



**STAFF REPORT**  
**3/3/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director  
Heraclio Pimentel, BB&K City Attorney

**SUBJECT:** Ordinance No. 1176 (ZOA 21-02) An Ordinance of the City Council of the City of Coachella, California, Amending Sections 16.12.110 and 17.70.050 of the Municipal Code Regarding Notices of Public Hearing Related to Tentative Subdivision Maps and the Processing of Applications on Planning and Zoning Matters. City – Initiated.

---

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission review and consider the following Ordinance and recommend to the City Council approval of the attached draft ordinance described below:

ORDINANCE NO. 1176. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTIONS 16.12.110 AND 17.70.050 OF THE MUNICIPAL CODE REGARDING NOTICES OF PUBLIC HEARING RELATED TO TENTATIVE SUBDIVISION MAPS AND THE PROCESSING OF APPLICATIONS ON PLANNING AND ZONING MATTERS.

**BACKGROUND:**

Section 16.12.110 of the Coachella Municipal Code requires that all tentative subdivision maps be reviewed by both the planning commission and city council at a duly noticed public hearing. Such notices are to be mailed and posted on the subject property. Notice is mailed to the subdivider and all property owners within 300 feet of the exterior boundary of the subject property. Section 16.12.110, subdivision D, provides that any interested person may appear at the hearing and shall be heard.

Similarly, Section 17.70.50 provides for public hearings to receive original evidence or testimony in relation to applications to initiate consideration of planning and zoning matters. Subdivision F of Section 17.70.50 requires such a public hearing to be noticed. Among the parties to be notified are adjacent property owners of the subject property, owners of property within a 300 foot radius from the subject property, and other persons who have requested notice.

**DISCUSSION:**

Currently, the majority of public hearing notices required by Sections 16.12.110 and 17.70.50 are provided in English only. The proposed amendments to Sections 16.12.110 and 17.70.50 would require written public notices provided under those sections to be provided in both the English and Spanish languages or in such other language as may be required by law. The amendments also include provisions upholding the validity of such notices should they happen to be provided in English only.

**ALTERNATIVES:**

- 1) Recommend approval of Ordinance No. 1176 as presented.
- 2) Recommend approval of Ordinance No. 1176 with amendments.
- 3) Recommend denial of Ordinance No. 1176.
- 4) Continue this item and provide staff with direction.

Attachments: Draft Ordinance No. 1176