



**STAFF REPORT**  
**4/13/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Authorize the City Manager to execute Professional Services Agreement with Raimi + Associates for Professional Planning Consultant Services for the Zoning Consistency Update.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council authorize the City Manager to execute the attached Professional Services Agreement with Raimi + Associates for the Zoning Consistency Update.

**BACKGROUND:**

The City Council adopted the Coachella General Plan 2035 on April 22, 2015 that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella. The General Plan 2035 also included a new adopted General Plan Land Use Map and a Zoning Consistency Analysis that calls for the establishment of six (6) new zoning districts that currently do not exist in the City's Official Zoning Map as follows:

- Neighborhood General Zone
- Urban Neighborhood Zone
- Downtown Center Zone
- Urban Employment Zone
- Regional Retail Zone
- Resort Zone

Many of the existing zoning districts are inconsistent with the General Plan Land Use Map, thereby creating a lack of regulatory clarity and hardship for residents, businesses and developers to establish new businesses or develop their properties. In many instances, planning staff must communicate with potential applicants that the proper zoning district does not exist when they consult with staff about potential development projects or businesses. The inconsistent zoning has also required the City to apply State grant funding for professional services to complete focused zoning efforts to comply with the City's Housing Element.

The City Council adopted the Pueblo Viejo Implementation Strategy Plan on October 23, 2019 and in adopting Council Resolution 2019-59 Council requested that staff bring back General Plan Amendments, Zoning Amendments, and related environmental assessments that are necessary to implement the zoning districts drafted in the Strategy Plan. The Pueblo Viejo Plan identifies four (4) new zones that would be established in the Downtown. Since the zoning amendments have not occurred for the Pueblo Viejo District, projects such as the Pueblo Viejo Villas and Tripoli mixed-use project require planned unit development overlay zoning approvals from the Planning Commission and City Council.

Staff has identified the Zoning Consistency Update as a key City priority for completion by October 2022 to update the necessary zoning districts in compliance with the General Plan, Pueblo Viejo Implementation Strategy Plan, and Housing Element.

### **DISCUSSION/ANALYSIS:**

Attached to this staff report is a Professional Services Agreements for Raimi + Associates (“Consultant”) to assist with the Zoning Consistency Update in the amount of \$134,997 and an additional cost of \$14,854 for an Environmental Impact Report Addendum if warranted. The Consultant would prepare the update the Zoning Code text and Zoning Map as necessary for compliance with the General Plan 2035 and the Pueblo Viejo Implementation Strategy Plan. The Consultant would also assist with General Plan Map clean-up efforts that have been identified by staff as well as possibilities to consolidate zones. Staff believes the Consultant is the best qualified for this effort based such factors as the quality of the experience, deliverables and timeline identified in their proposal. The Consultant has previous experience with the City in the preparation of the General Plan 2035 and provided professional services for the General Plan efforts of Indio and Palm Desert. Raimi + Associates is qualified planning consultant on the City’s official list of qualified planning consultants.

### **ALTERNATIVES:**

1. Authorize the City Manager to execute a Professional Services Agreement with Raimi + Associates for the Zoning Consistency Update.
2. Continue this item and provide staff direction.

### **FISCAL IMPACT:**

The fiscal impact of the Zoning Consistency Update would be \$134,997. If it is determined that additional environmental review is necessary for this effort, an additional cost of \$14,854 would be required. Staff believes the expense of the Zoning Consistency Update is essential to remove barriers to development, affordable housing, and business opportunities in the City. This action would appropriate a maximum of \$149,851 in the City’s general fund.

### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as noted above.

Attachment:

1. Draft Professional Services Agreement (PSA) with Raimi + Associates
2. Zoning Consistency Update proposal – Raimi + Associates
3. Zoning Consistency Analysis