



STAFF REPORT 6/17/2026

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: A Public Hearing to Consider Resolution No. PC2026-17 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of AR No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building to serve the existing business (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: Steve Eberhard

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and conditionally approve AR No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building to serve the existing business (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).

EXECUTIVE SUMMARY

The applicant, Steve Eberhard, requests that the Planning Commission approve:

- **AR No. 25-13**, for the construction of a new 3,360-square-foot repair and maintenance accessory building serving the southern parcel business (Eberhard Equipment)

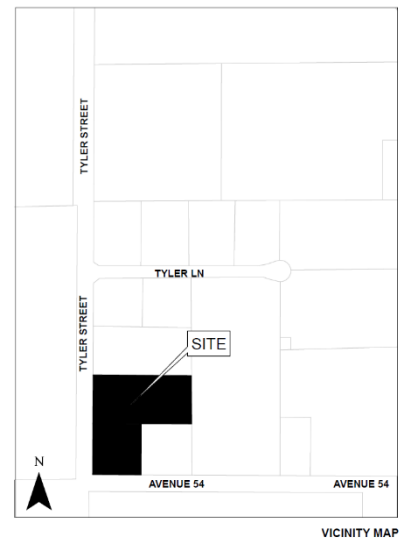


Figure 1 Vicinity Map



Figure 2 – Ariel Map

BACKGROUND:

On October 5th, 2022, the Planning Commission of the City of Coachella approved Resolution No. PC 2022-23 for the installation of a free-standing identification sign for the existing agricultural equipment rental business (Eberhard Equipment). As a condition of approval, the project was required to ensure temporary banners and overgrown weeds along street frontage areas are removed prior to final sign off by City of the freestanding sign. On September 6, 2023, the Planning Commission of the City of Coachella approved Resolution No. PC2023-23 for the relocation of the previously approved free standing identification sign, with the condition that the project meet the conditions of approval of Resolution No. PC2022-23. On October 9, 2025, the applicant Steve Eberhard submitted an application for an Architectural Review for the Eberhard Maintenance Building project located at APN: 763-141-009.

DISCUSSION

The proposed project consists of a 3,360-square-foot repair and maintenance accessory structure intended to provide shade for mechanics performing repairs on heavy equipment. The proposed project is 22 feet in height, constructed of a steel corrugated metal design, and will be constructed over a paved surface. The vehicular entries to the site from Tyler Street and Avenue 54 provide paved driveways that lead to the accessory structure. The project includes proposed landscaping improvements on Tyler Street along both subject parcels (APNs 763-141-007 and 763-141-009). The applicant is not proposing sidewalk improvements along Tyler Street. Landscaping and sidewalk improvements along Avenue 54 are not proposed at this time due to the City Engineering Department's planned future roadway improvements for Avenue 54.

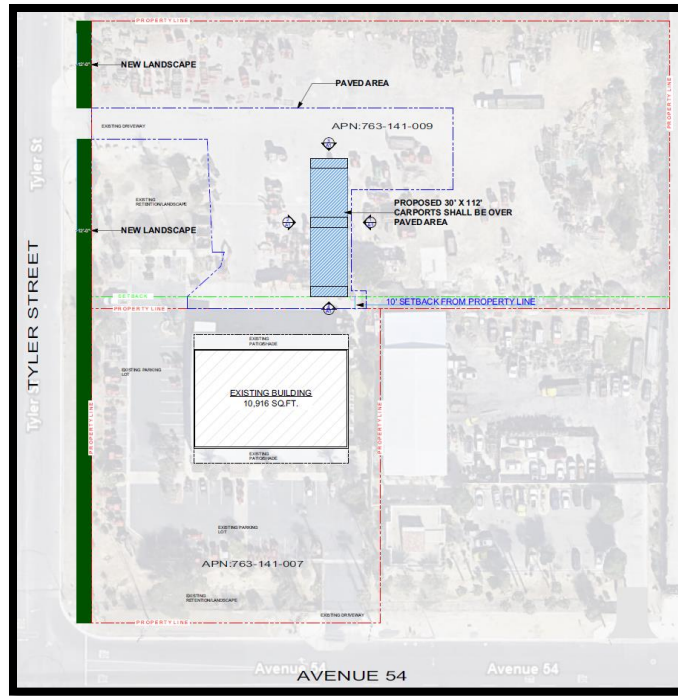


Figure 3- Site Plan

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Urban Employment	(U-E) Urban Employment	Eberhard Equipment
North:	Urban Employment	(U-E) Urban Employment	Vacant Lot
South:	Urban Employment	(U-E) Urban Employment	Agriculture
East:	Urban Employment	(U-E) Urban Employment	Superior Ready Mix Concrete Supplier and Baja Boys Towing
West:	Urban Employment	(U-E) Urban Employment	Agriculture

LANDSCAPE DESIGN:

The preliminary landscape plan for the Eberhard Maintenance Building project provides landscaping along Tyler Street. The landscape material includes fifty (50) yellow lantana, six (6) Civano Seedless Mesquite trees, and $\frac{3}{4}$ California Gold gravel. Landscaping along Avenue 54

common area landscape frontage is not proposed at this time due to the City Engineering Department's planned future roadway improvements for Avenue 54 once funding is made available at a future date.

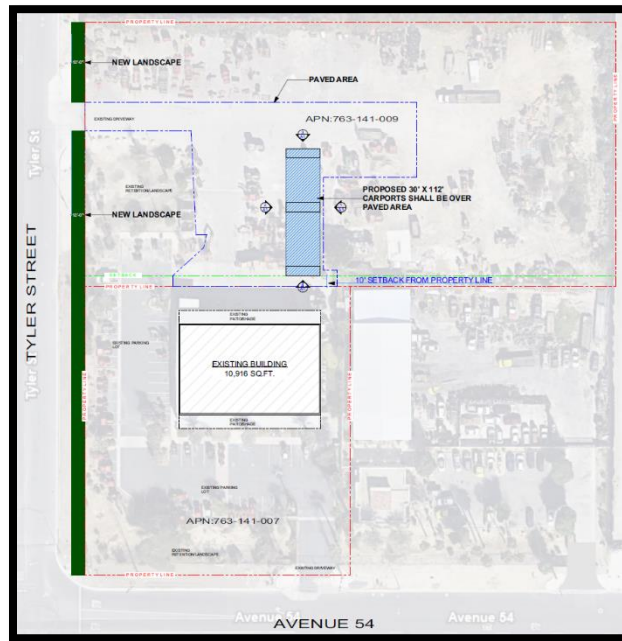


Figure 4 - Site Landscaping (highlighted in dark green)



TREE PLANTING LEGEND (+)
 Variety: Civano Seedless Mesquite
 Qty: 6 Size: 15 gallon
 Spacing: 65' O.C. (approx.)
 Canopy: 30ft once fully grown
 Coverage: 6 trees x 700sf per tree
 = 4300sf. of shade over a 9000sf
 area = 48% coverage



SHRUBS (●)
 Variety: Yellow Lantana
 3 gallon
 Spacing: 8' O.C.
 Qty: ±50
 Variety: Ocotillo
 Qty: 2 Size: 3 gallon
 Located on sides of
 monument sign



GROUND COVER
 Specs: 3/4" Gravel - 3" depth
 with weed cloth
 Color: California Gold
 Starting 9ft from curb to
 20ft from curb allowing for future
 placement of sidewalk & gravel
 up to the curb & by other party.

Figure 5 - Landscape Legend

ARCHITECTURE:

The proposed accessory structure consists of three (3) storage containers anchored to the ground. Two (2) factory-built steel roof structures will be installed atop the storage containers. The front elevation of the accessory structure will face the public right-of-way along Tyler Street. The design of the accessory structure is compatible with the existing primary building located at 86100 Avenue 54 (APN 763-141-007). Overall, the Eberhard Maintenance project proposes a similar earth-toned color palette, and the existing building incorporates metal sheeting elements, which are reflected in the proposed design.



Figure 6 – Front Elevation of Eberhard Maintenance Building

CONSISTENCY WITH GENERAL PLAN

The project site is within the Urban Employment land use designation of the City's General Plan 2035 Update (General Plan). The Urban Employment General Plan designation provides space for 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 intended to be supported by retail, service, and similar ancillary uses.

Buildings within the Urban Employment designation are envisioned to be configured in an urban format with walkable blocks, attractive streetscapes, and buildings located at or near the sidewalk edge. The designation also encourages limited surface parking and minimal landscaping between buildings and sidewalks, consistent with office and business park developments commonly found throughout the Coachella Valley and Western Riverside County.

The network and connectivity, and street design guidelines of the Urban Employment designation envision Urban Employment streets to be designed to prioritize slow vehicle speeds, convenient curbside parking, and safe pedestrian circulation. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms

can provide vertical accents in selected locations but should generally be used in combination with canopy trees that provide welcome shade. Sidewalks 10 to 16 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters at approximately 30-40 feet on center.

Allowed land uses within the Urban Employment designation include a diverse mix of office, research and development, live-work, multi-family residential, and support retail uses. The project is compatible with the intent of the Urban Employment designation as a support retail use associated with the existing heavy equipment sales and service operation on-site. However, the project is inconsistent with the general plan Urban Employment Street design policies of providing easy and safe pedestrian crossings, as the proposed project does not propose sidewalk along Tyler Street project frontage.

The project is within Subarea 5 – Airport District of the 2035 of the City’s General Plan 2035 Update (General Plan). The Airport District will continue to evolve into one of the primary industrial areas of the city. Proximity to the airport and access to regional highways provides an excellent location for manufacturing, logistics, and agricultural support uses. The area will be built with large buildings, lots and block sizes to accommodate the large areas needed for a variety of industrial activities. Visitor and service retail is allowed along Harrison Street and Grapefruit Boulevard, serving the employees of the district, as well as the traffic traveling these roads.

CONSISTENCY WITH ZONING

The project site is currently zoned Urban Employment (U-E), which implements the Urban Employment land use designation of the General Plan. The Urban Employment (U-E) Zone is intended to provide for a range of employment uses such as office and research and development uses within a mixed, campus-style setting. These employment uses are supported by retail, service, and similar ancillary uses. Residential uses are permitted in residential-only buildings or within mixed-use developments containing ground-floor retail. Higher education uses, such as colleges or universities designed in an urban setting, are also permitted. The proposed project consists solely of an accessory repair and maintenance structure and associated site improvements for an existing heavy equipment sales and service operation use. The existing use 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 project is a permitted use by right in the U-E zone pursuant to Section 17.16.020(C) – Conditional Uses, as the project is a permitted light industrial use as permitted in the M-S (Manufacturing Service) zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be allowed to continue as a permitted use without obtaining a conditional use permit. 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. As an accessory use to an existing permitted primary land use, the proposed project is compatible with and consistent with the intent of the Urban Employment (U-E) Zone designation, as it supports the ongoing operation of the existing commercial business

on-site. The proposed project is consistent with the property development standards of the U-E zone. For the foregoing reasons, the project is in compliance with the Urban Employment zone permitted uses and property development standards.

Architectural Review

Pursuant to Coachella Municipal Guidelines Chapter 17.72, Architectural Review, subject to the provisions of this chapter, the Planning Commission must make the following findings for Architectural Review approval:

1. The proposed project is consistent with the General Plan.

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 proposed project complies with zoning regulations.

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 proposed project is consistent with the city's design guidelines.

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, or materially injurious to properties and improvements in the vicinity.

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 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.

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.72.010 cannot affirmatively be made for the proposed Architectural Review No. 25-13 for the Eberhard Maintenance Building construction project. The proposed project is not consistent with the general plan. The proposed project complies with zoning regulations. The proposed project is not consistent with the city's design guidelines. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The proposed project is not 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.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on June 7, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on June 2, 2026, pursuant to Section 17.74.010(G) of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

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. A Notice of Exemption should be prepared and filed with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

AR No. 25-13 ALTERNATIVES:

- 1) Adopt Resolution No. PC2026-17 to conditionally approve AR No. 25-13 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2026-17 to conditionally approve AR No. 25-13 with the findings and conditions as recommended by Staff, with modifications as proposed by Planning Commission.
- 3) Deny Resolution No. PC2026-17.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for AR No. 26-17.

Attachments:

1. Resolution No. PC2026-17
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development and Landscaping Plan Set
2. Published Copy of the Notice of Public Hearing
3. Site Photos