



STAFF REPORT
12/8/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Ordinance No. 1190 (Zoning Ordinance Amendment 21-03) amending Sections 17.72.010 and 17.74.050 of Title 17 (ZONING) of the Coachella Municipal Code to regulate time extension requests for Architectural Review and Conditional Use Permits (2nd Reading).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1190, amending Sections 17.72.010 and 17.74.050 of the Coachella Municipal Code to regulate time extensions for Architectural Review and Conditional Use Permits.

BACKGROUND/DISCUSSION:

On November 10, 2021 the City Council introduced for first reading, by title only, the attached Ordinance No. 1190. The ordinance would eliminate retroactive extensions for Architectural Reviews (AR) and Conditional Use Permits (CUPs). The Planning Commission recommended that the City Council adopt Ordinance 1190 at their regular meeting of October 6, 2021.

The City's Zoning Code allows ARs and CUPs to be valid for 12 months, unless the owner obtains building permits and pursues construction of the project diligently. A time extension may be approved by the Planning Commission for up to three 12-month increments if the owner submits a timely request with justification and a filing fee. The Code further states that a project proponent may request a time extension "after the expiration date" of the Architectural Review or Conditional Use Permit if the owner pays "double the fee amount" for the time extension. The proposed ordinance to eliminate retroactive extensions does not change the City's authority to grant time extensions for ARs and CUPs if the applicant requests the time extension prior to permit expiration.

ALTERNATIVES:

1. Adopt Ordinance No. 1190 (Second Reading)
2. Take no action.
3. Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Ordinance No. 1190 (Zoning Ordinance Amendment 21-03) – 2nd Reading - Amending Title 17 for Conditional Use Permit and Architectural Review Expirations