

ORDINANCE NO. 1225

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 (“ZONING”) OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY’S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW.

WHEREAS, on September 28, 2021, City planning staff prepared and submitted to the California Department of Housing and Community Development (“HCD”) a first draft of the 6th Cycle Housing Element to the City’s General Plan pursuant to State housing law; and

WHEREAS, on November, 24, 2021, HCD responded by indicating that revisions were necessary to the draft 6th Cycle Housing Element to bring it into compliance with State housing law; and

WHEREAS, throughout 2022 and 2023, the City and HCD exchanged revised drafts and correspondence regarding the draft 6th Cycle Housing Element in an effort to bring it into compliance with State housing law; and

WHEREAS, on September 13, 2023, the Coachella City Council adopted the 6th Cycle Housing Element as part of a General Plan Amendment; and

WHEREAS, on December 1, 2023, HCD informed the City that the revised wording of the 6th Cycle Housing Element now met the requirements of State housing law, but that HCD could not find it to be in full compliance with State housing law until the City had completed the required rezoning of land within the City to allow certain affordable housing in order to implement the new Housing Element; and

WHEREAS, this Ordinance is intended to implement the new 6th Cycle Housing Element by making certain affordable housing developments permitted uses as of right in the Urban-Employment (U-E), Downtown-Pueblo Viejo/Downtown-Transitional (DT-PV/TR-PV), and Neighborhood Commercial (C-N) zones within the City, as well as amending certain height and density standards to permit such affordable housing to be developed; and

WHEREAS, at a duly noticed public hearing held on July 2, 2025, the City of Coachella Planning Commission recommended that the City Council approve this Ordinance; and

WHEREAS, at a duly noticed public hearing held on July 23, 2025, the Coachella City Council reviewed this Ordinance and, after considering all oral and written evidence in the record, introduced this Ordinance on July 23, 2025 and adopted it on July 23, 2025.

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

(Note: ~~strikeout~~ is deleted text and **bold underlined** is new text)

SECTION 1. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.16.020 of Chapter 17.16 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

“Title 17. ZONING

Chapter 17.16 – U-E URBAN EMPLOYMENT ZONE

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17.16.020 - Permitted uses.

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Office uses of all types, including but not limited to the following:
 - a. Medical and dental offices.
 - b. Administrative, business, executive and editorial.
 - c. Professional offices.
 - d. Financial, insurance, real estate offices, including banks and related institutions.
 - e. General offices.
2. Research and Development.
3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).
4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).
5. Artisan manufacturing/flex space.
6. Multi-family dwellings (5+ units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.

7. Public Utility Facilities (city-initiated).
8. Child nurseries, day care centers.
- 9. For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at <https://www.coachella.org/departments/community-development>.”**

SECTION 2. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.18.020 of Chapter 17.18 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

“Title 17. ZONING

**Chapter 17.18 – DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV
DOWNTOWN TRANSITION ZONES**

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17.18.020 - Permitted uses.

The following uses are permitted in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones, subject to all provisions of this chapter:

- A. Primary Uses.
 1. Retail
 - a) Antique dealers and shop.
 - b) Art dealers.
 - c) Art related retail - art and architecture supply shops and studios.
 - d) Beer and/or winemaking supply retail stores.
 - e) Bookstore.
 - f) Candle shops.

- g) Clothing and clothing accessories stores.
- h) Collectors' shops.
- i) Cosmetics, beauty supplies and perfume stores.
- j) Drugstores or retail pharmacies.
- k) Electronics and appliance stores.
- l) Flag and banner shops.
- m) Florist shops.
- n) Fruit and vegetable markets.
- o) Hardware stores.
- p) Health and personal care stores.
- q) Home furnishing stores.
- r) Jewelry, luggage, and leather goods stores.
- s) Meat, fish, and seafood markets (No on-site slaughtering).
- t) Office machinery and equipment rental and leasing.
- u) Office supplies, stationery, and gift stores.
- v) Home security equipment stores.
- w) Optical goods stores.
- x) Other building materials dealers or retail stores (Except lumber stores, fencing dealers, garage door dealers and prefabricated building dealers – no construction or trade services permitted).
- y) Paint and wallpaper stores.
- z) Pet and pet supply stores.
- aa) Photographic services and photofinishing.
- bb) Religious goods store.
- cc) Restaurants, delicatessens, and other eating establishments (No drive-thru permitted).

- dd) Retail bakeries.
- ee) Specialty food stores (No on-site slaughtering).
- ff) Sporting goods, hobby, musical instrument, toy stores.
- gg) Supermarkets and other grocery stores.
- hh) Trophy (including awards and plaques) shops.

2. Lodging

- a) Hotels.
- b) Resort hotels.
- c) Motels.

3. Entertainment (Amusement Arcades - Indoor and Bowling Centers).

4. Office, Professional (Medical, construction, finance, real estate, music and video production, health care, newspaper/media, scientific and technical services other than testing laboratories, event promotions, construction industry, telemarketing/contact centers, banks, finance and insurance retail, social advocacy organizations, informational, Independent Artists, Writers, and Performers, Business Professional, Labor, Political and Similar organizations, Tourist Information Centers, Sound Recording Industries, recreational and youth sport teams).

5. Personal Care Services (Including Day Spas, Depilatory or Electrolysis Salons, Beauty Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, or Permanent Makeup Salons, Hair, Nail and Skin Care Services, Barber Shops).

6. Public/Quasi Public and Institutional Uses (Libraries and Archives, Employment Centers, Educational Services, Business Service Centers, Civic and Social organizations, Fitness and Recreational Sports Centers).

7. Residential (Multi-family of 5+ units).

8. Service - business support services except collection agencies, administrative services, Computer Systems Design and Related Services, Travel Arrangement and Reservation Services, Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels, Reupholstery and Furniture Repair, Tailor and Alterations Stores, Jewelry Repair Shops, Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply

and Industrial Launderers), Footwear and Leather Goods Repair, Other Personal and Household Goods Repair and Maintenance.

9. Existing single family residential uses built before July 1st, 2019.
10. Public Utility Facilities (City-initiated).

11. For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at <https://www.coachella.org/departments/community-development>.”

SECTION 3. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.18.030 of Chapter 17.18 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

“Title 17. ZONING

Chapter 17.18 – DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

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17.18.030 – Property development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective Downtown zones.

- A. General Development Standards. Table 17.18.030A, Downtown Zone Development Standards, lists the site development standards required for Downtown (DT-PV) and Downtown Transition (TR-PV) Zone projects.

Table 17.18.030A

Development Standards Downtown Zones

| Standard | DT-PV Downtown Zone | DT-PV Downtown Transition Zone |
|--|----------------------------|---------------------------------------|
| Residential Density & Non-residential Intensity Minimum Density | 20 dwelling units/acre | No minimum |

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| Maximum Density | 65 dwelling units/acre | 25 dwelling units/acre |
| Maximum Floor Area Ratio (FAR) for non-residential uses | 3.0 | 1.5 |
| Lot Area, Minimum - Standalone commercial uses or mixed uses | 10,000 square feet | 5,000 square feet |
| Lot Area, Minimum - Multifamily Minimum | 5,000 square feet (<i>I</i>) | 5,000 square feet ¹ |
| Lot Frontage, Maximum | N/A | 70% |
| Front Yard requirement | Where one or both adjoining zones are zoned residential, the front yard shall be the average of the adjoining zones. | The average of front setbacks for existing structures on the block face. For all other lots, the maximum front setback shall be ten (10) feet. For corner lots, the side setback shall be the average setbacks for existing structures. |
| Side Yard Requirement | Where a DT-PV zone adjoins a street or residential zone, the minimum side yard is 10 feet. Otherwise, no side yard is required. | Minimum of five 5 feet. 10 feet if adjacent to single-family residential use. |
| Rear Yard Requirement | Where the DT-PV zone adjoins a residential zone, the minimum rear yard shall be 10 feet. ² No other rear yard is required except as required by Building Code. | Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use. |
| Encroachments for Colonnades or Arcades | Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic | Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic |

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| | and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street. | and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street. |
| Height Limits – Building(s) | 5 stories or 75 feet, whichever is less. | 4 stories or 50 feet, whichever is less. <u>5 stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by 15 ft for every two floors.</u> |
| Height Limits – Accessory Structure(s) | 1 story or 15 feet, whichever is less. | 1 story or 15 feet, whichever is less. |
| Stepbacks | All buildings exceeding four stories in height shall require a minimum of ten (10) foot additional front setback (including corner lots) for stories above the fourth story. ³ | Adjacent to a single-family zone, starting from the third floor up, each floor shall be stepped back by 15 feet for every floor. See diagram in Section 17.16.030 D (1). All buildings over two stories shall have a 10foot additional front setback. |
| Usable Open Space Standards | Multifamily developments: 150 square feet total of private open space per unit minimum. 10 square feet per unit or 1,000 square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area. | Multifamily developments: 150 square feet total per unit minimum. 120 square feet of private open space required for ground-level units 60 square feet of private open space for upper-level units. 10 square feet per unit or 1,000 square feet total, whichever is greater required for common open space for common recreation/leisure area. |

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| | Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas ⁴ . Usable common open space may extend into the required front yard to within five feet of the front lot line ⁵ . | Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas ⁴ . Usable common open space may extend into the required front yard to within five feet of the front lot line ⁵ . |
| Public Open Space | Development over one-half (1/2) acre or more in gross land area, must provide a minimum of ten (10) percent of the development for public open space. ⁶ | NA |

- (1) *All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than 500 feet.*
- (2) *This standard does not apply where zones are separated by an alley.*
- (3) *An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th Street.*
- (4) *Except in the case of balconies, such areas shall be landscaped.*
- (5) *Subject to the following provisions:*
- i. *No more than forty (40) percent of the required front yard may be so used.*
 - ii. *No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.*
 - iii. *Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.*
 - iv. *The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained. "*
- (6) *Public open space must be accessible from the public realm. Applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee."*

SECTION 4. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.24.020 of Chapter 17.24 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

“Title 17. ZONING

Chapter 17.24 – CN – NEIGHBORHOOD COMMERCIAL ZONE

....

17.24.020 - Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed ten thousand (10,000) square feet of floor area, including the following:
 - a. Grocery, fruit, or vegetable store; meat market.
 - b. Meat, fish, or dressed poultry (no live poultry) sales.
 - c. Bakery.
 - d. Drugstore.
 - e. Hardware store.
 - f. Restaurant, café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.
2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
 - a. Barber or beauty shop.
 - b. Child care centers.
 - c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment.
 - d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.
 - e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.
4. Public Utility Facilities (City-initiated).
5. Existing single family residential uses built before the date of this adoption.
6. **For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at <https://www.coachella.org/departments/community-development>.**

SECTION 5. AMENDMENT TO MUNICIPAL CODE. Subsections (A) and (D) of Section 17.24.030 of Chapter 17.24 of Title 17 of the Coachella Municipal Code are hereby amended to read as follows:

“Title 17. ZONING

Chapter 17.24 – CN – NEIGHBORHOOD COMMERCIAL ZONE

....

17.24.030 – Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

- A. Residential Density and Non-Residential Intensity.
1. Minimum Density. 15 dwelling units/acre, when residential uses are provided. **20 dwelling units/acre for multifamily residential uses meeting state requirements.**
 2. Maximum Density. 40 dwelling units/acre.
 3. Maximum FAR. 1.5.

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- D. Height Limit. The maximum height of any building or structure shall be ~~three~~ **four** stories or fifty (50) feet, whichever is less.”

SECTION 6. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 8. CEQA. This Ordinance is a “project” subject to the California Environmental Quality Act (CEQA). On September 13, 2023, the Coachella City Council adopted a Negative Declaration (ND) when it adopted the 6th Cycle Housing Element (State Clearing House #2022100424), which analyzed the significant environmental impacts resulting from adoption of the new Housing Element. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the analysis contained in the ND remains sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly

changed since adoption of the Housing Element and the ND. Therefore, no further environmental analysis of this Ordinance is required under CEQA.

SECTION 9. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Coachella on the 23rd day of July, 2025.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

City Attorney

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1225 was duly and regularly introduced at a meeting of the City Council on the 23rd day of July 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk