



STAFF REPORT
10/2/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Pre- Zoning of “Pocket 7” Area

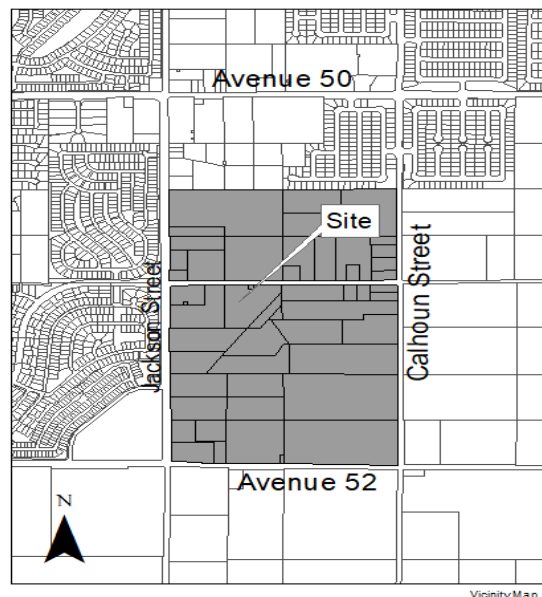
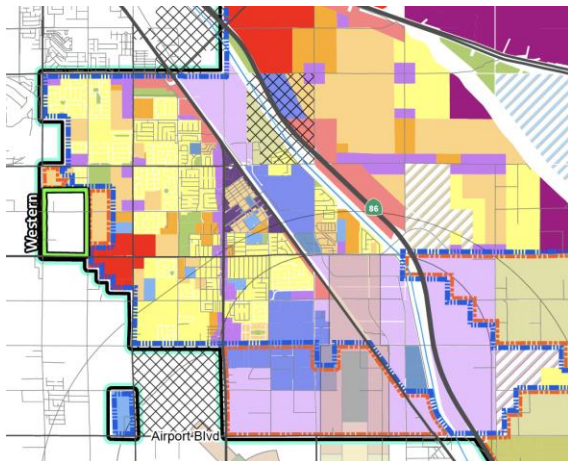
SPECIFICS: **Change of Zone No. 24-07** A proposal to pre-zone 51 parcels currently in unincorporated Riverside County to City of Coachella zoning designations of Residential Estate (R-E) and General Commercial (C-G); Applicant: City of Coachella.

STAFF RECOMMENDATION

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

EXECUTIVE SUMMARY:

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



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

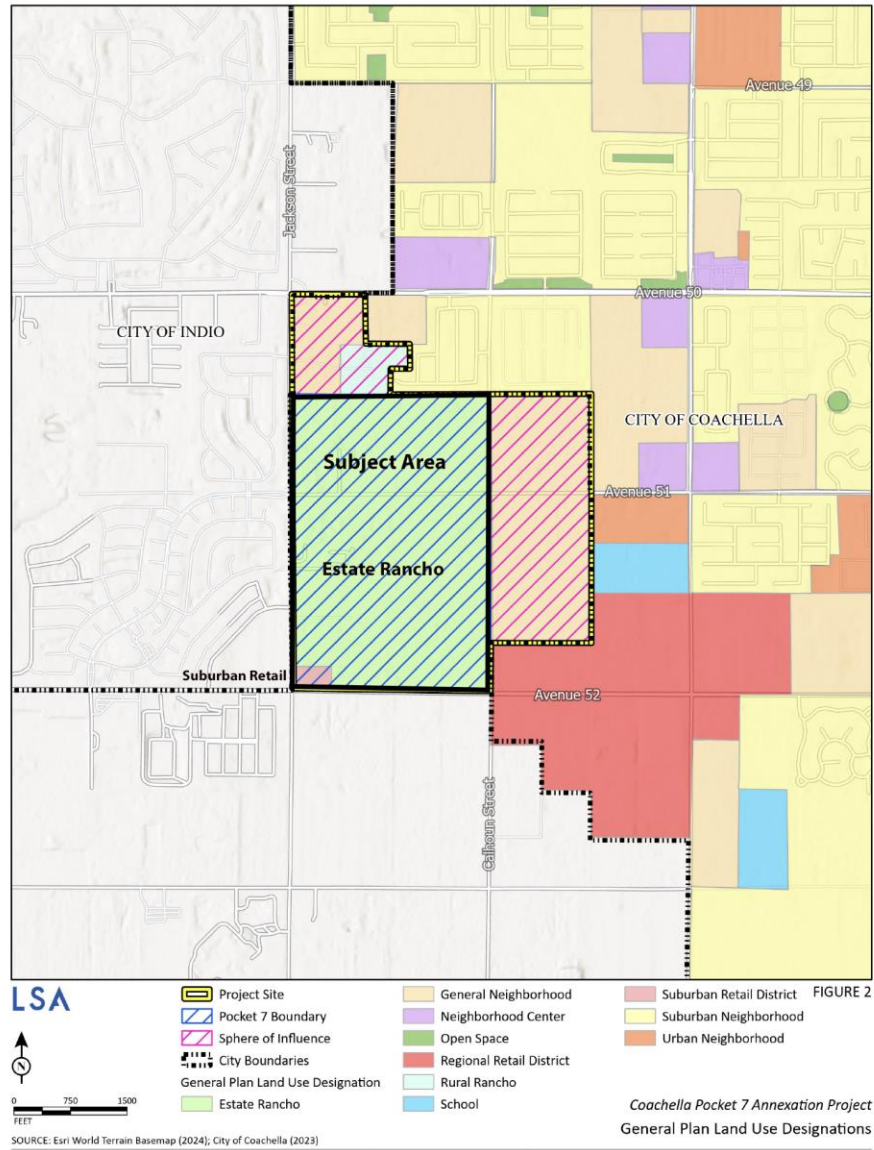
Figure 1: Aerial of Pocket 7 Area



BACKGROUND:

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

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



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

Discussion/Analysis

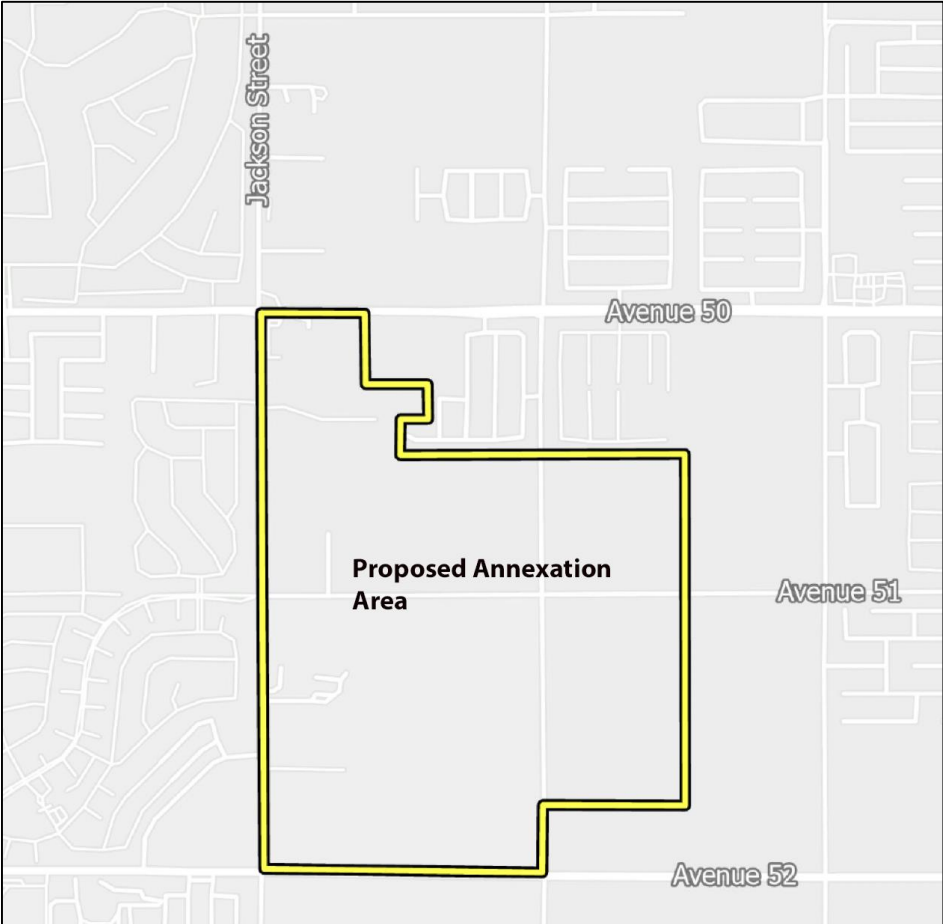
Surrounding land uses and zoning designations are as follows:

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

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

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

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

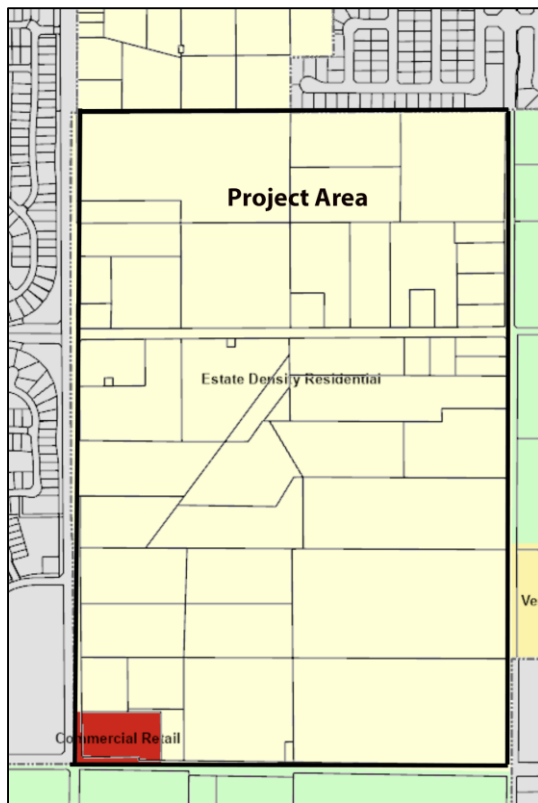


Consistency with the Riverside County and City of Coachella General Plan

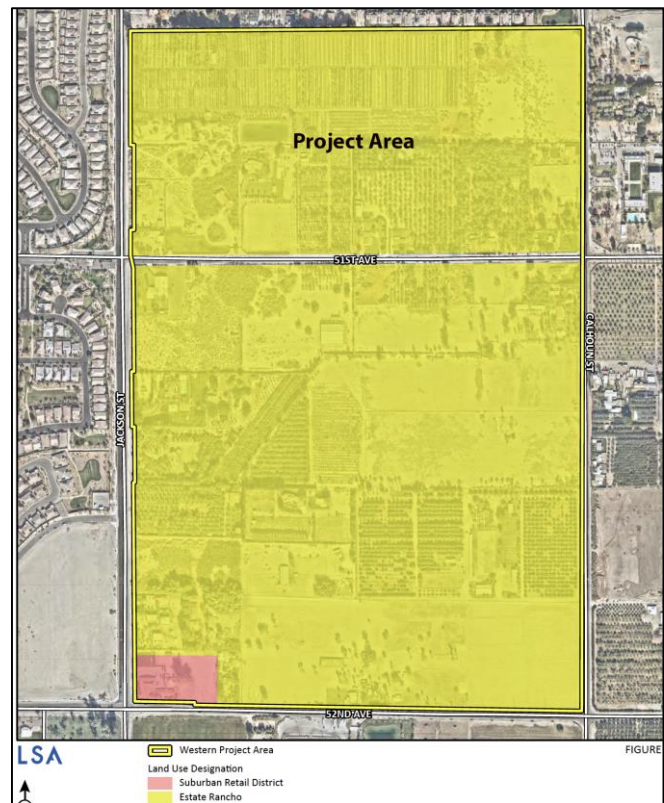
The project area is within the Estate Density Residential and the Commercial Retail Riverside County General Plan land use designations. City of Coachella land use designations include Estate

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

Figures 4 and 5: County and City General Plan designations



County General Plan

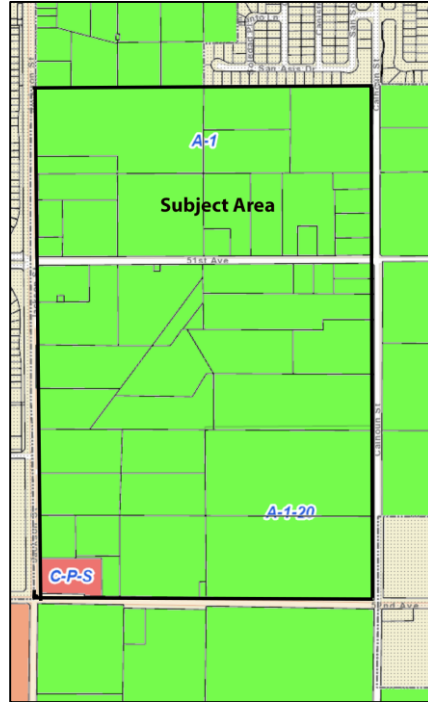


City General Plan

Consistency with Zoning

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

Figure 6: Riverside County Zoning for Pocket 7



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

Environmental Analysis

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

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

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

ALTERNATIVES:

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

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1

Attachments:

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