

ORDINANCE NO. 1193

AN ORDINANCE OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CHANGE OF ZONE NO. 22-01, A ZONING RECLASSIFICATION FROM C-G (GENERAL COMMERCIAL) TO CG-PUD (GENERAL COMMERCIAL - PLANNED UNIT DEVELOPMENT), FOR A 2.8-ACRE VACANT SITE, LOCATED ON THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE, (APN 778-081-003 AND 778-081-001). CHELSEA INVESTMENT CORPORATION, APPLICANT.

WHEREAS, Chelsea Investment Corporation (applicant) has filed an application for Change of Zone (CZ 22-01), to allow for a change of Zone on approximately 2.8 acres vacant site located on the northeast corner of Cesar Chavez Street and Bagdad Avenue; and

WHEREAS, a public hearing was held to consider Change of Zone No. 22-01 at a regular Planning Commission meeting, on April 6, 2022 in the Council Chambers, 1515 Sixth Street, Coachella, California; and

WHEREAS, the public hearing was advertised according to State statutes and the Coachella Municipal Code and the applicant and the public were afforded an opportunity to testify at the Planning Commission hearing, and

WHEREAS, the proposed change is in conformity with the City's General Plan and appropriate for the affected subject site, and not likely to be detrimental to the adjacent properties or residents; and

WHEREAS, the proposed change will have no significant deleterious effect on the environment; and

WHEREAS, The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "In-Fill Development" project (CEQA Guidelines, Section 15332) and the CEQA Guidelines of 1970, as amended; and

WHEREAS, the proposed change could not adversely affect the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the City Council hereby ordains approval of Change of Zone No. 22-01, a zoning reclassification from C-G (General Commercial) to CG-PUD (General Commercial-Planned Unit Development) for 2.8 acres of vacant land located on the northeast corner of Cesar Chavez Street and Bagdad Avenue subject to the findings listed below, the Conditions of Approval in "Exhibit A" and Change of Zone exhibit of "Exhibit B."

Findings for Change of Zone No. 22-01:

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site is within the City's Downtown Center land use designation and abuts Cesar Chavez Street, between 6th Street and Bagdad Avenue. Cesar Chavez Street is designated as a Major Roadway with a bicycle lane. The re-zoning of the property will allow for new affordable, high density residential, which will promote the City's long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG.
2. The proposed change of zone is consistent with the intent and purpose of the City's General Plan in that the proposed CG-PUD zoning would allow future high-density multi-family residential projects and a potential transit hub, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan which designates the subject property as a Downtown Center. The proposed CG-PUD zoning is a conforming zone in the Downtown Center General Plan land use designation.
3. The proposed change of zone is consistent with the Zoning Code Planned Unit Development regulations that allow developers to propose design guidelines, development standards and uses. The C-G, General Commercial zone, primarily allows for commercial development and the proposed Planned Unit Development would allow for mixed-used development at residential densities permitted under the Coachella General Plan 2035.

PASSED, APPROVED and ADOPTED this 8th day of June 2022.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1193 was duly and regularly introduced at a meeting of the City Council on the 11th day of May 2022, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 8th day of June 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

EXHIBIT A
Change of Zone 22-01
Ordinance No. 1193
Conditions of Approval

1. The site will include a “General Commercial Planned Unit Development (C-G PUD)” with a Tentative Zone Change Classification (T) pursuant to requirement of Zoning Ordinance Chapter 17.42 Temporary Classification Zone until development conditions of approval under CUP No. 351 and AR No. 22-04 are completed.
2. The site will revert to a “Downtown Center PUD” classification upon completion of the City’s Zoning Consistency Update.

EXHIBIT B
Change of Zone 22-01
Ordinance No. 1193
Change of Zone Exhibit

