

Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Tyler 52 & Associates, Inc.
Date: May 5, 2023
RE: 51-996 Tyler Street, Coachella, California
APN: 763-060-031

We have reviewed the proposed zone change from R-M (Residential Multi-Family) to U-N (Urban Neighborhood). We request that the zone be expanded to allow the existing childcare, corporate office, and regional cooking service that exists on the above-mentioned property, as a primary use within the zone. Daycare services are a very needed and scarce service that complements the U-N zone.

Thank you for your consideration.



David B. Turner
Principal

Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Dakota Dunes, Inc
Date: May 5, 2023
RE: 85-220 Avenue 50, Coachella, California
APNs: 778-030-003 & 778-030-004

We have reviewed the proposed zone change from M-S (Manufacturing Service) to U-E (Urban Employment) for the above referenced property. Although we are not opposed to the zone change, as it will allow for more types of use in the future, we request that you retain the legacy multi-tenant uses on the property as a right of use, instead of existing non-conformance and the requirement of a CUP for future use. This will allow a change out of similar uses on the multi-tenancy property and or lease land, until such time as the property develops as a whole, as part of a larger project.

Allowing the existing uses in the multi-tenancy property of automotive repair, machine shop, metal working, fabrication, sheet metal, welding, painting, prefabrication/manufacturing, tire, RV, trailer, mobile home, storage yard, contractor's yards, building materials yard, lumber yard, etc. will allow the continuation of needed uses in the City and not force existing businesses to close down and/or move out of the City. Some businesses have been there for over 30 years. We would also like to request that the M-S zone be allowed to allow towing/impound as a right in the zone to allow very needed uses in the City and to assist our State Highway Patrol.

Thank you for your consideration.



David B. Turner
Principal



To: City of Coachella Planning Commission
Gabriel Perez
From: Coachella Valley Engineers, Inc.
Date: May 5, 2023
RE: Manufacturing Service Zone

M-S (Manufacturing Service Zone) – C.13

We have reviewed the proposed changes to the RV Storage Section. We would propose rather than limiting the zone to 15% to not drive away valued businesses to the City and its residents, as well as potential capital investment in the City, we would propose that staff determines where the best storage facilities should be located in the city (potentially near existing facilities) and create a subcategory of where they would be allowed, whether that encompasses 15% of the zone space or not. The zoning classification would reduce the potential for ambiguity and not be subject to interpretation.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'David B. Turner', written in a cursive style.

David B. Turner
Principal

Fountainhead Development

April 26, 2023

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Gabriel,

It has been a pleasure working with the City of Coachella for nearly twenty years developing Fountainhead Plaza. We are proud of the high-quality tenants who have joined our project and would like to present the reasons why we think this project zoning should be amended to allow certain additional uses. The current General Plan Designations Compatible Uses table does not allow for automotive oriented uses, or drive-through restaurants. This is a large neighborhood center that successfully provides retail services to the surrounding community. The center as it is built today already features many vehicle oriented businesses in addition to the retail businesses. The current development consists of a pharmacy, grocery store, drive-through restaurants and a gas station approved through Site Plan Review and Conditional Use Permit.

Since we began our development activity on this project, we have seen many changes in the retail and commercial development business. Larger format retail tenants have stopped opening new stores and in fact have been closing stores, which is continuing at an accelerating pace. Smaller retail tenants are expanding, however that expansion is primarily into 2nd generation retail space since the cost of construction has far outpaced the level of rents these tenants can afford. The project already has the daily essential needs tenants with a grocer and drug store, thus the options for completing the remainder of the project are very limited.

We do have a very successful business interested by the name of SuperStar Carwash which fits perfectly into the characteristics of the existing tenant mix. This business is growing rapidly and provides a much needed service to the community. With a SuperStar in the project someone could handle their grocery shopping, grab a bite to eat, fuel up their car and get a carwash all in one stop.

An additional great benefit is that SuperStar is willing to develop a brand new state-of-the-art facility with limited visibility behind Walgreens. The limited visibility from Cesar Chavez Street has caused all previous tenants over the past years to decline the opportunity.

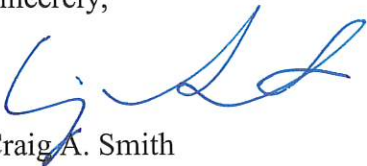
1401 Quail Street, Suite 100 • Newport Beach, CA 92660
949/752-2515 • Fax 949/752-7442

Fountainhead Development

Removing this site from the Downtown Center or Central District Zone will be consistent with the development that has already taken place and serve to attract additional commercial uses, which will benefit the community significantly.

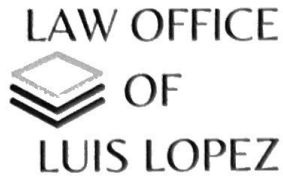
Hopefully the City of Coachella Development Services team can see the community benefits, cohesive nature of the tenant mix, and great use of a challenging site as great reasons to allow this development to move forward. We appreciate your consideration and look forward to discussing further.

Sincerely,



Craig A. Smith

Chief Executive Officer
Fountainhead Development
1401 Quail Street, Suite 100
Newport Beach, CA 92660



7130 Magnolia Ave, Suite E
Riverside, CA 92504
(951)488-6104
luis@luislopezlaw.com

May 16, 2023

Chair Ruben Gonzalez
Vice Chair Jason Hernandez
Commissioner Diana Ramirez
Commissioner Yurema Arivu
Commissioner Isela Murillo
Alternate Commissioner Oscar Fonseca
c/o Gabriel Perez, Development Service Director
City of Coachella
1515 6th Street
Coachella, CA 92236

SENT BY E-MAIL
gperez@coachella.org

**RE: General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03
Petition to Maintain Residential / G-N (General Neighborhood) Zoning**

Dear Honorable Chair and Members of the Coachella Planning Commission,

Enclosed you will find a copy of a signed petition prepared by my client, Mr. Javier Soliz, on behalf of himself and two of his neighbors, including Mr. Jerry Jimenez, and Mr. Leonardo Alvarado, who together own three abutting properties on the west side of Van Buren Boulevard, 660 feet north of the Avenue 49 street alignment. The Assessor Parcel Numbers for their properties are 612-250-010 (Alvarado), 612-250-011 (Jimenez), and 612-250-012 (Soliz).

Their mutual request is to have their properties be re-zoned to a G-N (General Neighborhood) zoning, consistent with the City's prior policy that allowed R-M zoning within the "Neighborhood Center" land use designation. This is substantially in conformance with the "Neighborhood Center" land use vision of the city's General Plan, especially if future multifamily developments must adhere to the "Urban Residential" standards, as proposed by the Code Amendments, which would establish a more "urban" character at this location.

A fourth neighbor who owns the 4.71-acre parcel that is 330 feet north of the Avenue 49 street alignment was out of town when the petition was circulated. However, that neighbor is similarly situated and my client believes that landowner would similarly want to retain a residential zoning, and we will likely secure his signature on the petition before the City Council's public hearing on this matter.

JUSTIFICATION FOR THE REQUEST

My client and his neighbors are concerned about the proposed C-N (Neighborhood Center) zoning designation that is proposed for their properties because of the following reasons:

- 1) The Notice of Public Hearing for this matter did not include a “Change of Zone” application and failed to adequately describe the City’s intention for a city-wide “re-zoning”. The City’s administrative practice is to require property owners to file an application for “Change of Zone” whenever the City’s Official Zoning Map is being amended. My Client only learned about the city-wide re-zoning after he inquired with city staff about building two dwelling units on his property in April 2023. We believe the notice should have included a “Change of Zone” application, and a project description that generally described a “city wide zone change” effort. Additionally, my client was not advised about the “public outreach” meetings described in the staff report, which apparently took place after my client met with city staff in April 2023. For these reasons, we believe this matter should be continued and re-noticed.
- 2) My client and his neighbors have historically maintained, or intend to build, residential uses on their properties. Two of the three parcels in question have an existing single-family home, and these owners are concerned about their homes now becoming a “nonconforming use” which would have secondary adverse effects on their ability to sell or refinance their homes. Mr. Jimenez’ property is a vacant lot that is located behind my client’s parcel and is accessed through an ingress/egress easement, and as such is best suited for construction of a residential use.
- 3) Except for the 4.71-acre parcel, the properties are not individually large enough to build a commercial or mixed-use development on their own, and would necessitate that a developer acquire all three parcels to create a suitable commercial/mixed-use development site. Alternatively, a phased residential development (i.e., “bungalow court” or “clustered single-family PUD” could be developed on the three parcels without having to substantially modify the existing lot configurations.
- 4) The 9.80-acre parcel with a date grove, known as APN 612-250-007 (see maps in attached “Exhibit B”) located on the west side of Van Buren Boulevard, abutting the north side of the Avenue 49 alignment was not included in the “Neighborhood Center” re-zoning, even though the General Plan land use designation for this parcel would have required it to be “split zoned” (front half to be “C-N” and rear-half to be “G-N” zoning). This entire parcel is shown with G-N (General Neighborhood) zoning on the “Proposed Zoning Map” exhibit in the staff report. My client and his neighbors would like the same opportunity (equal treatment) by allowing their parcels to be designated as G-N (General Neighborhood).

Thank you for your consideration in this matter. I will be available to answer any questions at the public hearing.

Sincerely,



J. LUIS LOPEZ
Attorney at Law

Attachments: Exhibit A - Signed Petition
Exhibit B - GP Land Use Map / Proposed Zoning Map / APN Map

PETITION TO KEEP RM-MULTI FAMILY RESIDENTIAL ZONING

Petition summary and background	The City of Coachella is proposing City-wide zone changes on private properties in order to make the zoning consistent with the City's General Plan (adopted in 2015). The properties on the west side of Van Buren Street, between Avenue 49 and Avenue 48 will be changed to NC (Neighborhood Commercial) or a Mixed-Use (MU) designation, to be consistent with the "Neighborhood Center" vision for this sector of the City. Commercial zoning would prohibit single family homes or duplexes and triplexes, and would make any existing home a "nonconforming use" which then makes it difficult to get a mortgage loan when we decide to sell our homes. The City has previously allowed developers to use an RM (Multifamily Residential) zoning in the Neighborhood Center designation (i.e., Coachella Village Apartments project on Avenue 48). The RM zone still allows single family homes under certain conditions, and would avoid the "nonconforming use" designation by the City.
Action petitioned for	<p>We petition the City of Coachella to keep RM-Multi Family Residential Zoning for said parcels along the west side of Van Buren Street;</p> <ul style="list-style-type: none"> ○ 48665 Van Buren St. (APN: 612-250-012) <i>SOLIZ PARCEL</i> ○ 48785 Van Buren St. (APN: 612-250-008) ○ APN: 612-250-011 - <i>J. JIMENEZ PARCEL</i> ○ APN: 612-250-010 <i>ALVARADO PARCEL</i>



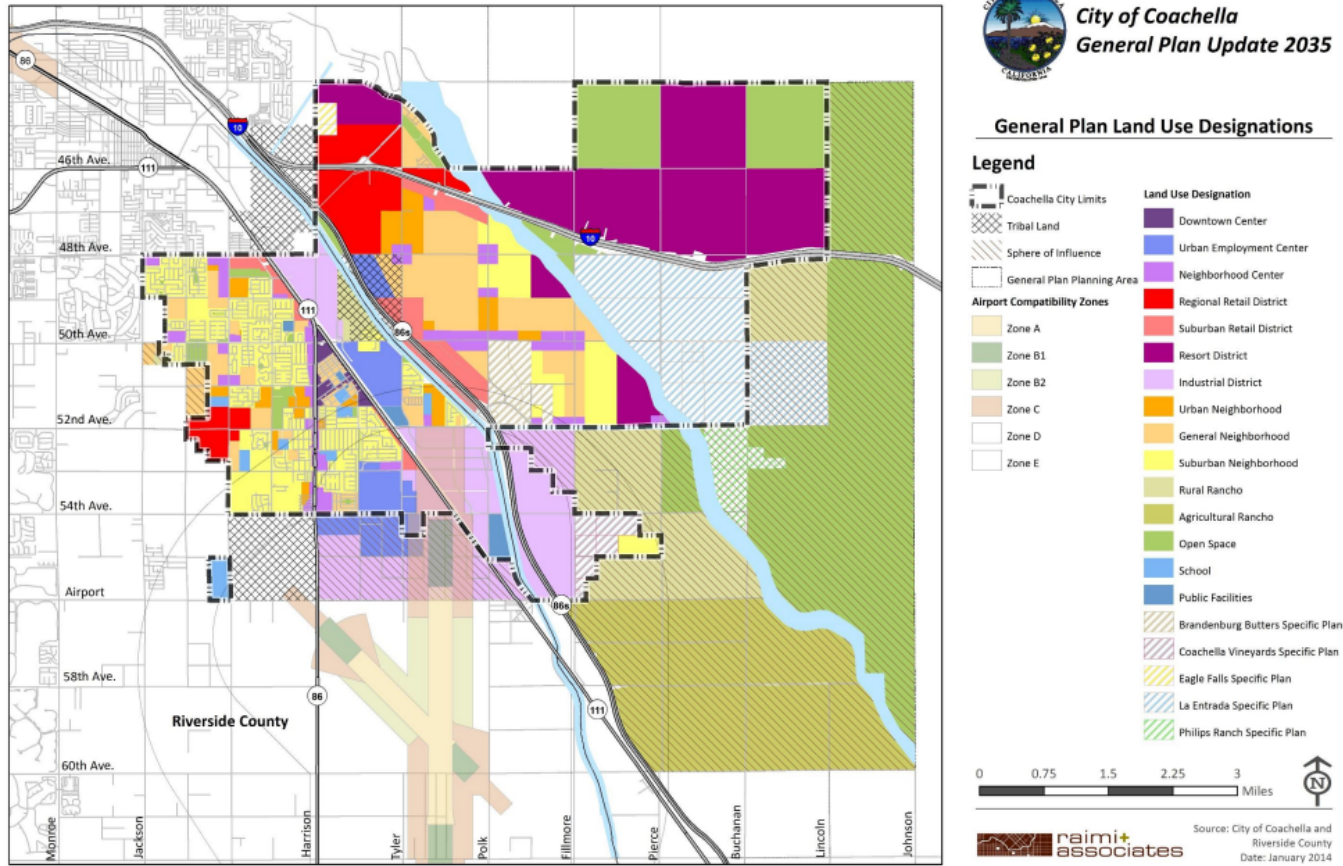
Printed Name	Signature	Address	Comment	Date
JERRY JIMENEZ		APN# 612-250-011		05-14-23
JAVIER SOLIZ		48665 VAN BUREN ST. APN 612-250-012		5/14/23
Leonardo Alvarado	Leonardo Alvarado	APN: 612-250-010		05-15-23

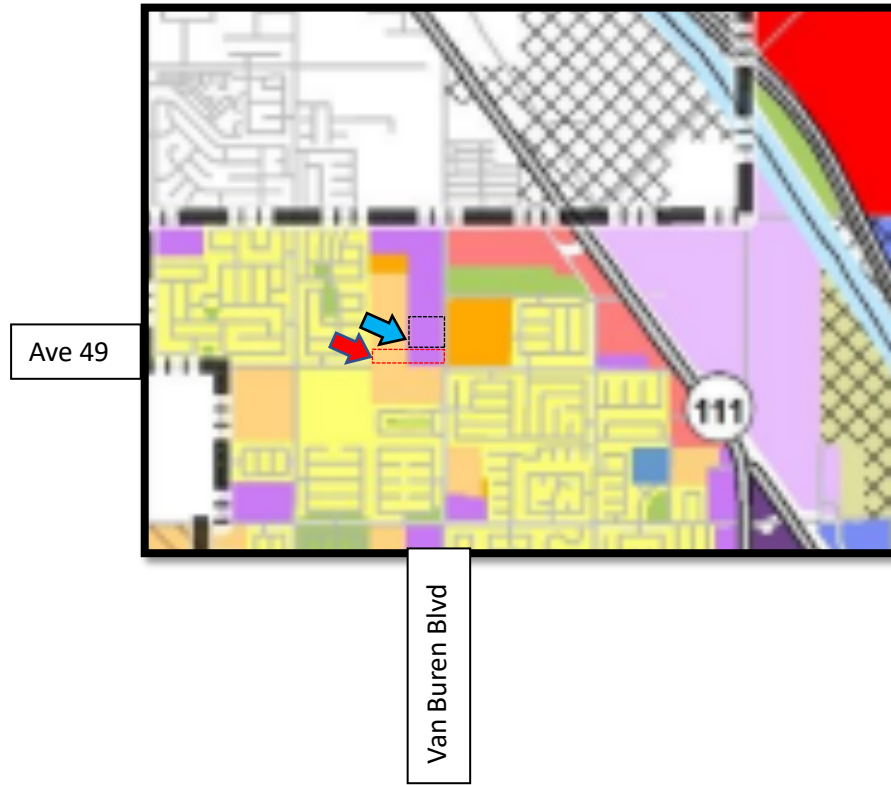
Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps

Figure 4-23: General Plan Designation Map



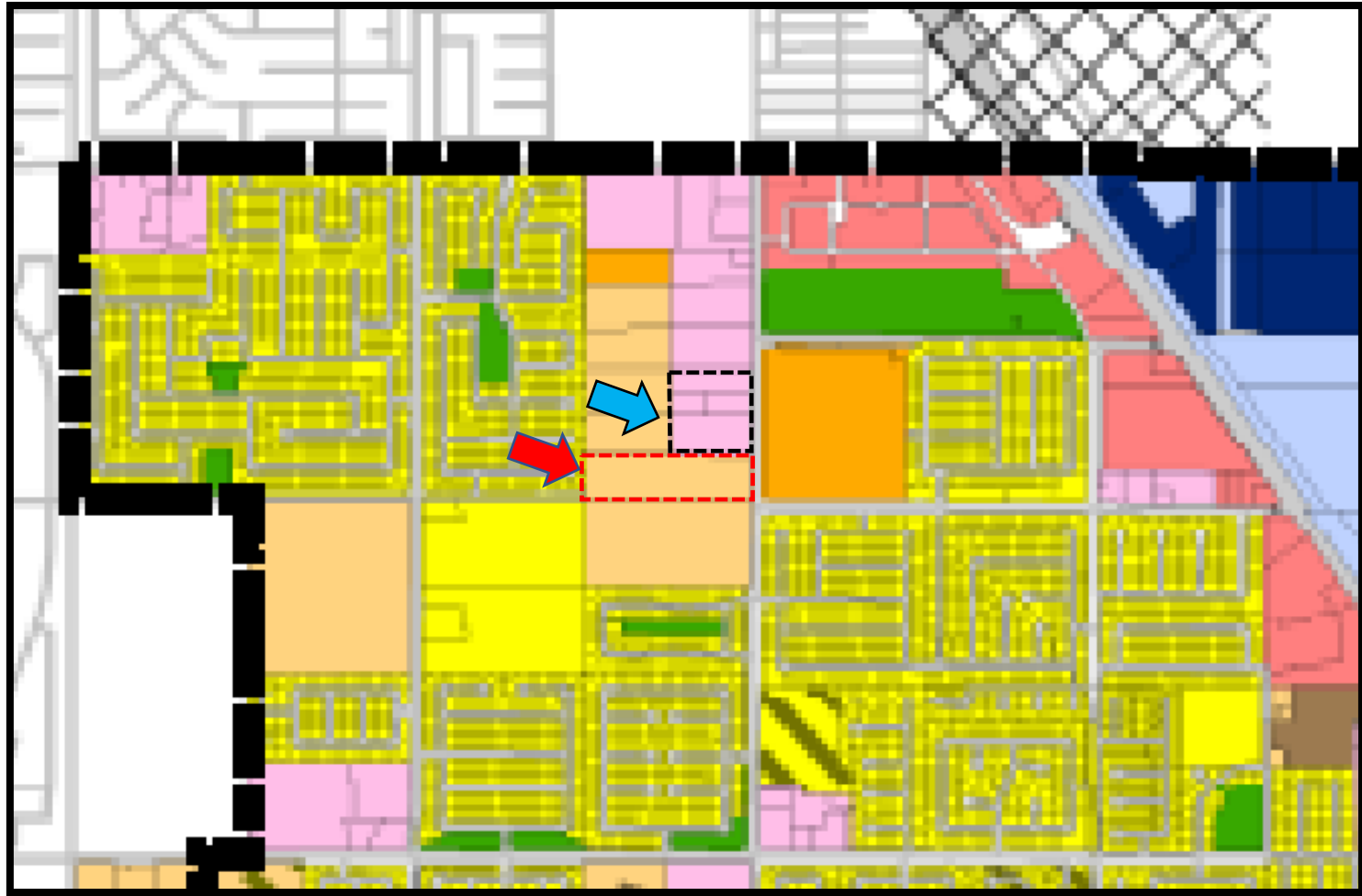
Existing "2015 General Plan" Land Use Map

Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps



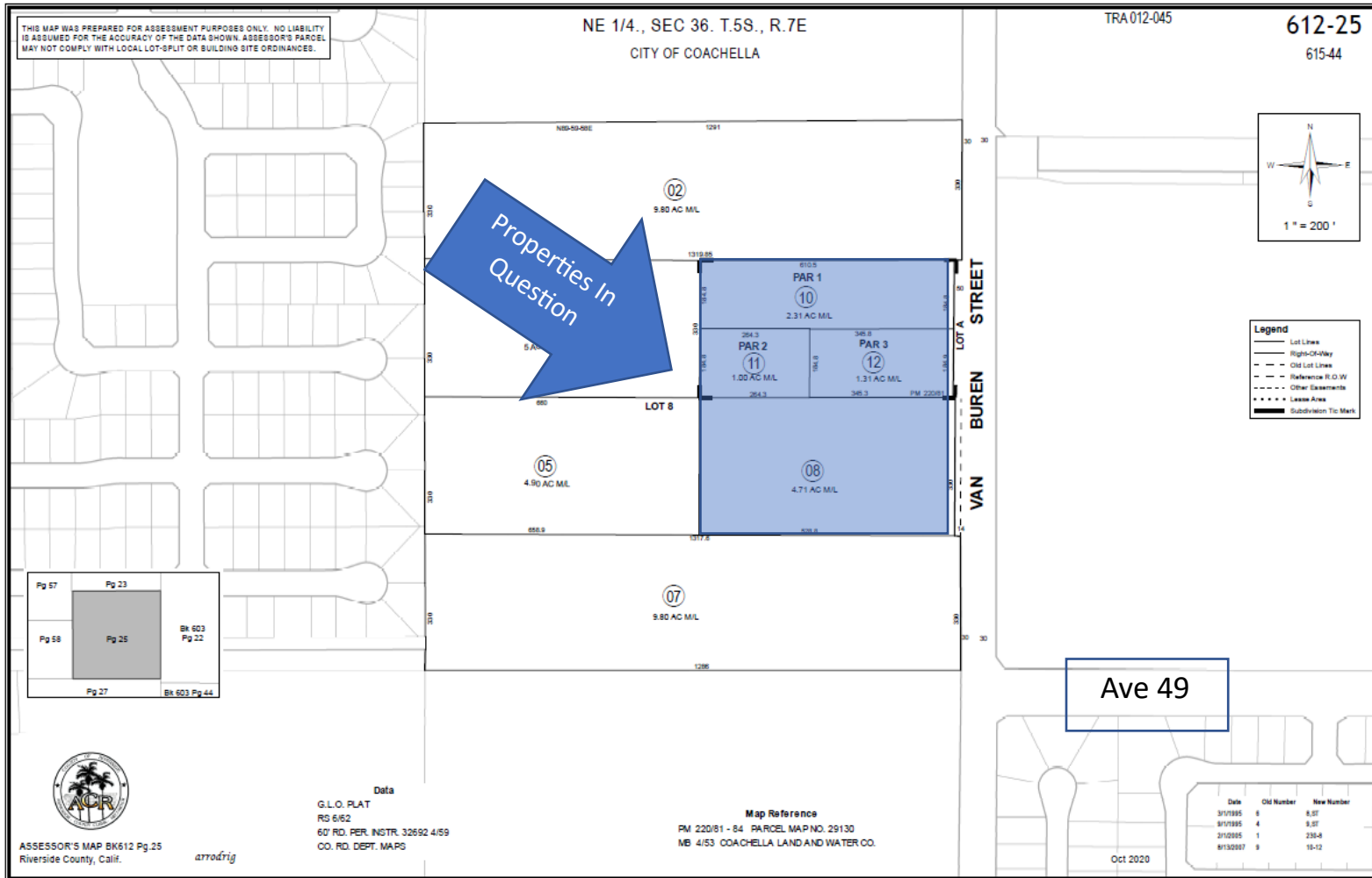
**Existing “2015 General Plan” Land Use Map (Close-Up)
(GP Designations involving 5 Parcels)**

Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps



**Proposed “New” Zoning Map
(APN 612-250-007 Left as G-N)**

Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps



APN Map

(Request to leave APN 612-250-008,-010,-011, and -012 as G-N)