



**STAFF REPORT**  
**7/24/2024**

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

**FROM:** Gabriel Perez, Development Services Director  
Jason Hernandez, Planning Commission Chair

**SUBJECT:** Planning Commission Workplan Fiscal Year (FY) 2024-2025

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council approve the Planning Commission workplan for fiscal year 2024-2025.

**BACKGROUND:**

The Planning Commission performs important functions and duties for the City of Coachella that include:

- Advise and recommend to the City Council, planning director, municipal departments and agencies with respect to city planning and related activities and legislation
- Serve as the decision-making body for Architectural Review, Conditional Use Permits, and Variances
- Serve as the advisory body with respect to historic preservation

The Planning Commission developed a work plan with specific goals and objectives for this fiscal year for Council approval. Staff recommends that the City Council approve the Planning Commission’s FY 2024-2025 Work Plan.

**DISCUSSION/ANALYSIS:**

The Planning Commission accomplishments for FY 2023-2024 include the following:

<b>Accomplishments</b>	
<ul style="list-style-type: none"> <li>• Wireless Telecommunication Facility Compliance</li> <li>• Sidewalk Vendor Ordinance review</li> <li>• Short Term Rental Study Session</li> <li>• ADU Plan Adoption</li> <li>• Coachella Housing Element</li> <li>• Zoning Consistency Update</li> </ul>	<ul style="list-style-type: none"> <li>• General Plan Update to Planning Areas</li> <li>• Objective Design Standards</li> <li>• 3 Commissioners Attended Planning Commissioner Academy</li> <li>• Landscape Maintenance for Commercial Development</li> <li>• Building and Safety Community Workshops</li> </ul>

The Planning Commission also considered major developments in the City which are listed below:

- Pyramid Ranch by Pulte Homes for 204 Single Family Residential Units
- Monarca Salon
- Panda Express
- Sunridge Self-storage
- Love’s Travel Stop Remodel
- Coachella Islamic Center Parking Lot
- Encanto TTM 39429 111 Single Family Residential Units and 81 ADUs
- Sunline Transit Hub modifications

The Planning Commission goals for FY 2024-2025 were considered by the Commission and listed below in addition known planned efforts.

<b>Planning Commission Workplan FY 2024-25</b>
<ul style="list-style-type: none"><li>• Small Business Preservation Study Session</li><li>• City Public Utility Opportunities for electric and broadband services Study Session</li><li>• Legislative Updates Study Session</li><li>• Short Term Rental and Transit Occupancy Tax Study Session</li><li>• Sidewalk Vendor Transition to Brick and Mortar Business Study Session</li><li>• Design review of the Library Annex Project</li><li>• Revisit Citywide Landscape Standards existing and future development</li><li>• Historic Preservation: Historic Inventory and Historic Context Statement</li><li>• Revisit Progress of City’s Accessory Dwelling Unit (ADU) program</li><li>• Coachella Blue Zone efforts – Health and Wellness</li><li>• Cesar Chavez Street Corridor Technical Assistance Panel by CA American Planning Association</li><li>• Rail Station Feasibility Study</li><li>• Wireless Telecommunication Facility Annual Compliance</li></ul>



**RECOMMENDATION:**

Approve the Planning Commission workplan for fiscal year 2024-2025.