



STAFF REPORT
4/14/2021

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1179 Amending Section 16.12.110, Subsection B, of the Coachella Municipal Code to Require that Subdividers Post On-Site Notices of Public Hearing and to Provide Uniform Posting Standards. City-Initiated.
(1st Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council introduce for first reading, by title only, Ordinance No. 1179 to Amend Section 16.12.110, Subsection B, of the Coachella Municipal Code to Require that Subdividers Post On-Site Notices of Public Hearing and to Provide Uniform Posting Standards.

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. Subsection B of section 16.12.110 requires an agent of the city planner to post notices of the public hearing not less than 10 days before the public hearing. Subsection B requires at least three notices to be posted, not more than 300 feet apart, in front of each block or part of a block effected by the public hearing.

DISCUSSION:

Section 16.12.110, subsection B, currently places the posting requirement on an agent of the city planner. Section 16.12.110, subsection B, as written, also provides no standards as to the contents of the notices, the sizing of the notices, or the manner of posting. The proposed amendments would shift the on-site posting requirement to the subdivider and provide uniform, detailed, and clear posting requirements, including the manner of posting, content of notices, duration of notices, a proof of posting requirement, and a notice that failure to post notices or comply with the subsection may result in the delay of the public hearing. The amendments provide flexibility for the planning director to deviate from the posting requirements and set other requirements, such as font size, style, and notice color, in order to meet the intent of the notice provision. Finally, the amendment clarifies that the subdivider is responsible for the costs associated with the sign posting requirements.

ALTERNATIVES:

- 1) Introduce for first reading, by title only, the attached Ordinance No. 1179 Amending Section 16.12.110, Subsection B, of the Municipal Code to Require that Subdividers Post On-Site Notices of Public Hearing and to Provide Uniform Posting Standards.
- 2) Introduce for first reading, by title only, the attached Ordinance No. 1179, with modifications.
- 3) Continue this item and provide staff with direction.

FISCAL IMPACTS

There are no fiscal impacts associated with amending the posting requirements for subdivision projects, in that the Ordinance merely changes the method and responsibility for posting public notices.

Attachments: Ordinance No. 1179 (*1st Reading*)