

RESOLUTION NO. PC2025-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 (“ZONING”) OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY’S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW. CITY-INITIATED.

WHEREAS, on September 28, 2021, City planning staff prepared and submitted to the California Department of Housing and Community Development (“HCD”) a first draft of the 6th Cycle Housing Element to the City’s General Plan pursuant to State housing law; and

WHEREAS, on November, 24, 2021, HCD responded by indicating that revisions were necessary to the draft 6th Cycle Housing Element to bring it into compliance with State housing law; and

WHEREAS, throughout 2022 and 2023, the City and HCD exchanged revised drafts and correspondence regarding the draft 6th Cycle Housing Element in an effort to bring it into compliance with State housing law; and

WHEREAS, on September 13, 2023, the Coachella City Council adopted the 6th Cycle Housing Element as part of a General Plan Amendment; and

WHEREAS, on December 1, 2023, HCD informed the City that the revised wording of the 6th Cycle Housing Element now met the requirements of State housing law, but that HCD could not find it to be in full compliance with State housing law until the City had completed the required rezoning of land within the City to allow certain affordable housing in order to implement the new Housing Element; and

WHEREAS, this Ordinance is intended to implement the new 6th Cycle Housing Element by making certain affordable housing developments permitted uses as of right in the Urban-Employment (U-E), Downtown-Pueblo Viejo/Downtown-Transitional (DT-PV/TR-PV), and Neighborhood Commercial (C-N) zones within the City, as well as amending certain height and density standards to permit such affordable housing to be developed; and

WHEREAS, at a duly noticed public hearing held on July 2, 2025, the City of Coachella Planning Commission recommended that the City Council approve this Ordinance; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 (“ZONING”) OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY’S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW” which is attached hereto as Exhibit “A.”

SECTION 3. Compliance with the California Environmental Quality Act. This Ordinance is a “project” subject to the California Environmental Quality Act (CEQA). On September 13, 2023 the Coachella City Council adopted an Environmental Impact Report (EIR) when it adopted the 6th Cycle Housing Element, which analyzed the significant environmental impacts resulting from adoption of the new Housing Element. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the analysis contained in the EIR remains sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly changed since adoption of the Housing Element and the EIR. Therefore, no further environmental analysis of this Ordinance is required under CEQA. .

SECTION 4. General Plan Consistency. The Planning Commission finds that the amendments to the Coachella Municipal Code proposed by the above referenced ordinance are consistent with and implement the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public. The Housing Element Update is the City’s document for meeting future housing needs, including housing affordable to lower income households. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. The 2021-2029 Housing Element update is a response to the State of California’s mandate of requiring a Housing Element within every General Plan, and periodic updates.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. City Clerk is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 2nd day of July, 2025.

Isela Murillo,
Planning Commission Chair

ATTEST:

Kendra Reif, Planning Commission Secretary

APPROVED AS TO FORM:

BB&K, City Attorney

I, Kendra Reif, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 2nd day of July, 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary