

ORDINANCE NO. 1143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING THE CITY-INITIATED CHANGE OF ZONE (CZ 18-10) FOR THE ZONA CENTRAL PROJECT FROM M-S (MANUFACTURING SERVICE) AND R-S (SINGLE FAMILY RESIDENTIAL) TO A MIXTURE OF MS-IP (MANUFACTURING SERVICE – INDUSTRIAL PARK), C-N (NEIGHBORHOOD COMMERCIAL), CN-PD (NEIGHBORHOOD COMMERCIAL - PLANNED DEVELOPMENT OVERLAY), R-M (MULTI-FAMILY RESIDENTIAL – GENERAL), R-M (MULTI-FAMILY RESIDENTIAL - URBAN), O-S (OPEN SPACE), AND OS-PF (OPEN SPACE - PUBLIC FACILITIES). PETER RABBIT FARMS, OWNER.

WHEREAS, The City of Coachella, Development Services Department initiated and filed an application for Change of Zone 18-10 on approximately 206 acres of land located south of Avenue 50 and west of Tyler Street; Assessor Parcel Numbers 778-030-07, -12, -14; 778-170-10, -11; 778-180-02, -03, -04; and 778-191-01, -02, -03 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-10 on October 2nd, 2019 in the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

WHEREAS, the landowner and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Proposed Project includes the following requests: Change of Zone (CZ 18-10) to bring properties into full compliance with the General Plan’s “Land Use and Community Character Element”; and,

WHEREAS, the General Plan’s Sub-Area 6 policies call for a combination district that includes elements of both employment and residential uses; and

WHEREAS, Prior to the approval of this Change of Zone (CZ 18-10), the project site contains only two zoning districts: M-S (Manufacturing Service) and R-S (Single Family Residential). Neither of these two zones provides the employment flexibility nor the variety of housing types envisioned by the General Plan; and

WHEREAS, to bring the site into compliance with the General Plan, and to comply with the City’s Housing Element re-zoning requirements, the City of Coachella Development Services with the consent of the Property Owner proposes to create the following Zoning Districts:

- MS-IP; Manufacturing Service – Industrial Park
- C-N; Neighborhood Commercial
- CN-PD; Neighborhood Commercial Planned Development (Mixed Use,

- Urban Employment Center)
- R-M; Residential, Multi-Family (General Neighborhood)
- R-M; Residential, Multi-Family (Urban Neighborhood)
- O-S; Open Space
- OS-PF; Open Space Public Facilities; and

WHEREAS, the Project is permitted pursuant to Chapter 17.80 of the Coachella Municipal Code, and the attendant application for a Change of Zone to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the City completed Environmental Assessment/Initial Study No. 18-04 for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and

WHEREAS, findings of the Initial Study indicated that the Proposed Project will not create any significant impacts to the environment; and

WHEREAS, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

WHEREAS, the City Council conducted a duly noticed public hearing on Change of Zone No. 18-01 on October 23, 2019 in the Council Chambers, 1515 Sixth Street, Coachella, California to consider staff recommendations and prior written and oral testimony regarding the project and wherein the public was given an opportunity to testify; and,

WHEREAS, a Negative Declaration was previously prepared and adopted for the Zona Central Project pursuant to the California Environmental Quality Act, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-10 Map marked "Exhibit A" from M-S (Manufacturing Service) and R-S (Single Family Residential) To Mixture MS-IP (Manufacturing Service – Industrial Park), C-N (Neighborhood Commercial), CN-PD (Neighborhood Commercial - Planned Development Overlay), R-M (Multi-Family Residential – General), R-M (Multi-Family Residential - Urban), O-S (Open Space), And OS-PF (Open Space - Public

Facilities) on approximately 206-acres of land located south of Avenue 50 and west of Tyler Street, with the findings listed below.

Findings for Change of Zone 18-10:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Urban Employment Center land use designation that is more specifically defined under the Subarea 6 – Downtown Expansion policies, that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Urban Employment Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.

2. The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The Project complies with applicable sections of the General Plan and Section 17.80 if the City of Coachella Municipal Code, notwithstanding the lack of on-site parking serving the building.

3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.

4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include industrial, commercial, and residential land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.

5. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project contained in the Negative Declaration, Initial Study, and administrative record. The Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

Section 2. SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its second reading by the City Council.

Section 4. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

PASSED, APPROVED and ADOPTED this 13th day of November 2019.

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. 1143 was duly and regularly introduced at a meeting of the City Council on the 23rd day of October 2019, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 13th day of November 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“Exhibit A”

Existing Zoning: M-S (Manufacturing Service) and R-S (Single Family Residential)

Proposed Zoning: Mixture MS-IP (Manufacturing Service – Industrial Park), C-N (Neighborhood Commercial), CN-PD (Neighborhood Commercial - Planned Development Overlay), R-M (Multi-Family Residential – General), R-M (Multi-Family Residential - Urban), O-S (Open Space), And OS-PF (Open Space - Public Facilities).

