



STAFF REPORT
9/25/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Ordinance No. 1213 (Zoning Ordinance Amendment No. 22-09) 2nd Reading to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses and development standards for the R-E, Residential Estate District, Chapter 17.12 of the Coachella Municipal Code. City-Initiated.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1213 to amend Coachella Municipal Code (C.M.C.) Chapter 17.12 to modify zoning district permitted uses and development standards for the Residential Estate District.

BACKGROUND:

Staff proposed amendments to Coachella Municipal Code chapters 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.24, 17.26, 17.28, 17.30, 17.38, 17.60, 17.70, 17.72, 17.76 and Adding Chapter 17.21 to modernize the Coachella Municipal Code, allow greater flexibility in development standards, improve aesthetics of residential neighborhoods and commercial centers, streamline the development review process, and establish performance standards for energy efficiency and heat island reduction. The Planning Commission recommended approval to the City Council of amendments to Chapter 17.12 only as Ordinance No. 1213 and requested that the amendments to the other Chapters be studied further in a Planning Commission study session.

DISCUSSION/ANALYSIS:

Planning staff prepared the following code amendments to the Coachella Municipal Code Chapter 17.12 to update the Residential Estate District to ensure agricultural uses are not considered a nonconforming use and allow for lodging uses that are consistent with the agricultural character of many properties that would be zoned Residential Estate. Lodging uses would require that agricultural production is maintained on-site consistent with the standards of the new Riverside County Rancho Ordinance including the preservation of date palms that are iconic representations of the City of Coachella and celebrate the City's unique agricultural heritage. The modifications to the R-E zone are outlined below.

R-E Residential Estate Chapter 17.12

- **Agricultural Uses.** Add existing commercial agricultural activity as a permitted use.
- **Lodging.** Permit bed and breakfast, hotel and resort in an agricultural setting subject to a CUP approval where forty percent (40%) of the property utilized for agricultural crops with twenty percent (20%) planted with date palms. Associated tourist-related uses such as conference facilities, gift shops, wellness spas, and recreational facilities may be approved with the CUP. (R-E zone only)
- **Perimeter Landscape Setback.** Established a 10-foot minimum perimeter landscape setback for residential developments and an average 20-foot perimeter landscape setback. This is a common setback for Coachella Valley cities. A shade standard of 30 percent of landscape area is required. (R-R Chapter 17.11, R-E Chapter 17.12, S-N, G-N zones only)
- **Animal Services.** Allow for pens and other shelter for domestic, noncommercial animals and pets, including specialty animal care and animal services as standalone uses with a Conditional Use Permit. This is a text change requested by the operators of the Loving All Animals establishment.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1213 (2nd Reading) to amend Coachella Municipal Code chapter 17.12 to amend zoning district permitted uses and development standards.
- 2) Continue this item and provide staff with direction.
- 3) Take no action.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.

Attachments:

1. Ordinance No. 1213 (2nd Reading) ZOA No. 22-09 Phase 1 Streamline Code Amendments
Exhibit A – Amendments to Code Chapter 17.12