



**STAFF REPORT**  
**5/3/2023**

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

**FROM:** Gabriel Perez, Development Services Director  
Stephanie Tomaino, Contract Planner

**SUBJECT:** Joint City Council and Planning Commission Study Session – Discussion on Proposed Amendments to Title 17, Chapter 17.54 – Off-Street Parking and Loading

---

**STAFF RECOMMENDATION:**

Staff recommends that the City Council and Planning Commission provide direction with respect to specific amendments proposed to Chapter 17.54, Off-Street Parking and Loading, of the Zoning Ordinance.

**BACKGROUND:**

On December 14, 2022, the City Council initiated amendments to Coachella Municipal Code Title 17, Zoning (ZOA 22-09). The goals of the City-initiated Zoning Ordinance amendments were to modernize the Coachella Municipal Code, allow greater flexibility in development standards, improve aesthetics of commercial centers, streamline the development review process, and address new changes required by State Law. Planning Division staff identified a work program involving amendments to various Municipal Code sections, including parking standards.

**ANALYSIS:**

As part of the work program, staff reviewed Chapter 17.54, Off-Street Parking and Loading, of the Zoning Ordinance (Attachment 1) and compared existing regulations against the parking standards from surrounding Coachella Valley cities. Staff also reviewed alternative parking programs from cities in the Southern California region, such as applicant-initiated parking studies to potentially reduce parking requirements if warranted. Additionally, staff evaluated the merits of eliminating minimum parking requirements citywide.

Based on staff's research and evaluation, below is a menu of parking options that could be incorporated into the Zoning Ordinance amendments:

- 1) User-friendly changes to improve Code formatting and readability
- 2) Create parking standards for existing permitted uses
- 3) Create additional parking ratios for new, modern uses

- 4) Reduce some parking ratios based on review of surrounding cities
- 5) Allow large multi-tenant commercial centers to be parked at uniform ratio
- 6) Allow applicants to propose alternative standards for unique uses through a parking study
- 7) Incentive-based parking reduction program
- 8) Allow some shared parking requests to be approved administratively
- 9) Allow some off-site parking requests to be approved administratively
- 10) Allow valet and stacked parking to satisfy parking requirements
- 11) Eliminate minimum parking requirements in specific districts/zones
- 12) Allow applicants to request parking reductions

Additional information on each of the parking menu options is detailed in the PowerPoint presentation provided as Attachment 2. Alternatively, the City Council and Planning Commission may provide direction to eliminate minimum parking requirements citywide, which would negate the parking options above. A discussion on eliminating parking minimums is also provided in Attachment 2.

To assist the Study Session discussion, staff has categorized the options above into five (5) broader categories. The categories range from moderate (tier 1) to significant (tier 5) changes to the Zoning Ordinance.

<b>1</b>	User-friendly changes Parking standards for existing permitted uses Additional standards for new, modern uses
<b>2</b>	All of the above <u>AND</u> <ul style="list-style-type: none"> <li>• Reduce some parking ratios</li> <li>• Allow commercial centers to be parked at uniform ratio</li> <li>• Applicant-initiated parking studies to reduce requirements</li> </ul>
<b>3</b>	All of the above <u>AND</u> <ul style="list-style-type: none"> <li>• Incentive-based parking reduction program</li> <li>• Administrative approval of some shared parking requests</li> <li>• Administrative approval of some off-site parking requests</li> <li>• Valet and Stacked parking</li> </ul>
<b>4</b>	All of the above <u>AND</u> <ul style="list-style-type: none"> <li>• Eliminate parking requirements in specific districts/zones</li> <li>• Allow applicants to request parking reductions</li> </ul>
<b>5</b>	Eliminate all parking minimums citywide

Staff seeks direction from the City Council and Planning Commission on which specific parking menu options to incorporate into the Zoning Ordinance update.

**ATTACHMENTS:**

- 1) Existing Regulations: Title 17, Chapter 17.54, Off-Street Parking and Loading
- 2) Study Session PowerPoint Presentation