

RESOLUTION NO. PC2026-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADD A NEW CHAPTER 17.120 TO THE COACHELLA MUNICIPAL CODE ESTABLISHING PROCEDURES FOR EXPEDITED PERMIT PROCESSING OF ELECTRIC VEHICLE CHARGING SYSTEMS WITHIN THE CITY OF COACHELLA

WHEREAS, the State of California has established a policy to promote and encourage the use of electric vehicles and electric vehicle charging infrastructure and to remove unreasonable barriers to the installation of electric vehicle charging stations; and

WHEREAS, California Government Code Section 65850.7 requires cities and counties to administratively approve applications to install electric vehicle (“EV”) charging stations through the issuance of a building permit or similar nondiscretionary permit and requires local agencies to establish an expedited, streamlined permitting process for such installations; and

WHEREAS, the State of California adopted Assembly Bill (“AB”) 1236 and its companion AB 970, which mandate “by-right” administrative approval and strict timelines for local review to reduce barriers to EV charging infrastructure installations; and

WHEREAS, AB 1236 requires every city and county in California to adopt an expedited and streamlined permitting process for EV charging stations to support broader EV deployment goals; and

WHEREAS, AB 970 builds on California’s earlier EV charging permit streamlining law (AB 1236) by establishing specific deadlines for local jurisdictions to process electric vehicle charging station permit applications and tying automatic application approval to jurisdiction inaction; and

WHEREAS, California Government Code Section 65850.71 establishes mandatory timelines for determining the completeness and approval of applications for electric vehicle charging stations; and

WHEREAS, in developing this Ordinance, the City has consulted with the Riverside County Fire Department and Imperial Irrigation District, as applicable, consistent with Government Code section 65850.7; and

WHEREAS, the City is concerned that an overconcentration of large-scale electric-vehicle charging stations within particular areas of the City could create cumulative impacts on surrounding land uses, including increased vehicle and truck traffic, queuing, noise, lighting and glare, electrical-grid demand, public safety, and the availability of land for other commercial and industrial uses, and therefore finds it necessary to establish reasonable, objective siting and

development standards that address those impacts while remaining consistent with applicable state law; and

WHEREAS, the City Council of the City of Coachella adopted Urgency Ordinance No. 1239 on October 14, 2026, and by a vote of 5 to 0 added Chapter 17.120 to the Coachella Municipal Code establishing procedures for expedited permit processing of electric vehicle charging systems within the City of Coachella, protecting public health and safety and ensuring compliance with applicable building, electrical, accessibility, and fire safety standards; and

WHEREAS, on October 21, 2026, the Planning Commission held a duly noticed public hearing to consider Ordinance No. 1240, attached as Exhibit “A,” during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and

WHEREAS, all prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS.

The Planning Commission hereby finds that all of the foregoing recitals presented herewith are true and correct and are hereby incorporated and adopted as findings of the Planning Commission.

SECTION 2. FINDINGS.

The Planning Commission of the City of Coachella hereby adopts this Resolution based on the following findings:

- A. General Plan Consistency. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the staff report, the Planning Commission hereby finds and determines that the proposed Ordinance is consistent with the goals and policies of the City of Coachella General Plan and is reasonably related to the public welfare of the citizens of the City and surrounding regions. Specifically, the provisions of this Ordinance promote the use of electric vehicles by allowing electric vehicle charging stations to be approved administratively in the City to be consistent with California Government Code section 65850.7. Permitting these types of uses within the City of Coachella furthers the City’s goals and policies as set forth in the City of Coachella General Plan, specifically:
 - a. General Plan Elements: Permitting electric vehicle charging stations in the City with specific objective development standards is consistent with the goals and policies of the City of Coachella Sustainability and Natural Environment Element, specifically:
 - i. GHG reduction incentives. Periodically review fee structures for

potential opportunities to provide financial and administrative incentives to support installation of renewable energy generators, energy efficiency measures, land use patterns, and other measures that reduce greenhouse gas emissions.

- ii. Municipal operations. Conduct city operations and institutionalize practices that reduce municipal greenhouse gas (GHG) emissions and lead the community in reducing GHG emissions.
 - iii. Existing GHG emissions. Work with community members and businesses to support their efforts to reduce greenhouse gas emissions.
- b. Finally, the Planning Commission finds the proposed Ordinance to permit electric vehicle charging stations by-right is reasonably related to the public welfare of the citizens of the City and surrounding region; more specifically, the proposed Ordinance includes appropriate development standards to ensure that the permitted stations meet all City public health and safety standards including Building and Safety Codes.

SECTION 3. RECOMMENDATION TO THE CITY COUNCIL.

Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the finding made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt and Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ADDING A NEW CHAPTER 17.120 TO THE COACHELLA MUNICIPAL CODE ESTABLISHING PROCEDURES FOR EXPEDITED PERMIT PROCESSING OF ELECTRIC VEHICLE CHARGING SYSTEMS WITHIN THE CITY OF COACHELLA” which is attached as Exhibit “A.”

SECTION 4. CEQA DETERMINATION.

The Planning Commission finds that this Ordinance is not a project subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections, 15060(c)(2), and 15060(c)(3), because the Ordinance establishes administrative permitting procedures and it will not result in a direct or reasonably foreseeable indirect physical change in the environment. In the alternative, adoption of this Ordinance is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that the Ordinance itself will not have a significant effect on the environment.

Individual applications processed through a building permit or similar nondiscretionary permit are ministerial and are not subject to CEQA. Any discretionary use permit required under California Government Code Section 65850.7 shall remain subject to CEQA to the extent required by law.

SECTION 5. CUSTODIAN OF RECORDS.

The documents and materials that constitute the record of proceedings on which these findings are

based are located at Coachella Civic Center. The City Clerk is the custodian of the record of proceedings.

SECTION 6. EXECUTION OF RESOLUTION.

The Planning Commission Chair shall sign this Resolution, and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

I hereby certify that the foregoing Ordinance was **PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Coachella on the 21st day of October, 2026.

Eva Lara
Planning Commission Chair

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

BB&K, CITY ATTORNEY

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1240 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 21st day of October 2026 by the following vote of Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary