



Memo

May 31, 2023

To: Gabriel Perez, City of Coachella

From: Simran Malhotra and Melissa Stark, Raimi Associates

Subject: **Summary of Recommended Changes to the Zoning Code and General Plan based on Public Input**

The following memo summarizes recommended changes to the Coachella Public Draft Zoning Code and recommended amendments to the General Plan based on recent public feedback and staff-directed clean up items:

Public Utility Facilities (City-initiated)

- Add definition for Public Utility Facilities (City-initiated) in Chapter 17.06 Definitions.
- **Staff Recommendation:** Allow as primary use in all zones.

Chapter 17.08 Zoning Districts Designated

- Add language regarding maintaining consistency with the Airport Land Use Compatibility (ALUC) Plan for the Jacqueline Cochran Regional Airport.

Chapter 17.14 G-N General Neighborhood Zone - Setbacks

- **Staff Recommendation:** Reduce front setback requirements for multifamily housing types to 10 feet (from 15 feet) to better align with the Draft Objective Design Standards.

Chapter 17.15 U-N General Neighborhood Zone – Primary Uses

(51-996 Tyler Street)

- **Request:** Allow day care uses, corporate office and regional cooking service in Urban Neighborhood (U-N) to allow for existing uses
- **Staff Recommendation:**
 - Amend the code to allow commercial daycare facilities in Urban Neighborhood (U-N) zone.
 - Allow existing single family uses to continue as permitted use.



Chapter 17.15 U-E Urban Employment Zone – Primary Uses

- **Request:** Allow day care uses, corporate office and regional cooking service in Urban Employment (U-E) to allow for existing uses.
- **Staff Recommendation:**
 - Amend the code to allow commercial daycare facilities in Urban Employment (U-E) zone.
 - Add language regarding consistency with the ALUC Plan for Jacqueline Cochran Regional Airport.

85-220 Avenue 50

- **Request:** Allow legacy multi-tenant uses on the property as a right of use instead of making these uses non-conforming. Current uses on this property include a variety of manufacturing service-related uses.
- Also, request that the M-S zone allow towing/impound as a permitted use.
- **Staff Recommendation:** Add following language to **17.16.020.C. Conditional Uses for Urban Employment zone:**
- 5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be permitted to continue as a permitted use without obtaining a conditional use permit.
- No recommendation re. towing/impound.

Chapter 17.24 Neighborhood Commercial Zone – Primary Uses

- **Staff Recommendation:**
 - Allow existing single family uses to continue as permitted use.

Chapter 17.30 M-S Manufacturing Service Zone

- **Request:** Do not limit RV Storage Uses to 15% of the zone. Instead allow staff to decide appropriate locations where these should be allowed.
- **Options for Planning Commission to consider:**
 - Maintain current requirement.
 - Make it more restrictive – reduce to 10%. (*Economic Development Subcommittee is considering making this requirement more restrictive for RV storage and mini-storage.*)
 - Another option is to limit these uses on parcels that do not front on the major arterials.



Chapter 17.32 M-H Heavy Industrial Zone

- **Staff Recommendation:**
 - Add language regarding consistency with the ALUC Plan for Jacqueline Cochran Regional Airport.

Chapter 17.60 Development Standards

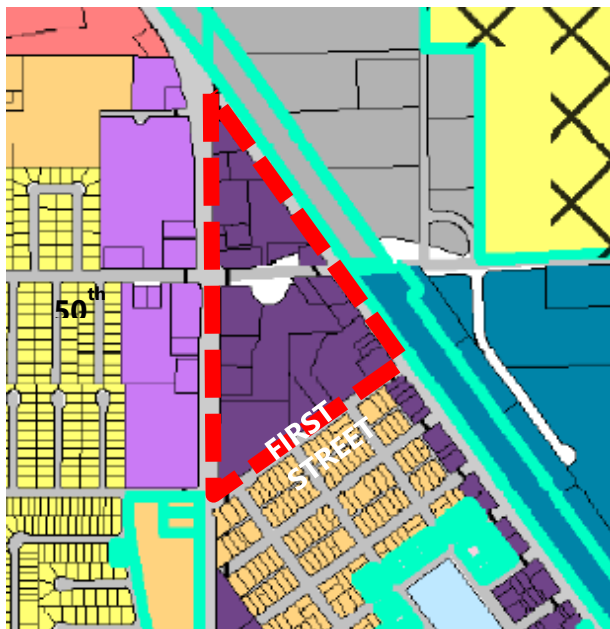
- **Staff Recommendation:**
 - Clean up language re. lot widths.

MAP CHANGES

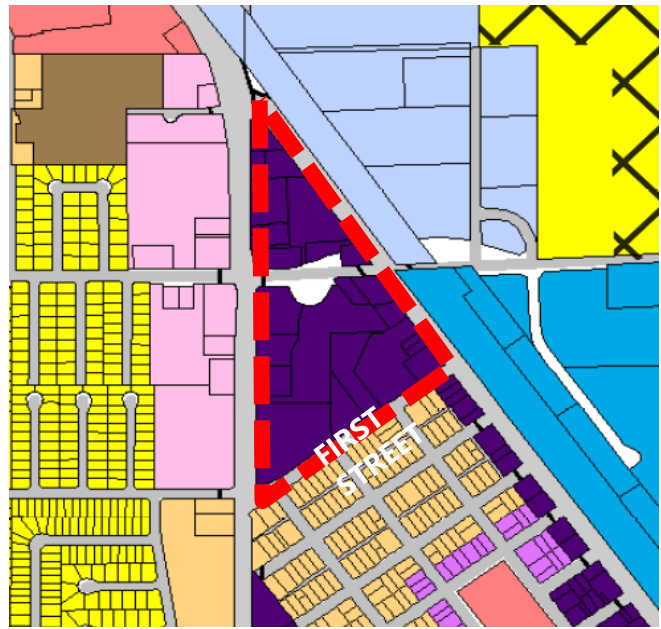
Fountainhead Plaza

- **Request:** Allow auto-oriented uses in this part of the Downtown center (GPLU) and DT-PV zone.
- **Staff Recommendations:** Change the GPLU and Zoning to Urban Employment to better reflect current and proposed uses in this area.
 - Current GPLU – Downtown Center
 - Recommended GPLU – Urban Employment
 - Draft Zone – Downtown (DT-PV)
 - Recommended Zone – Urban Employment (U-E)

General Plan Land Use



Draft Zoning

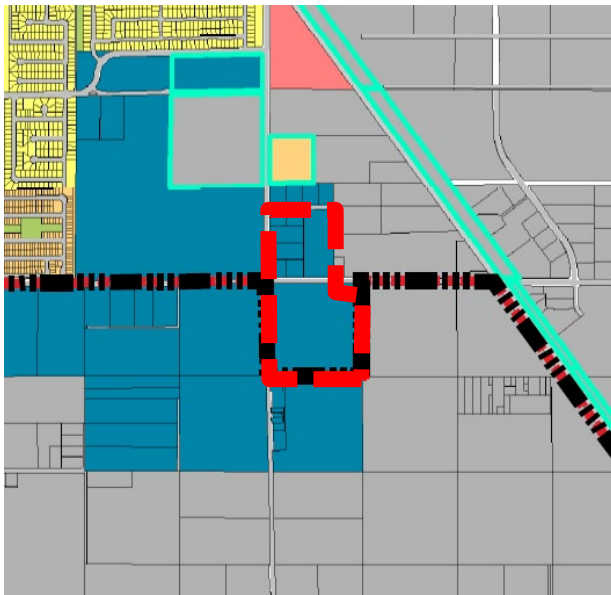




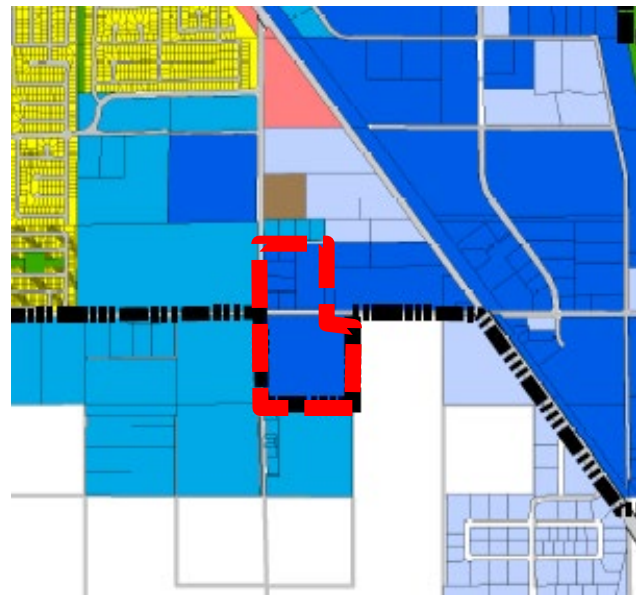
Tyler Street/54th Avenue

- **Staff Recommendations:** Recommend clean up change related to General Plan consistency.
 - Draft Zone – Heavy Industrial
 - General Plan – Urban Employment
 - Recommended Zone – Urban Employment

General Plan Land Use



Draft Zoning

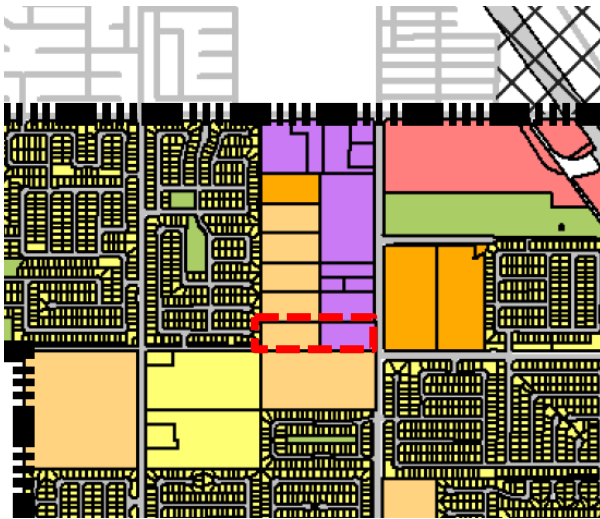




Van Buren and 49th Avenue

- **Staff Recommendations:** Recommend clean up change related to General Plan consistency.
 - Draft Zone – General Neighborhood
 - General Plan – split General Neighborhood and Neighborhood Center
 - Recommendation - split General Neighborhood and Neighborhood Center

General Plan Land Use



Draft Zoning

