



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members  
**FROM:** Gabriel Perez, Development Services Director  
**SUBJECT:** B-4 Ranch Change of Zone Project

Ordinance No. 1183 (Change of Zone 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. (*2<sup>nd</sup> Reading*)

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 1183 approving Change of Zone No. 20-07 for the B-4 Ranch Change of Zone Project.

**BACKGROUND:**

On June 9, 2021 the City Council introduced for first reading, by title only, the attached Ordinance No. 1183, for the B-4 Ranch Change of Zone project (“Project”), a City initiated Change of Zone from the existing Single Family Residential (R-S) and Multiple Family Residential (R-M) designations to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres north of Avenue 52, and west and east of Education Way (APN: 763-060-048)..

The Change of Zone will help create adequate zoning capacity to meet the City’s 5th Cycle Regional Housing Needs Allocation (RHNA), consistent with the adopted Housing Element and General Plan. It will also allow a mixture of housing types available to all residents including market rate housing and affordable housing. The Project proposes a Change of Zone only, no development plans are proposed at this time for the property.

**DISCUSSION/ANALYSIS:**

The City of Coachella initiated Change of Zone No. 20-07 at the request of the State of California – Department of Housing and Community Development (HCD) pursuant to a mandatory re-zoning effort called out in the City’s Housing Element. The Change of Zone’s main purpose is to create

additional “development ready” multifamily residential zoning to accommodate the City’s Regional Housing Needs Allocation (RHNA) from the 5<sup>th</sup> Cycle carryover which is required to be completed as part of the City’s 2013-2021 Housing Element. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The rezoning is anticipated to allow for the development of approximately 1,314 dwelling units as shown below in Table 4, Potential Project Units. The project would help create adequate zoning capacity to meet the City’s 5th Cycle RHNA Allocation consistent with the adopted Housing Element and General Plan.

The Change of Zone will re-designate the property as shown below in Table 1:

**Table 1: Current and Proposed Zoning**

<b>Current Zoning</b>
<ul style="list-style-type: none"> <li>• Residential Single Family (R-S)</li> <li>• Residential Multiple Family (R-M)</li> </ul>
<b>Proposed Zoning</b>
<ul style="list-style-type: none"> <li>• Residential Multiple Family (R-M) - General: 20-25 Du./Ac.</li> <li>• Residential Multiple Family (R-M) - Urban: 20-38 Du./Ac.</li> <li>• Neighborhood Commercial (C-N)</li> </ul>

The proposed Change of Zone will allow for Multi-Family Residential and Commercial Neighborhood uses. The R-M and C-N zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities, including market rate housing, and related community services. The proposed zones are consistent with the project’s land use designations of Urban Neighborhood and Neighborhood Center, established by the Coachella General Plan Update (CGPU) and therefore a General Plan Amendment is not needed for this project.

**FISCAL IMPACT:**

None.

**ALTERNATIVES:**

1. Adopt Ordinance No. 1183 (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.