

ORDINANCE NO. 1198

AN ORDINANCE OF THE COACHELLA CITY COUNCIL APPROVING A CHANGE OF ZONE NO. 22-02 A ZONING RECLASSIFICATION FROM (M-H) HEAVY INDUSTRIAL TO URBAN EMPLOYMENT CENTER ON A 7.8 ACRE SITE (APN 763-400-016 AND 763-400-017) LOCATED NEAR THE SOUTHWEST CORNER OF INDUSTRIAL WAY AND AVENUE 52. CITY-INITIATED.

WHEREAS, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, the CGPU EIR considered buildout conditions of the Proposed Land Use Plan, which included the maximum buildout potential of a 7.8-acre site located near the southwest corner of Avenue 52 and Industrial Way (“Project Site”) under the “Industrial District” land use designation; and

WHEREAS, to facilitate the development of the City parcels, the City proposes a General Plan Amendment to change the land use designation of the 7.8-acre site from “Industrial District” to “Urban Employment Center” and a Change of Zone to reclassify the site from M-H, Heavy Industrial, to Urban Employment Center Zoning District (“Project”); and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

WHEREAS, based on that analysis, the City Council has concluded that approval of the Project does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

WHEREAS, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project’s proposed minor technical changes; and

WHEREAS, on July 26, 2022 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance; and,

WHEREAS, the City Council conducted a properly noticed public hearing on July 27, 2022 at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of staff, and other public testimony.

WHEREAS, the City Council carefully considered all information pertaining to the Project, including the staff report, and all of the information, evidence, and testimony presented at its public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, be it resolved that the City Council hereby ordains approval of Change of Zone No. 22-02, a zoning reclassification from M-H (Heavy Industrial) to Urban Employment Center for 7.8 acres of vacant land located near the southwest corner of Avenue 52 and Industrial Way subject to the findings listed below and Change of Zone exhibit of “Exhibit A.”

Findings for Change of Zone No. 22-02:

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site would be within the Urban Employment Center land use designation upon approval of General Plan Amendment 22-01. The re-zoning of the property would allow for new affordable, high density residential, which will promote the City’s long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG. The rezoning would also accommodate potential research and development, retail, education and professional office uses.
2. The proposed change of zone is consistent with the intent and purpose of the City’s General Plan in that the proposed Urban Employment Center zoning would allow future high-density multi-family residential, research and development, retail, education and professional office uses, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan, which upon approval of General Plan Amendment 22-01 designates the subject property as Urban Employment Center. The proposed Urban Employment Center zoning is a conforming zone in the Urban Employment Center General Plan land use designation. The subject site is located towards the northern end of General Plan Subarea 7 and the General Plan here encouraged uses to focus on office and research and development rather than the

southerly part of the Subarea 7 towards Avenue 54, where uses should be more industrial, warehouse and distribution.

PASSED, APPROVED and ADOPTED this 14th day of September 2022.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Ordinance No. 1198 was duly and regularly introduced at a meeting of the City Council on the 27th day of July 2022, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 14th day of September 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk