Places program
- \$350,000 contribution to 9<sup>th</sup> Street including design and engineering



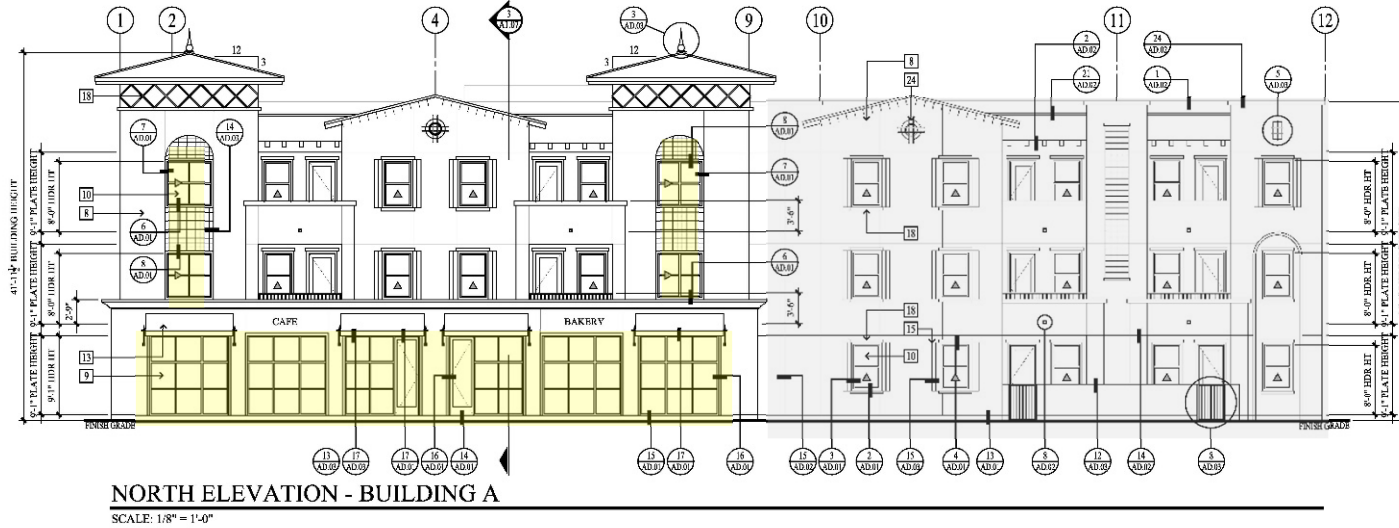
# Issue #1: Recessed Windows

- Condition of Approval:  
*18a: Ensuring sufficient window recesses.*  
*Proposed foam enhancements around window areas may be removed with sufficient windows recesses.*
- Recesses are included at retail and tower elements per elevations.
- Recessing windows is an expensive detail that we cannot afford to carry out on all windows
- Based on the variety of levels in the elevation this additional detail is not needed and cannot be read for many of the windows
- Window recesses are a weaker installation that is subject to increased risk of water intrusion



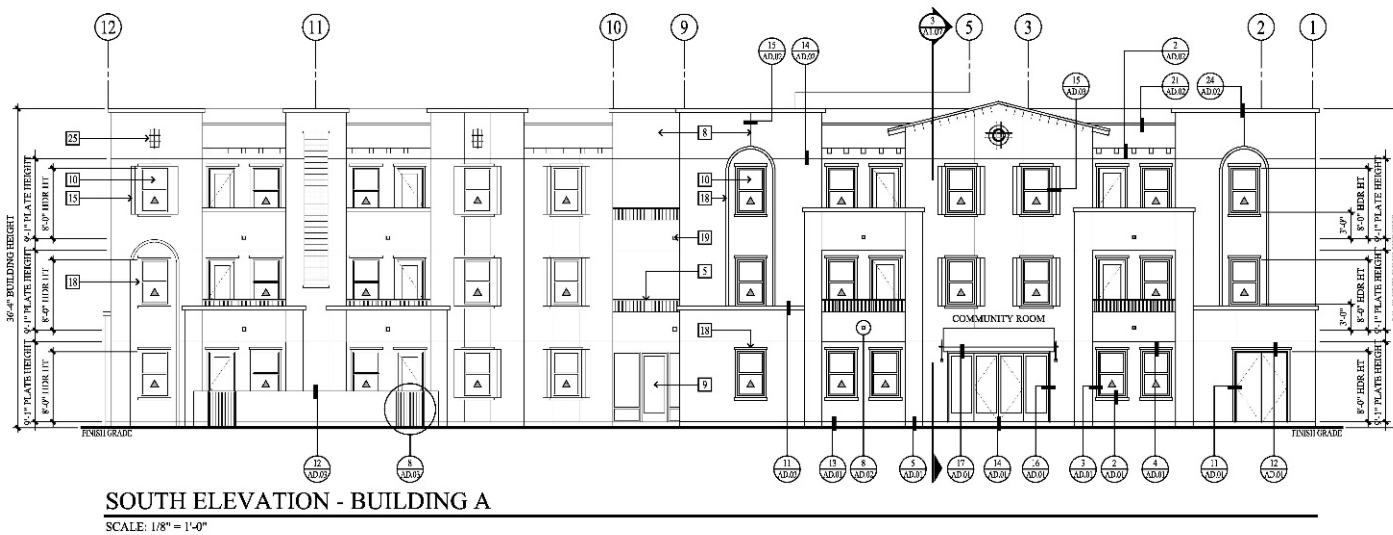


# Building A – North and South



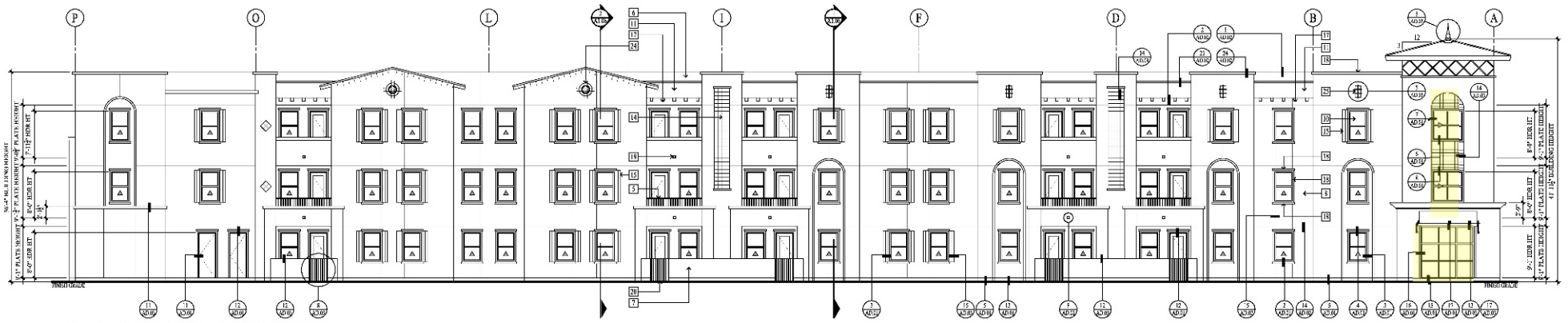
**Facing 6<sup>th</sup> Street**

**Set Back from 6<sup>th</sup> Street**



**Facing Parking Lot**

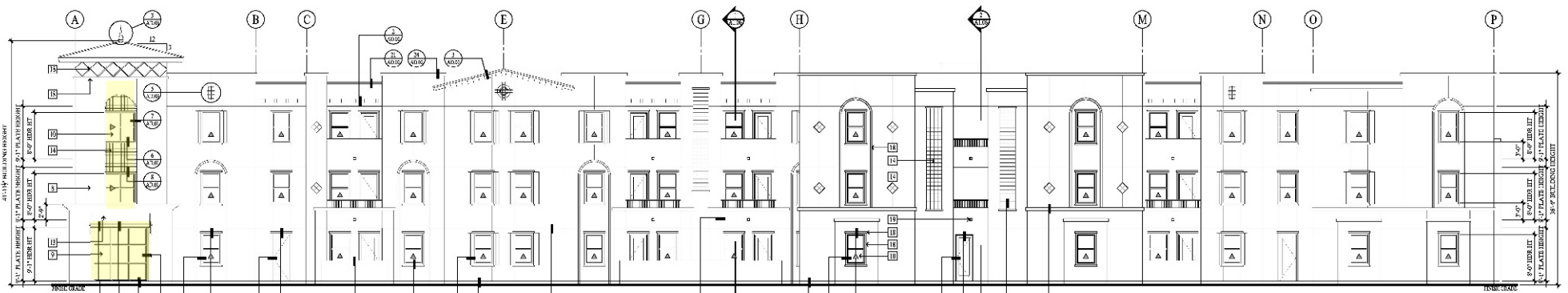
# Building A – East and West



**EAST ELEVATION - BUILDING A**

SCALE: 1/8" = 1'-0"

**Facing Tripoli**

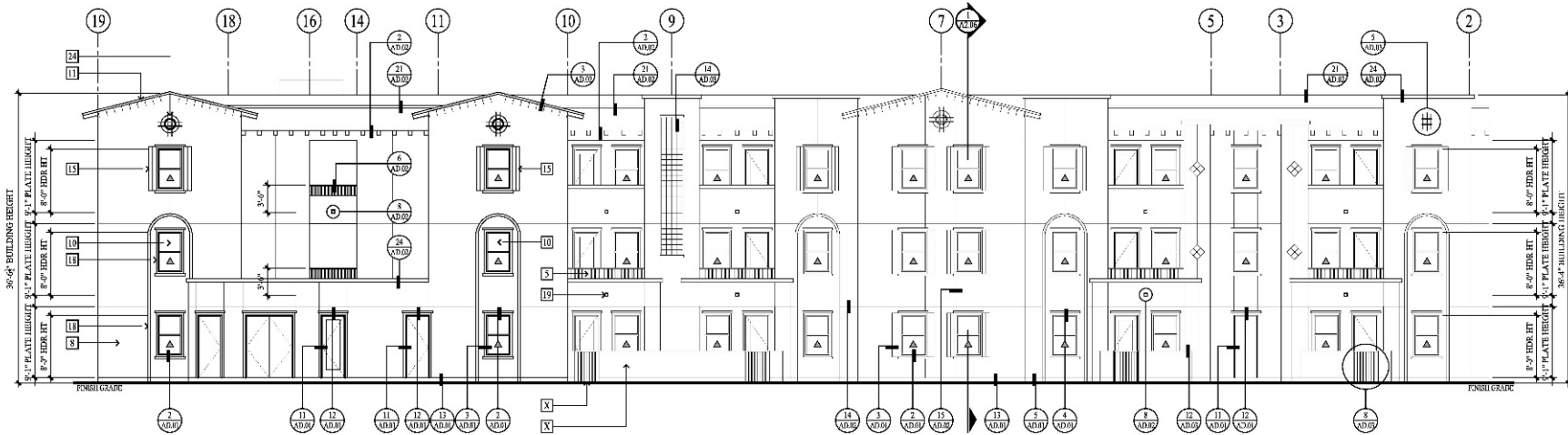


**WEST ELEVATION - BUILDING A**

SCALE: 1/8" = 1'-0"

**Facing Parking Lot**

# Building B – East and West



**EAST ELEVATION - BUILDING B**

SCALE: 1/8" = 1'-0"

**Facing Parking Lot**

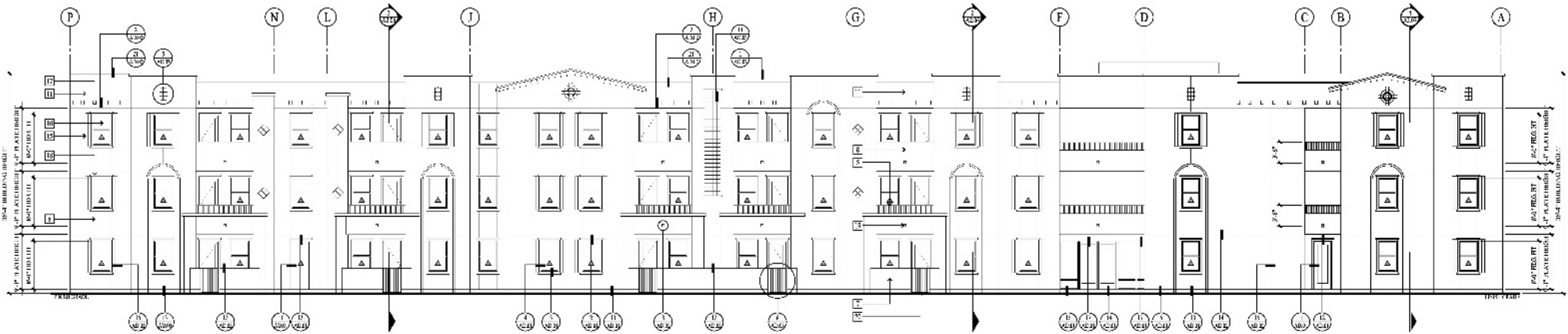


**WEST ELEVATION - BUILDING B**

SCALE: 1/8" = 1'-0"

**Facing Cesar Chavez**

# Building B – North and South



NORTH ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"

Facing Parking Lot



SOUTH ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"

Facing Bagdad



# Issue #2: Balcony Structure at Tower

- Condition of Approval:  
*18.d.iii: Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6<sup>th</sup> Street*
- Balcony structure adds project cost
- The project architect recommends against this additional detail since the architecture already includes sufficient enhancements



## Issue #3: Color Banding

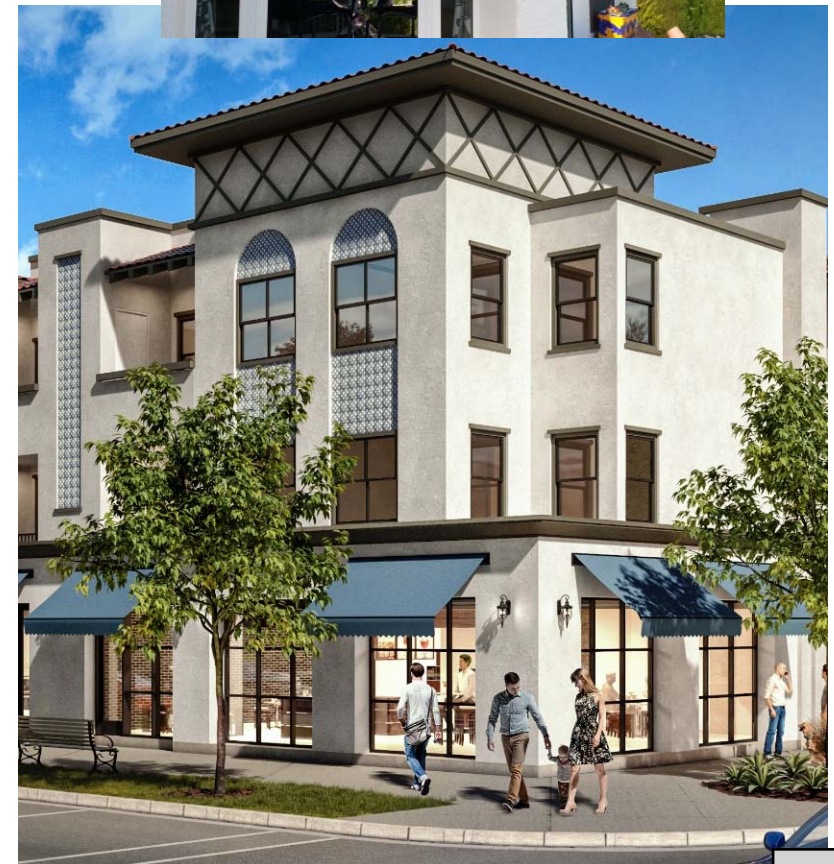
- Condition of Approval:  
*18.e Utilize an alternate color banding at the building base such as terracotta color*
- Additional detail increases project cost. Foam detail will need to be added across project to separate stucco colors
- The project architect recommends against this additional detail since it will shorten the visual appearance building whereas the sense of height is more aesthetically pleasing





# Issue #4: Curved Awnings

- Condition of Approval:  
*18f: Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.*
- Awnings are proposed to be straight rather than curved.
- Curved awnings add cost to the project.
- The project architect recommends straight awnings to provide a clean, streamlined appearance.
- The developer recommends against a complicated awning for durability and maintenance reasons.



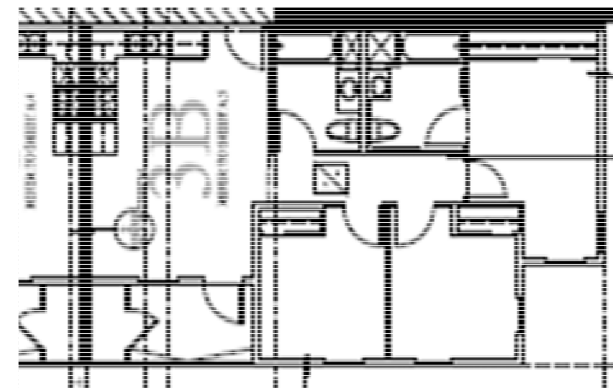
# Issue #5: Additional Tower

- Condition of Approval:  
*18.i Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing.*
- Additional tower increases project cost and delays the project. Structural design would have to be recalculated.
- Tower elements call attention to the retail.
- The project architect believes this additional detail is not required



# Issue #6: Tower Feature at CC & Bagdad

- Condition of Approval:  
*18.j: Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue*
- The change would require consultant time and cost to make the revision.
- The design is based on the needs of the interior unit
- The architect recommends against the change since the corner aesthetics look good as designed, are more interesting and follow the function of the interior use.





# Questions?

David Potter: (760) 795-5629  
[dpotter@ChelseaInvestCo.com](mailto:dpotter@ChelseaInvestCo.com)

Alex Earl: (760) 917-3463  
[aearl@ChelseaInvestCo.com](mailto:aearl@ChelseaInvestCo.com)

Colleen Edwards: (323) 590-02334  
[cedwards@ChelseaInvestCo.com](mailto:cedwards@ChelseaInvestCo.com)





**STAFF REPORT**  
**5/17/2023**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director  
Nicole Sauviat Criste, Consulting Planner

**SUBJECT:** 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).

**STAFF RECOMMENDATION:**

The Project was advertised in the Desert Sun for public hearing on this date. Following publishing of the notice, the City received a lengthy comment letter on the Project's CEQA document. In order to allow sufficient time to analyze and respond to comments received regarding the Initial Study/Mitigated Negative Declaration, staff respectfully requests that this Project be continued to the Planning Commission's meeting of June 21, 2023. The applicant concurs with the need for the continuance.

# DEVELOPMENT SERVICES TENTATIVE FUTURE AGENDA 2023

Item 7.

## 05/24/23 – 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).
- PH - Tripoli Mixed-Use Project (2<sup>nd</sup> Amendment) - Conditional Use Permit No. 351 (2<sup>nd</sup> Amendment), Architectural Review No. 22-04 (2<sup>nd</sup> Amendment) to amend conditions of approval for a high-density multifamily residential project of 108 units in conjunction with commercial uses on 2.8 acres of vacant C-G (General Commercial) zoned property. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001). Dave Davis, Chelsea Investment Corporation (Applicant).

## 06/07/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH - Objective Design Standards (Perez)
- 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)

## 06/14/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M

- PH – General Plan Amendment 23-01, Environmental Assessment 23-01 – Santa Rosa Business Park 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 (APN: 763-260-001) from the existing Urban Employment Center designation to the Industrial District designation. The site is vacant and the current zoning (M-H, Heavy Industrial) is compatible with the proposed Industrial District designation. (Moreno)
- 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)
- PH - Special Election and Canvassing of Results for Authorization to Levy a Special Tax Within Annexation Area No. 35 (Tripoli Apartments)

## 06/21/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.

- PH – 6<sup>th</sup> Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6<sup>th</sup> Cycle Housing Element and adoption of a Negative Declaration. (Perez)



**06/21/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M**

- PH - Objective Design Standards

**07/05/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.**

- Non-hearing – Citywide Wireless Telecommunications Facility compliance update (Fernandez)

**07/12/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M**

- PH – 6<sup>th</sup> Cycle Housing Element - GPA No. 21-02, EA No. 22-03 consideration by the Planning Commission of the City of Coachella 6<sup>th</sup> Cycle Housing Element and adoption of a Negative Declaration. (Perez)

**07/19/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M.**

**07/26/23 – CITY COUNCIL MEETING – VIA TELECONFERENCE – 6:00 P.M**

**08/02/23 – PLANNING COMMISSON MEETING – VIA TELECONFERENCE – 6:00 P.M. (CANCELLED)**