

**ORDINANCE NO. 1208**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 22-05 THAT PROPOSES TO ADD THE PUD (PLANNED UNIT OVERLAY ZONE TO THE EXISTING G-N (GENERAL NEIGHBORHOOD) ZONE AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED SOUTH OF AVENUE 50, NORTH OF AVENUE 51, WEST OF VAN BUREN STREET, THE PULTE GROUP, APPLICANT.**

**WHEREAS**, in September 2022 the Pulte Group filed an application for Change of Zone 22-05 to change the zoning on 39 acres located south of Avenue 50, north of Avenue 51 and west of Van Buren Street from G-N (General Neighborhood) to G-N (General Neighborhood-Planned Unit Overlay zone, (G-N-PUD) APN #'s 779-280-002 AND 779-320-001, and,

**WHEREAS**, the City has processed Change of Zone 22-05 pursuant to the Coachella Municipal Code, the California Government Code, including a tribal consultation review period, and the California Environmental Quality Act of 1970 as amended; and,

**WHEREAS**, on October 18, 2023, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing on the proposed project and recommended to the City Council approval of Change of Zone 22-05 adopting the recommended findings and staff recommendations; and,

**WHEREAS**, the City Council of the City of Coachella finds that the applicant's request for Change of Zone 22-05 is internally consistent with the overall goals, objectives, policies and implementation measures of the Coachella General Plan 2035.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 22-05 Map marked "Exhibit A" from G-N (General-Neighborhood) to General Neighborhood-Planned Unit Overlay (GN-PUD) Zone on property located on property located south of Avenue 50, north of Avenue 51, west of Van Buren Street with the findings listed below:

**Findings for Change of Zone 22-05:**

1. The proposed change of zone is consistent with the intent and purpose of the City's General Plan in that the proposed General Neighborhood-Planned Unit Overlay zone (GN-PUD) allows the development of the proposed project that is in keeping with the goals and policies of the General Plan. The future uses permitted in the G-N-PUD zone are compatible with the surrounding areas and the levels of traffic characteristic of roads such as Van Buren Street, Avenue 50 and Avenue 51.
2. The proposed change of zone is consistent with the intent and purposes of the GN-PUD zoning

district in that the proposed project will provide for a single-family home development consistent with the General Plan.

**Section 2. SEVERABILITY**

The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

**Section 3. EFFECTIVE DATE**

This ordinance shall take effect thirty (30) days after its second reading by the City Council.

**Section 4. CERTIFICATION**

The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

PASSED AND APPROVED at a special meeting of the City Council of the City of Coachella this 8<sup>th</sup> day of November 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Steven Hernandez  
Mayor  
City of Coachella

ATTEST:

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Angela M. Zepeda, City Clerk  
City of Coachella

APPROVED AS TO FORM:



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Carlos L. Campos, City Attorney  
City of Coachella

“Exhibit A”  
ORDINANCE NO. 1208

**TENTATIVE TRACT NO. 38557**  
PULTE HOMES - SEVILLA II  
CZ NO. 22-05 CHANGE OF ZONE EXHIBIT  
COACHELLA, CALIFORNIA



-  EXISTING ZONING; GENERAL NEIGHBORHOOD
-  PROPOSED ZONING; GENERAL NEIGHBORHOOD - PUD

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