

**RESOLUTION NO. PC 2022-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING AN INTERPRETATION OF COACHELLA MUNICIPAL CODE SECTION 17.72.010.F.1 (ARCHITECTURAL REVIEW) APPROVAL AUTHORITY FOR THE ARCHITECTURAL REVIEW OF SINGLE-FAMILY RESIDENCES. APPLICANT: CITY INITIATED.**

**WHEREAS**, The City of Coachella Planning Commission recommended the City Council approval of streamlining code amendments on April 20, 2016 that included establishing an administrative process for Architectural Review of certain residential and commercial project, along with other changes such as minor variances and call-up procedures; and,

**WHEREAS**, the City Council considered and adopted the streamlining zoning ordinance amendments on May 25, 2016; and,

**WHEREAS**, an interpretation of Coachella Municipal Code Section 17.72.010.F.1, which was approved with 2016 streamlining code amendments, is necessary as according the Development Services Director the Section has been applied contrary to the intent and its plain reading; and,

**WHEREAS**, Coachella Municipal Code Section 17.72.010.F.1 established an approval authority for project thresholds that include three single family residences, 500 sq. ft. of new multifamily residential square footage or less and 2,000 sq. ft. of new commercial/industrial square footage or less that may be approved by the Planning Director.

**WHEREAS**, the Planning Commission staff report of April 20, 2016 indicates that the Coachella Municipal Code Section 17.72.010.F.1 procedures were intended for small projects and include not more than 3 single family residences; and,

**WHEREAS**, the Coachella Municipal Code Section 17.72.010.F.1 has been used to apply an administrative Architectural Review process to production homes that exceed development of 20 homes, insofar as only 3 floor plans were proposed; and,

**WHEREAS**, the application of the Coachella Municipal Code Section 17.72.010.F.1 to large production home projects is contrary to the intent expressed in the Planning Commission staff report in April 20, 2016 of the administrative Architectural Review to apply to small projects ; and,

**WHEREAS**, the Planning Commission at their February 16, 2022 regular meeting considered the interpretation of Coachella Municipal Code Section 17.72.010.F.1 as presented by the Development Services Director that the Section should only allow for administrative Architectural Review for the proposed construction of 3 individual single family homes and not be used to apply to production home developments that propose the construction of more than 3 single family residences; and,

**WHEREAS**, the Planning Commission at their February 16, 2022 regular meeting requested that staff prepare a Planning Commission Resolution that concurs with the interpretation presented by the Development Services Director.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby request that Planning Division staff prepare a zoning ordinance amendment that clarifies the administrative Architectural Review decision-making authority and approves the Interpretation of Coachella Municipal Code Section 17.72.010.F.1 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.

**PASSED APPROVED and ADOPTED** this 7<sup>th</sup> day of March 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Stephanie Virgen  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2022-04 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 2<sup>nd</sup> day of March 2022 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary