

RESOLUTION NO. PC2026-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 25-13 FOR THE CONSTRUCTION OF A NEW 3,360-SQUARE-FOOT REPAIR AND MAINTENANCE ACCESSORY BUILDING LOCATED AT 86100 AVENUE 54 (APN: 763-141-007 and 763-141-009), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES). APPLICANT: STEVE EBERHARD

WHEREAS, on October 9, 2025, the applicant, Steve Eberhard, submitted an application for Architectural Review for the proposed 3,360-square-foot repair and maintenance accessory building (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009); and,

WHEREAS, the site is located at APN 763-141-007 and 763-141-009 at the northeast corner of Tyler Street and Avenue 54 (“Property”); and,

WHEREAS, the site has a zoning designation of U-E (Urban Employment) and a General Plan 2035 land use designation of the Urban Employment District; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; and

WHEREAS, a notice of a public hearing to consider Architectural Review No. 25-13 was issued in accordance with Coachella Municipal Code Section 17.72.010, inclusive of the publication on June 7, 2026, of a legal public hearing notice which was published in the Desert Sun, the City’s newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on June 2, 2026; and,

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution No. PC2026-17 to conditionally approve Architectural Review No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building as conditioned with the motion vote outcome specified in the meeting minutes for the June 17, 2026, Planning Commission meeting.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with the California Environmental Quality Act.

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures, as the project falls under the Class 3 exemption for the construction and location of limited numbers of new, small structures and associated grading for the project. Examples of Class 3 exemptions include the construction of up to four commercial buildings in urbanized areas not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Here, the Project involves the construction of a 3,360 square foot repair and maintenance accessory building on a site zoned for such uses, and the project does not involve the use of significant amounts of hazardous substances, and where all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The project area is developed and does not contain any environmentally sensitive areas. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the project site or the surrounding area. The project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the project site that might result in significant impacts. The project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed project such that project impacts would not have any substantial adverse changes in the significance of a historical resource.

Staff is hereby authorized and directed to prepare, execute, and file a Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

SECTION 3. Architectural Review Findings. Based upon the evidence presented at the

hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

1. The location of the project site has a General Plan land use designation of Urban Employment, which permits a range of employment uses intended to help expand and diversify the City's economy and transform Coachella from a small town into a full-service city. Desired employment uses include office and research and development uses rather than industrial uses such as manufacturing, distribution, and warehousing. These employment uses are supported by retail, service, and similar ancillary uses. The subarea intended physical character envisions buildings that are configured in an urban format of walkable blocks, attractive streetscapes and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between the buildings and the sidewalk, typical of office or business parks in the Coachella Valley and Western Riverside County. Allowed land uses include office, research and development, live-work, multi-family residential, and support retail.

The project is proposed as an accessory building to the existing Eberhard Equipment Building and existing agricultural equipment rental business use. The existing use on site is allowable in the general plan as support retail, as the intent and purpose of the general plan allows for retail, service, and similar uses. The development intensity allowed under the Urban Employment designation is 30–65 dwelling units per acre and a floor-area-ratio of 0.5–2.0. The proposed project does not include any residential uses at this time and complies with the applicable floor-area-ratio requirements of the Urban Employment General Plan designation. Staff finds that the project is consistent with the intent and purpose, intended physical character, allowed land uses and development intensity of the Urban Employment Center designation of the General Plan. Staff finds that the project is not inconsistent with the street design, parks and open space, and urban form guidelines of the Urban Employment Center general plan designation. For the foregoing reasons, the Eberhard maintenance building construction project is consistent with the General Plan.

2. The location of the project site has a General Plan land use designation of Urban Employment which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The project site is currently zoned U-E (Urban Employment) which implements the Urban Employment land use designation of the General Plan. The proposed project is for the construction of an accessory structure serving the southern parcel business (Eberhard Equipment). Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.16 U-E Urban Employment of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to construction and operations. The project does not propose any parking, as the project has sufficient parking for the existing Eberhard Equipment parking lot area. The purpose of the project is a shaded area for Eberhard Equipment employees

to do repairs and maintenance on their tractor equipment.

The proposed project is consistent with the property development standards of the U-E zone. The proposed project is consistent with the Residential and Non-Residential Intensity requirements of the zone, as no residential is proposed and the project is in conformance with the maximum non-residential FAR of 2.0. The project is consistent with the lot area requirements, yard requirements, height limits, and distance between building requirements of the zone. The project is developed on an existing and improved site, and the project provides a 10-foot setback from the property line and over a 20-foot setback from the existing building on the adjacent property, which is consistent with the property development standards of the U-E zone. The project is an accessory structure for an existing improved site to serve the existing agricultural equipment rental business, the project is not inconsistent with the usable open space development standards and off-street parking requirements of the U-E zone. The project does not propose any parking, as the project has sufficient parking for the existing Eberhard Equipment parking lot area. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards in the U-E zone, however this project would not need to meet these requirements as the project is a commercial project that does not propose multi-family development. The project is in compliance with Architectural Review submittal requirements of the U-E zone. The project is not inconsistent with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan. Section 17.16.030(K) – Property Development Standards of the U-E zone includes the requirement that all uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit. The project is a permitted use by right pursuant to Section 17.16.020(C) – Conditional Uses, and the project is a light industrial use as permitted in the M-S zone, and the use is permitted without obtaining a conditional use permit as the use was in existence and permitted at the time of adoption of this code amendment. The project is consistent with the conditional uses section of the Urban Employment zone, and as identified in section 17.16.030(K) of the U-E zone. The proposed accessory structure is to provide shade for mechanics performing repairs on heavy equipment, activity that is consistent with the existing use and the proposed accessory structure would not be inconsistent with 17.16.030(K) as described above. For the foregoing reasons, the Eberhard maintenance building construction project is consistent with the zoning regulations of the U-E (Urban Employment) zone.

3. The location of the project site has a General Plan land use designation of Urban Employment, which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic, and recreational uses. The project site is currently zoned U-E (Urban Employment), which implements the Urban Employment land use designation of the General Plan.

The proposed project would generally coordinate with the General Plan urban form guidelines, as the proposed accessory structure incorporates metal-clad building

materials that are compatible with the existing Eberhard Equipment building and surrounding industrial-commercial development pattern. Any future tenant or operational use within the proposed structure shall comply with Chapter 17.16 (Urban Employment) of the Coachella Municipal Code and obtain all applicable permits and business licenses prior to the commencement of tenant improvements or operations.

The project does not propose additional parking, as it complies with Chapter 17.54.010 of the Coachella Municipal Code. The existing parking area serving the primary Eberhard Equipment building provides sufficient parking spaces to accommodate both the primary use and the proposed accessory structure. For the foregoing reasons, the project is consistent with the city's design guidelines.

4. The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of an accessory structure intended to provide shade for Eberhard Equipment employees performing maintenance and repairs on tractors. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Urban Employment land uses. Therefore, the proposed accessory maintenance building is not anticipated to create detrimental effects to the public health, safety, or welfare, nor be materially injurious to surrounding properties or improvements.
5. The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is compatible with the primary building, as it incorporates a similar earth-tone color palette and matching metal façade materials. Any future proposed use at this maintenance building would be required to meet the Urban Employment (U-E) zoning requirements and obtain all applicable permits and licenses prior to completing tenant improvements and beginning operation. Staff finds that the project is consistent with the intent and purpose, intended physical character, allowed land uses and development intensity of the Urban Employment Center designation of the General Plan. Staff finds that the project is not inconsistent with the street design, parks and open space, and urban form guidelines of the Urban Employment Center general plan designation. For the foregoing reason, the proposed Eberhard Maintenance Building construction project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and may change the essential character of the same area.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at

Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission conditionally approves Architectural Review No. 24-17, proposed 3,360-square-foot repair and maintenance accessory building (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009); and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A”, and Development Plan Set in “Exhibit B” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 17th day of June 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney