



STAFF REPORT
6/10/2026

TO: Honorable Mayor and City Council Members

FROM: Kendra Reif, Community Development Director
Adrian Moreno, Associate Planner

SUBJECT: A Public Hearing to Consider Resolution No. 2026-34 of the City Council of the City of Coachella for the recommendation of conditional approval of Tentative Tract Map No. 38943 for condominium purposes to allow the sale of individual storage units for the Coachella Vault project located on an approximately 11-acre parcel at APN: 603-290-005. Applicant: Steve Myers, Coachella Vault LLC.

STAFF RECOMMENDATION

Staff recommends that the City Council open the public hearing, receive public testimony, and conditionally approve the conditional approval of Tentative Tract Map No. 38943 for condominium purposes to allow the sale of individual storage units for the Coachella Vault project located on an approximately 11-acre parcel at APN: 603-290-005.

EXECUTIVE SUMMARY:

The applicant, Steve Myers on behalf of Coachella Vault, LLC., requests that the City Council conditionally approve:

- **TTM No. 38943** for condominium purposes to allow the sale of individual storage units.

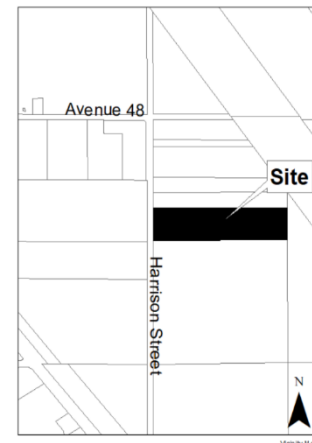


Figure 1 -Vicinity Map



Figure 2 - Vicinity Map

BACKGROUND:

On March 4, 2024, applicant Steve Myers on behalf of Coachella Vault, LLC., submitted an application for a Tentative Tract Map, Conditional Use Permit, Architectural Review, and Environmental Assessment for the Coachella Vault project located on an approximately 11-acre parcel at APN: 603-290-005.

The 11-acre property is currently vacant and undeveloped. At buildout, the project will consist of an office/clubhouse, nine storage buildings, and an industrial lease space. The office/clubhouse will be two stories and 3,970 square feet (1,230 square feet first floor, 2,740 square feet second floor). The industrial space for lease will be 3,140 square feet. The storage buildings will range in size between 17,750 square feet and 34,650 square feet each, for a total building area of 225,230 square feet of storage space. In addition to the proposed buildings, development of the site would also include landscaping, street improvements, drive aisles, and parking. Access to the project will be provided from two entry points on Harrison Street. The project proposes a total of 272 parking spaces (3 ADA spaces, 64 surface parking spaces, and 205 spaces within the storage units). The project will also develop roof-top solar panels and associated electrical equipment (batteries and generator) to support the solar facilities.

On May 20, 2026, the Planning Commission conditionally approved the Conditional Use Permit, Architectural Review, and Environmental Assessment for the Coachella Vault project located on an approximately 11-acre parcel at APN: 603-290-005. The Planning Commission recommended the city council to conditional approve Tentative Tract Map No. 38943.

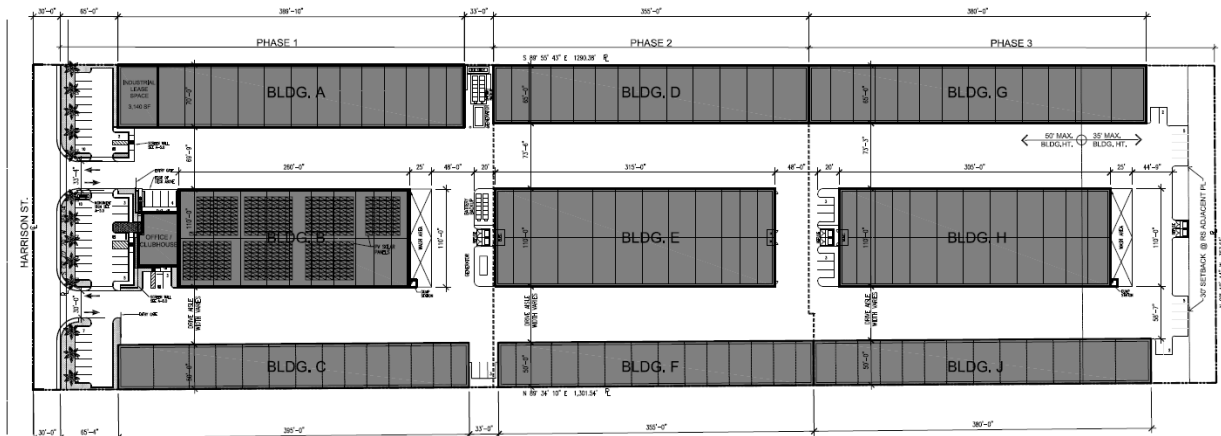


Figure 3 - Site Plan Coachella Vault

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Industrial District	(M-W) Wrecking Yard	Vacant Lot
North:	Industrial District	(M-W) Wrecking Yard	Duran's Lock and Key Locksmith
South:	Industrial District	(M-S) Manufacturing Service	Agricultural Date Palms
East:	Suburban Neighborhood (Tribal Land)	Suburban Neighborhood (Tribal Land)	Vacant Lot
West:	Industrial District	(M-W) Wrecking Yard	Desert Truck and Auto Parts and ABC Towing

LANDSCAPE DESIGN:

The preliminary landscape plan for the Coachella Vault project addresses the landscaping along Harrison Street, project entries, and the overall interior landscape areas for the project.

The project entry includes an approximately 15-foot landscape area between the sidewalk and parking areas. The front landscape area includes date palms, an assortment of shrubs that include 'weber agave' and 'new gold lantana', and include 3/4" crushed rock groundcover. The project interior landscaping includes a minimum of 3/4" crush rock in all landscape areas, an assortment of shade trees, and shrubs.

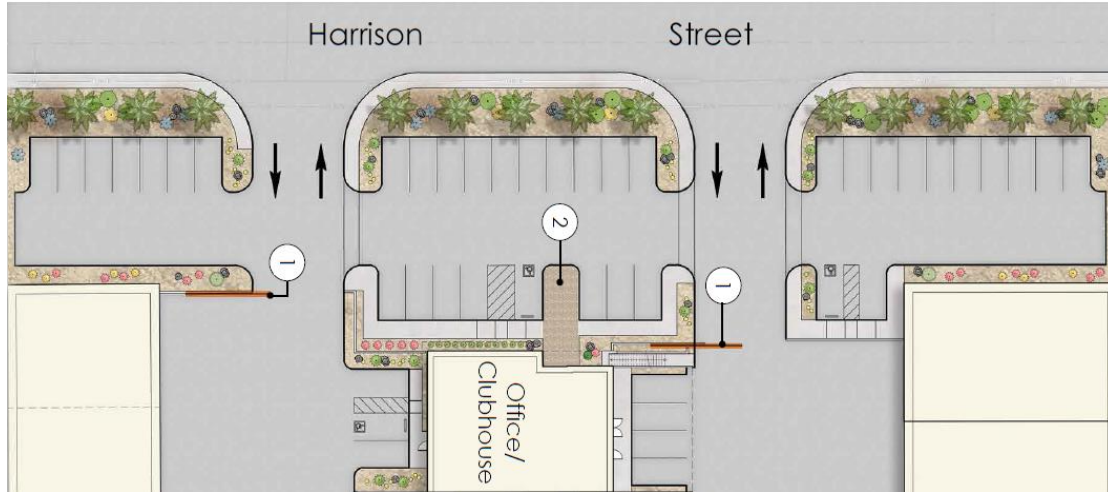


Figure 4 - Harrison Street Entry Landscaping

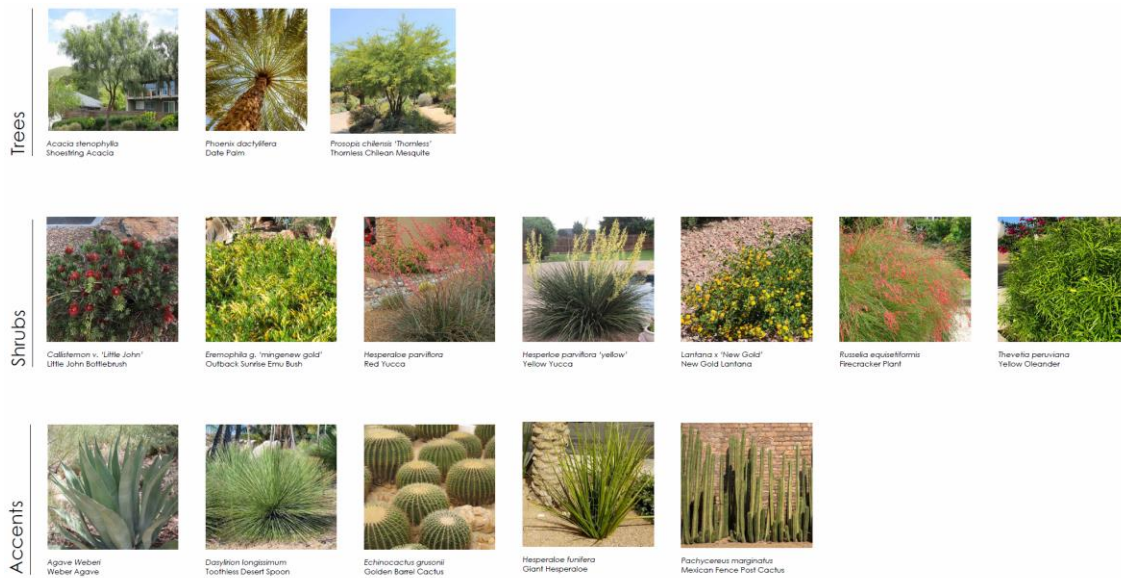


Figure 5 - Landscape List

WALL AND FENCE PLAN:

A copy of the proposed wall and fence plan is illustrated in Figure 6 below. A ten-foot tilt-up concrete wall will be constructed along the perimeter of the property. The majority of the project perimeter will be screened by the rear wall of the proposed storage buildings.

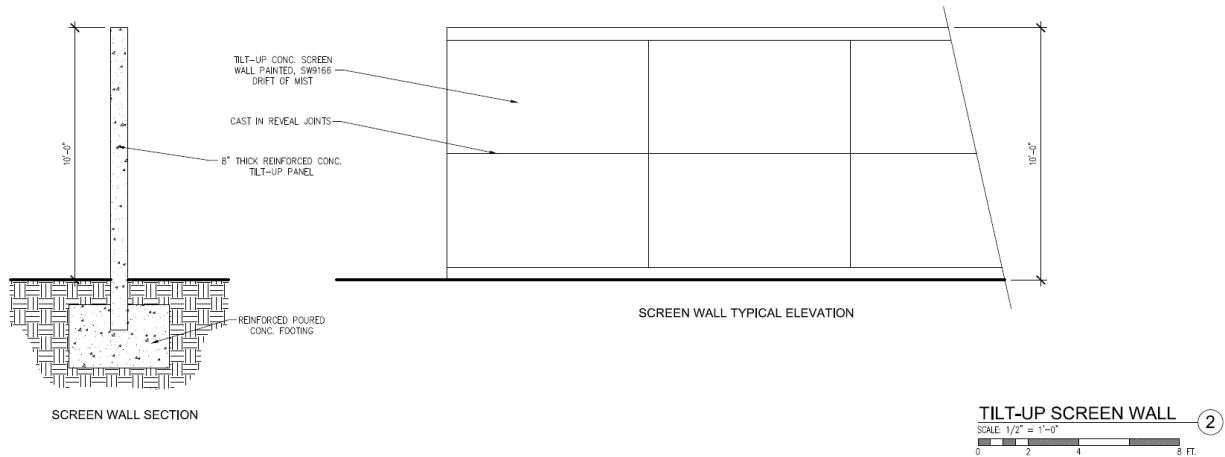


Figure 6 - Perimeter Wall

MONUMENT SIGN

The project proposes a 6-foot height and 12-foot-wide monument sign that includes deep reverse channel letters on a Corten steel background element. The sign face is 35 sq. ft. The base of the monument sign provides a concrete base & vertical return with board foam pattern that is compatible with the building architecture of the site. The monument sign is visible from the public right-of-way. The size of the sign monument meets the size requirements of the Signage Ordinance Chapter 17.56, as the size of the sign is less than 10 square feet per acre and is less than 6 feet in height. The sign provides channel letters as requested by staff, and provides a design that include Corten Steel and concrete design that incorporates the design and materials accenting the architectural them of the main building as required by the Signage Ordinance.

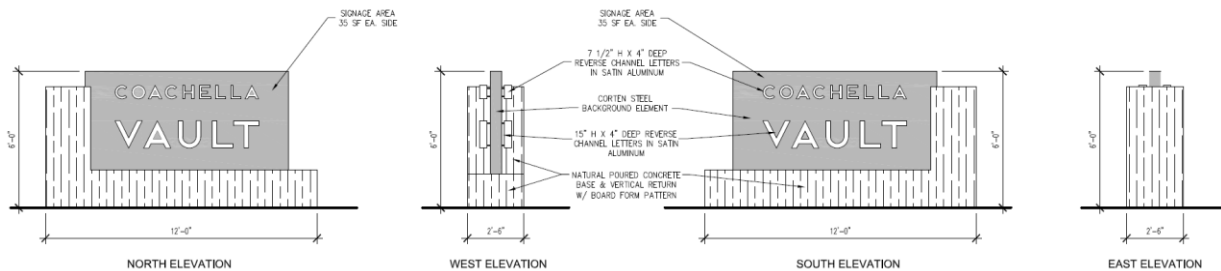


Figure 7 - Monument Sign

ARCHITECTURE:

The building elevations on Harrison Street include a stucco design with expansion joints that provide horizontal articulation, and a tilt-up concrete wall design that provides vertical articulation. Red-toned steel overhangs are an additional architectural feature, enhancing the building’s visual interest. The building features a color palette composed of white, gray, and red tones. The interior storage buildings continue the architectural design by providing a white tilt-up concrete wall panel design with red-tone steel overhangs. As required by the conditions of approval for the project, the trash enclosure shall be designed to be compatible with the main building architecture.



Figure 8 - Office/Clubhouse West Elevation (visible from Harrison Street)



Figure 8 - Building A and Building B West Elevation (visible from Harrison Street)



Figure 9 - Store Building Elevations

CONSISTENCY WITH GENERAL PLAN

The project site is within the Industrial District land use designation. Industrial District are intended to accommodate a range of light and heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic than would be appropriate in the Urban Employment District.

Coachella’s Industrial District is characterized by larger blocks, lots and buildings that would be incompatible with the scale and character of Coachella’s neighborhoods and centers. This District accommodates higher concentrations of heavy business activity. Nonetheless, the streetscapes of this District are well landscaped and include good quality pedestrian and bicycle routes so employees and visitors may conveniently arrive by bicycle or transit, while safely and comfortably walk to restaurants and service businesses in the course of their workday.

Allowed land uses include industrial and research and development uses, with support retail and office uses. The project proposes recreational vehicle storage, mini-storage, and office uses that are consistent with the allowed land uses within the Industrial District.

The project is within Subarea 10 – North Employment District of the 2035 Coachella General Plan. While much of this area is under tribal governance and subject to their land use and development decisions, the North Employment District is intended to become an employment center with industrial and, to a lesser degree, office jobs and residential uses. The North Employment district allows for a mixture of office and light fabrication in a block structure and building fabric compatible with a mixture of urban commercial and residential uses, becoming a jobs center that hosts a wide variety of employment opportunities. Limited residential uses could be near the Whitewater River on the east and multi-family residential is also found on the south of the area, in a mixed-use configuration that supports the Downtown Expansion Subarea with nearby residents. The project proposes recreational vehicle storage, mini-storage, and office uses that are consistent with the employment center with industrial and office uses envisioned by Subarea 10 – North Employment District.

CONSISTENCY WITH ZONING

The project site is currently zoned Wrecking Yard (M-W) which implements the Industrial District land use designation of the General Plan. The M-W zone allows for those conditional uses allowed by Section 17.32.020(C) of the M-H (Heavy Industrial) zone. Those conditional use allowed in the M-H zone include “recreational vehicle storage such that standalone uses shall not exceed fifteen (15) percent of the M-H Zone”, and “all conditional uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone”. In the M-S zone, “mini-storage warehouse” is allowed as a conditional use. At the time of writing of this staff report, there are no recreational vehicle storage uses currently in use or approved in the M-H zone. The proposed recreational vehicle storage use proposed by this project would not be in conflict with the 15 percent maximum requirement for recreational vehicle storage uses. For these reasons, recreational vehicle storage and mini-storage uses are allowed land uses subject to a conditional use permit in the M-W Wrecking Yard zone. Coachella’s Industrial District is characterized by larger blocks, lots and buildings that would be incompatible with the scale and character of Coachella’s neighborhoods and centers. This District accommodates higher concentrations of heavy business activity. Nonetheless, the streetscapes of this District are well landscaped and include good quality pedestrian and bicycle routes so employees and visitors may conveniently arrive by bicycle or transit, while safely and comfortably walk to restaurants and service businesses in the course of their workday.

PROPOSED FINDINGS:

Tentative Map

Pursuant to Coachella Municipal Guidelines Chapter 16.12, Tentative Map, subject to the provisions of this chapter, the Planning Commission must make the following findings for the recommendation of Tentative Map approval to the City Council:

The Planning Commission shall recommend denial of a tentative map, as required by the Subdivision Map Act, if it makes the following findings:

1. That the proposed map is not consistent with applicable general and specific plans;

The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The proposed tentative tract map does not subdivide the property, and instead is for condominium purposes to allow the sale of individual storage units. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. For the foregoing reasons, the Tentative Map is consistent with the General Plan and is not inconsistent with any element of its General Plan designation.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;

The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. The proposed project provides two vehicular access points on Harrison Street and would provide access to the project that has been determined suitable by the City Engineer/ Public Works Director and the Riverside County Office of the Fire Marshal. The proposed project is not within an existing or proposed specific plan boundary. For the foregoing reasons, the design or improvement of the proposed Tentative Map is consistent with the applicable general and specific plans.

3. That the site is not physically suitable for the type of development;

The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. The proposed project provides two vehicular access points on Harrison Street and would provide access to the project that has been determined suitable by the City Engineer/ Public Works Director and the Riverside County Office of the Fire Marshal. Infrastructure to serve the proposed parcels have been assessed and determined to be available from the water and electrical utilities. Furthermore, the site has no topographical constraints and the proposed uses are consistent with that has been analyzed in the General Plan, and the Coachella Municipal Code. Therefore, it can

be determined that the proposed subdivision is physically suitable for the site.

4. That the site is not physically suitable for the proposed density of development;

The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. For the foregoing reasons, the design of the Tract Map is physically suitable for the proposed density of development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

An Initial Study with Mitigated Negative Declaration (IS/MND) was completed to address the potential impacts from the implementation of the project. The environmental analysis includes but is not limited to the analysis of environmentally sensitive areas, potential impacts to natural vegetation and significant trees, watercourses, historic buildings and places, and other features of value to the community. The proposed project will develop currently vacant highly disturbed land in east Coachella. The existing setting does not contain any significant trees, watercourses, or historic buildings or places. The parcel has minimal natural vegetation, and what is there is common to many vacant parcels within the City of Coachella and the greater Coachella Valley. The scarce natural vegetation will be removed during the preliminary grading phase of the development of the site, and the IS/MND found that with the adoption of mitigation measures, any potential impact will be mitigated to have a less than significant impact. The MMRP includes mitigation measures that ensure protection of environmentally sensitive land uses and species within the project area. For the foregoing reasons, the design of the Tract Map is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems; and

The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The proposed tentative map is consistent with the applicable general plan guidelines. The proposed map consists of one parcel, and provides two vehicular access points on Harrison Street. The tentative tract map is not inconsistent with the network and connectivity, and street design guidelines of the Industrial District general plan land use designation. The adjacent properties to the north, south, and west have a general plan designation of Industrial District, while the adjacent property to the east has a

general plan designation of Suburban Neighborhood. The conditions of approval for the project will ensure that the project improvements are consistent with general plan guidelines of the Industrial District. For this reason, the conditions of approval for the project ensure the proposed tentative map will be developed in accordance with Industrial District general plan guidelines, and will be compatible with the adjacent properties as envisioned by the general plan. For the foregoing reasons, the design of the Tract Map or the type of improvements is not likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

As proposed, TTM No. 38943 will not conflict with any public easements acquired for access or use by the public at large within the proposed Tract Map. The Riverside County Office of the Fire Marshal and Engineering Department/Public Works Department have reviewed and approved the access points to the site. Additional battery storage and generators will be developed with the future buildings to accommodate the solar facilities. The project is intended to be 100 percent solar-operated. Although the project is designed to operate on solar power due to the current lack of available Imperial Irrigation District (IID) electrical capacity in the area, it will connect to the IID electrical system once adequate capacity becomes available. The Tract Map will not conflict with easements for access through or use of property and as such, the Tract Map's design is confirmed to be in harmony with existing public easements.

Conclusion:

Staff concludes that the findings set forth in Government Code Section 66474 and Coachella Municipal Code Chapter 17.14.030 can affirmatively be made for the proposed Tentative Tract Map No. 38943. The proposed parcel subdivision is consistent with the City of Coachella General Plan and the Coachella Municipal Code. The parcel subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed parcel subdivision, and it will not cause substantial environmental damage or substantially avoidably injure fish, wildlife, or their habitat. The required conditions of approval ensure the Project will not be detrimental to the public health, safety, or welfare, and the conditions prevent material injury to properties or improvements in the vicinity.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on May 31, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on May 21, 2026, pursuant to Section 17.74.010G 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:

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City is the lead agency for purposes of CEQA for this Project. The City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2026010502) to evaluate the potential environmental impacts of the proposed Project.

The IS/MND concluded that the Project would result in less than significant impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire. The IS/MND determined that the project would have less than significant impacts with implementation of mitigation measures for Biological Resources, Cultural Resources, Tribal Resources, and Geology and Soils, the Project would not have a significant environmental impact. As a result, the City also prepared a Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA. These mitigation measures (MMM BIO-1, CUL-1, CUL-2, GEO-1) have been included in the MMRP. The MMRP is included in Exhibit B of Resolution No. 2026-13.

The City circulated the IS/MND for a 20-day public review period from January 20, 2026, to February 9, 2026. The City also filed a Notice of Intent to adopt the IS/MND with the State Clearinghouse and the County Clerk and posted in accordance with CEQA requirements. The City received 3 comments during the public review period. Responses to comments have been prepared for the comments received and are included in Exhibit C of Resolution No. PC2026-13.

Staff recommended that the Planning Commission adopt the IS/MND and MMRP based on the findings set forth in the accompanying resolution. The IS/MND reflects the City's independent judgment and analysis and provides a complete and adequate assessment of the Project's potential environmental impacts, as required by CEQA.

On May 20, 2026, the Planning Commission conditionally approved the Environmental Assessment No. 24-01 for the Coachella Vault project located on an approximately 11-acre parcel at APN: 603-290-005, and adopted the IS/MND and MMRP based on the findings set forth in the accompanying Resolution No. PC2026-13.

A Notice of Determination was filed with the County Clerk and the State Clearinghouse within five days of the May 20th Planning Commission date of Project approval.

TTM NO. 38943 ALTERNATIVES:

- 1) Approve Resolution No. 2026-34 to conditionally approve TTM No. 38943 with the findings and conditions as recommended by Staff.

- 2) Approve Resolution No. 2026-34 to conditionally approve TTM No. 38943 with the findings and conditions as recommended by Staff, with modifications as proposed by City Council.
- 3) Deny Resolution No. 2026-34.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for TTM No. 38943.

Attachments:

1. Resolution No. 2026-34 (TTM)
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Tentative Tract Map
2. Development Plan Set
3. Preliminary Grading Exhibit
4. Published Copy of the Notice of Public Hearing
5. Site Photos