

ORDINANCE NO. 1210

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 24-01 THAT PROPOSES TO ADD THE PUD (PLANNED UNIT OVERLAY ZONE TO THE EXISTING R-C (REGIONAL COMMERCIAL) 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, Joseph Rivani of Global Investment and Development filed applications on a vacant 19.2 acre project site located west of Van Buren Street, south of Avenue 51 and north of Avenue 52 (APN #'s 779-360-001); and,

WHEREAS, the City has processed Change of Zone 24-01 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 April 17, 2024, the Planning Commission conducted a duly noticed public hearing on Change of Zone No. 24-01 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, the City Council of the City of Coachella finds that the applicant's request for Change of Zone No. 24-01 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 24-01 Map marked "Exhibit A" from R-C (Regional Commercial) to Regional Commercial-Planned Unit Overlay (R-C-PUD) Zone on property located on property located west of Van Buren Street, south of Avenue 51 and north of Avenue 52 with the findings listed below:

Findings for Change of Zone 24-01:

1. The proposed change of zone is consistent with the intent and purpose of the City's General Plan in that the proposed Regional Commercial-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 R-C-PUD zone are compatible with the surrounding areas and the levels of traffic characteristic of roads such as Van Buren Street, Avenue 51 and Avenue 52. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for high density residential development with a predominance of small-lot, single-family residential neighborhoods.

2. The proposed change of zone is consistent with the intent and purposes of the R-C-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, APPROVED and ADOPTED this 12th day of June 2024.

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. 1210 was duly and regularly introduced at a meeting of the City Council on the 8th day of May 2024, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 12th day of June 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk