



**STAFF REPORT**  
**3/7/2022**

**TO:** Planning Commission Chair and Commissioners

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

**SUBJECT:** Adopt Resolution No. PC 2022-04, an Interpretation of Coachella Municipal Code Section 17.72.010.F.1 (Architectural Review) approval authority for the architectural review of single-family residences.

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-04 approving an interpretation of Coachella Municipal Code Section 17.72.010.F.1.

**BACKGROUND:**

The Coachella Zoning Ordinance sets forth the process for the review and approval of land use entitlement applications for projects within the City. Depending upon the type, size and scope of a project, the Zoning Code assigns responsibility for application review and approval among the City's Planning Director, the Planning Commission and the City Council. The Planning Division presented streamlining Zoning Ordinance recommendations to the Planning Commission on April 20, 2016. The streamlining code amendments included:

- Allowances for minor variances for setbacks, fence height, off-street parking, building height, sign area, and accessory structures that can be approved by the Planning Director.
- Administrative Architectural Review for certain commercial, single-family residential and multi-family residential projects where previously the Planning Commission was the approval authority of all Architectural Reviews.
- Call-Up procedures that allow Planning Commission and City Council to consider an item that was decided by a lower decision-making body if the "call-up" is requested within 15 days of the decision.

The Planning Commission recommended approval of the recommendations and the City Council adopted the streamlining zoning ordinance amendments on May 25, 2016. The Planning Commission considered the interpretation as presented by staff on February 16, 2022 and requested that staff prepare a resolution to approve an interpretation of Coachella Municipal Code Section 17.72.010.F.1.

**DISCUSSION/ANALYSIS:**

Staff prepared an interpretation as shown below and reflected in the attached resolution that Coachella Municipal Code Section 17.72.010.F.1 intended that the administrative Architectural Review process apply to single-family residential projects that did not exceed 1-3 individual single-family residences rather than large production single-family home tracts that offer only 3 single-family residential plan options. The interpretation is as follows:

**INTERPRETATION OF COACHELLA MUNICIPAL CODE SECTION 17.72.010.F.1:**

The interpretation is made that Coachella Municipal Code Section 17.72.010.F.1, as shown in **bold** below, applies to proposed single-family residential projects that do not exceed 3 single family residences and the Section does not apply to residential projects where more than 3 single-family residences are proposed. Administrative Architectural Review, pursuant to Coachella Municipal Code Section 17.72.010.F.1, is not applicable to production residential projects that exceed construction 3 single-family homes when no more than 3 residential floor plans are proposed.

**Coachella Municipal Code Section 17.72.010.F.1:**

F. Approving Authority and Basis for Approval of Architectural Review.

1. For Architectural Review involving (i) **Not more than three single family residences pursuant to Section 17.16.030(C) and new one-family and two-family dwelling units** pursuant to Section 17.18.030F1 (ii) five hundred (500) square feet of new multifamily residential square footage or less or (iii) two thousand (2,000) square feet of new commercial/industrial square footage or less, the planning director shall be the reviewing and approval authority. For all other architectural review, the planning commission shall be the approving authority.

**ALTERNATIVES:**

- 1) Adopt Planning Commission Resolution No. PC 2022-04 that a) approves an interpretation that Coachella Municipal Code Section 17.72.010.F.1 applies to proposed single-family residential projects that do not exceed 3 single family residences and does not apply to residential projects where more than 3 single-family residences are proposed; and b) requests that staff prepare a zoning ordinance amendment for future consideration that clarifies administrative Architectural Review decision-making authority.
  
- 3) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE:**

Staff recommends alternative #1 as staff believes this would encourage more architectural variety from single-family residential builders for new residential neighborhoods citywide.

- Attachments:
1. Planning Commission Resolution No. PC 2022-04
  2. Chapter 17.72 Architectural Review
  3. Planning Commission Staff Report - February 16, 2022
  4. Planning Commission Staff Report - April 20, 2016 – ZOA 16-02 Streamlining Code Amendments