

**ORDINANCE NO. 1237**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING THE ZONING MAP TO MANUFACTURING SERVICE (MS) ON 40.8± ACRES FROM HEAVY INDUSTRIAL (MH) AND 2.2± ACRES FROM MH TO GENERAL COMMERCIAL (CG) FOR ASSESSOR'S PARCEL NUMBERS 763-330-013, 763-330-018, AND 763-330-029**

**WHEREAS**, Article XI, Section 7 of the California Constitution authorizes cities to adopt and enforce ordinances and regulations to protect the public health, safety, and welfare; and

**WHEREAS**, the City of Coachella possesses broad police powers to regulate land uses and development within its jurisdiction in order to protect public health, safety, welfare, and the environment; and

**WHEREAS**, the City Council is authorized pursuant to Government Code Sections 65850, 65853, 65854, and 65860 to adopt and amend zoning regulations governing the use of land within the City; and

**WHEREAS**, the Planning Commission conducted a properly noticed public hearing on April 1, 2026 at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff, and other public testimony; and

**WHEREAS**, following the public hearing, the Planning Commission voted to recommend to the City Council approval of Zone Change CZ 20-01 on a 4-0 vote, with one member absent; and

**WHEREAS**, the City published a public hearing notice in The Desert Sun newspaper on October 2, 2026 and a public hearing notice was mailed to property owners within a radius of 300-feet of the subject property on October 1, 2026, pursuant to Section 17.74.010G of the Coachella Municipal Code.; and

**WHEREAS**, the City Council of the City of Coachella did, on October 14, 2026 hold a duly noticed Public Hearing to consider a request by Empire Airport LLC for approval of Change of Zone, CZ 20-01, from MH to MS and CG; and conditional approval of Tentative Parcel Map 39721; CUP 324 to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; AR 20-04 to approve site design, architecture and signage (billboard) and DA 25-02 to approve a Development Agreement, for 43± acres of land located at the northwest corner of Airport Boulevard and SR 86 (APNs 763-330-013, 763-330-018, and 763-330-029), and recommending certification of the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106), including Findings and a Statement of Overriding Considerations, in conformance with the California Environmental Quality Act at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff, and other public testimony; and

**WHEREAS**, the changes to the Zoning Map proposed under Change of Zone CZ 20-01 are consistent with the General Plan's Industrial District currently assigned to the property; and

**WHEREAS**, Change of Zone CZ 20-01 will allow for the orderly and master planned development of the site; and

**WHEREAS**, the City Council finds that adoption of this Ordinance promotes the orderly development of the City and serves the best interests of the residents of Coachella.

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

**SECTION 1.** INCORPORATION OF RECITALS. The City Council hereby finds that all of the foregoing recitals presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council.

**SECTION 2.** GENERAL PLAN CONSISTENCY FINDINGS

The Project site is designated Industrial District in the General Plan. The site is currently zoned Heavy Industrial and is proposed to be changed to Manufacturing Service and General Commercial. The Industrial District designation describes a wide range of industrial uses, including manufacturing and light industrial or business park uses, supported by commercial services in areas that are separated from residential neighborhoods. The designation is also intended to create jobs and diversify the economy for City residents. The proposed Zone Change implements the intent of the General Plan by allowing the development of a broad range of businesses, building types and services that will be consistent with the intent of the designation. The commercial zone created at the south end of the Project will allow for retail services that support the employees working within the site, the traveling public and surrounding businesses and residents. The Zone Change is consistent with the General Plan.

**SECTION 3.** ZONING MAP AMENDMENT.

The Zoning Map is hereby amended consistent with Exhibit A, attached to this Ordinance. This amendment results in 40.8± acres of land designated Service Manufacturing (MS) and 2.2± acres of land designated General Commercial (CG).

**SECTION 4.** CEQA DETERMINATION.

The City Council finds that this Zone Change CZ 20-01 was considered as part of the overall review of the project under the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106). The Findings of the City Council for this Environmental Impact Report were adopted as part of Resolution 2026-58, and are hereby incorporated by reference.

**SECTION 5.** SEVERABILITY.

If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of

this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

**SECTION 6.** EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days after adoption.

**SECTION 7.** PUBLICATION.

The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

**SECTION 8.** CERTIFICATION.

The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published in accordance with California Government Code Section 36933.

Introduced as a first reading this 14<sup>th</sup> day of October, 2026.

---

Dr. Frank Figueroa  
Mayor

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO  
FORM:**

BEST, BEST & KRIEGER

---

City Attorney

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

**I HEREBY CERTIFY** that the foregoing Ordinance No. 1237 was duly introduced, as a first reading, by the City Council of the City of Coachella at a regular meeting thereof, held on this 14<sup>th</sup> day of October 2026 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Angela M. Zepeda  
City Clerk

ORDINANCE 1237

EXHIBIT A

ZONING MAP

