



STAFF REPORT
5/20/2026

TO: Planning Commission Chair and Commissioners

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

SUBJECT: A Public Hearing to Consider Resolution No. PC2026-15 for the conditional approval of AR No. 24-17 for the remodel of a two-story commercial building located at 1694 6th Street (APN: 778-100-001), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1 - Existing Facilities). Applicant: Nick Meza

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and conditionally approve AR No. 24-17 for the remodel of a two-story commercial building located at 1694 6th Street (APN: 778-100-001), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY:

The applicant, Nick Meza, requests that the Planning Commission approve:

- **AR No. 24-17** for the remodel of a two-story commercial building located at 1694 6th Street.

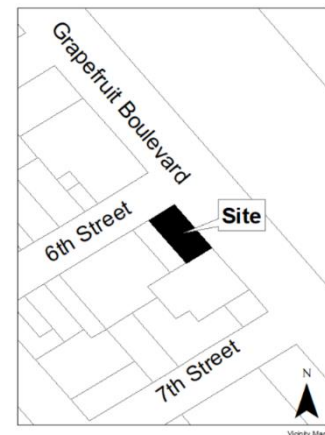


Figure 1 - Vicinity Map



Figure 2 - Vicinity Map

BACKGROUND:

On December 5, 2024, applicant Nick Meza, submitted an application for an Architectural Review and Conditional Use Permit for the Coachella Bar project at APN: 603-290-005. Since then, the applicant has requested to proceed with the Architectural Review only to repair the shell building. There is no Conditional Use Permit proposed for this proposed project. The 1st floor plan square footage is approximately 3,238 sq. ft., with a first-floor outdoor dining area at 516 square feet. The 2nd floor plan square footage is approximately 3,238 square feet, with an outdoor balcony. Stairs will be modified in the rear of the building. The project will include site improvements such as landscaping, pavers on Grapefruit Boulevard site frontage, and a trash enclosure.

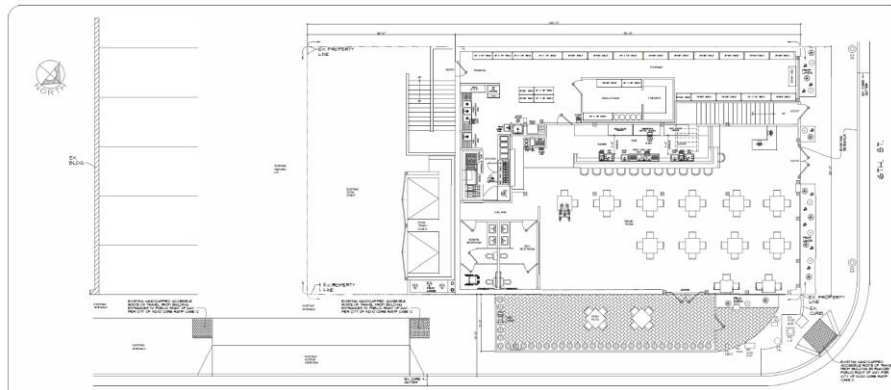


Figure 3- Site Plan

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Downtown Center	(DT-PV) Downtown	Existing Two-Story Building
North:	Downtown Center	(DT-PV) Downtown	Casillas Family Funeral Home
South:	Downtown Center	(DT-PV) Downtown	El Tepeyac Candy Store
East:	Urban Employment	(U-E) Urban Employment	CV Smog – Smog Shop and DMV Registration Services
West:	Downtown Center	(DT-PV) Downtown	Vacant Lot

LANDSCAPE DESIGN:

The preliminary landscape plan for the Coachella Bar project provides landscaping along 6th Street and Grapefruit Boulevard. The landscape material includes yellow lantana, golden barrel cactus, and parry’s agave. The outdoor patio area provides ficus nitida hedges. The project will provide ¾ gravel for all landscape areas as required by the conditions of approval for the site. The trash enclosure will provide vines as required by the conditions of approval for the site.

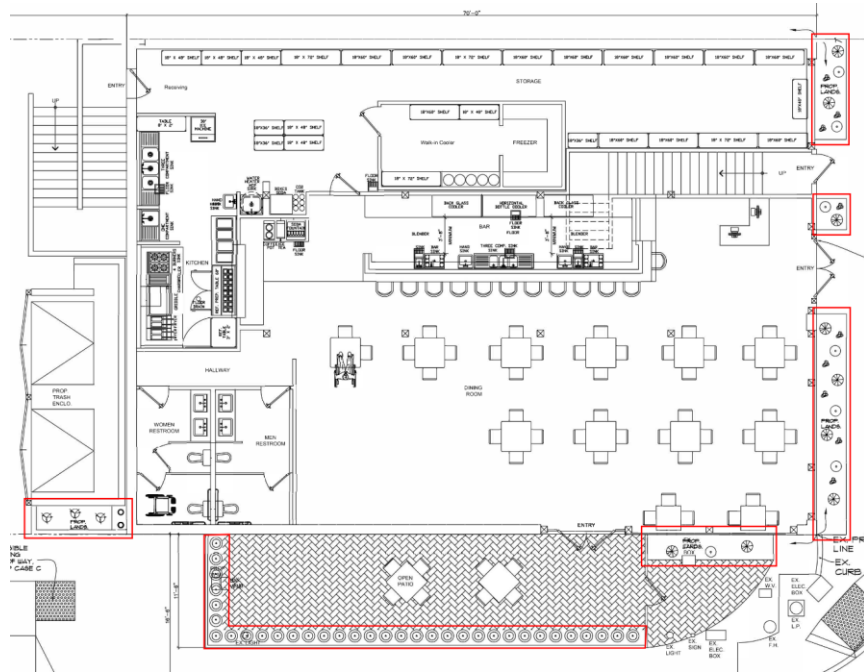


Figure 4 - Site Landscaping (highlighted red)



Figure 5 - Landscape Legend

ARCHITECTURE:

The proposed project falls within the boundaries of the Pueblo Viejo Revitalization Plan. The Pueblo Viejo Revitalization Plan identifies four subareas within the plan. These four subareas are the Sixth Street Subarea, Grapefruit Boulevard Subarea, Cesar Chavez Street Subarea, and Transition Area. The proposed project falls within the Sixth Street Subarea.

The Sixth Street subarea is envisioned as a walkable “main street” environment with higher densities and multi-story structures with a mix of both horizontal and vertical uses. However, for the density to not be overwhelming for a pedestrian, the building architecture guidelines focus on the human scale. This is achieved by incorporating significant details in the buildings’ architecture, especially on the ground floor. Businesses should have high-quality pedestrian-scale frontages to offer a rewarding visual experience to the people passing by.

To preserve the architectural heritage of the Pueblo Viejo District, but also encourage its eclectic nature, four primary architectural styles are explicitly allowed. These styles are Spanish Colonial Revival, Mission Revival, Neoclassical, and Postmodern. Architectural Innovation may be permitted and applicants can depart from these styles with bold new contemporary design, but the design should be in context with the surrounding uses and pay homage to the heritage of the Pueblo Viejo District, the City of Coachella and the Coachella Valley.

The proposed project has been designed to meet the guidelines of the Spanish Colonial Revival architecture within the Pueblo Viejo Revitalization Plan which is consistent with most of the buildings along Sixth Street. Some characteristics of Spanish Colonial Revival architecture as defined in the Pueblo Viejo Revitalization Plan include but are not limited to slate or concrete shingles or half-cylindrical/ Spanish (S-shaped) modern concrete tiles, circular or square columns, wrought iron lighting fixtures, including lanterns of many different shapes, and the usage of an earth tone color palette.

The proposed building remodel contains architectural features that include Spanish S tiles for the roof parapet, 2nd story balcony, and outdoor dining area canopy. Architectural features include

rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme. The fence for the project is a wrought iron decorative design. Overall, the project implements design features compatible with the Spanish Colonial Revival Architecture guidelines of the Pueblo Viejo Implementation Strategy Plan.



Figure 6 - Office/Clubhouse West Elevation (visible from Harrison Street)

CONSISTENCY WITH GENERAL PLAN

The project site is within the Downtown Center land use designation. As Neighborhood Centers bring residents of surrounding neighborhoods together by providing a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City.

While many of Coachella's other Centers and Districts are focused on bringing goods and services from around the region and the world to the residents of the City, the hallmark of Downtown Coachella is unique local goods, services, culture and society. Downtown should integrate the seat of city government, include a higher educational institution and provide a variety of space for local startup businesses, local theater and entertainment, boutiques and studios focused on local goods, arts and crafts and restaurants featuring fresh local foods and produce. Most importantly, the Downtown is a place that belongs to all of the people of Coachella and provides a space where they can meet and greet one another as they enjoy the life of their town.

Every Downtown Street is designed as an outdoor room, defined by active building facades and frontages that provide valuable addresses for shops, restaurants, hotels, residences and community facilities of many kinds. Plazas and squares punctuate the network of streets, providing larger,

comfortable spaces for formal and informal gatherings, outdoor dining, public markets and special events.

Buildings define the public realm with arcades, galleries and awnings that provide welcome shade for pedestrians. Large trees offer shade on hot days and moderate winds make open spaces more inviting.

Allowed land uses include a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The proposed project construction is for a renovation of a commercial shell only building that will accommodate land uses compatible with the Downtown Center general plan designation.

The project is within Subarea 6 – Downtown Expansion of the 2035 Coachella General Plan. The vision for this subarea is that over time, this area will serve as the expansion of Downtown Coachella and it is envisioned to have a wide diversity of employment and civic uses. The area is envisioned as having small, walkable blocks with office, R&D and supporting retail and services. Multi-family residential uses may be located on the edges of this area and adjacent to existing residential development, such as the area east of Tyler Street. This area would also be an ideal location for a college or university that could benefit from the proximity to Downtown and expected office and R&D uses and an orientation towards walkable, university campus-style development. The proposed project construction is for a renovation of a commercial shell only building that provides opportunities for office and retail uses as envisioned by Subarea 6 – Downtown Expansion.

CONSISTENCY WITH ZONING

The project site is currently zoned Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The Downtown Zone (DT-PV) and Downtown Transition (TR-PV) zones are intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District, the core of the Pueblo Viejo District is envisioned, by the city's General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. The Downtown Zone (DT-PV) zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, public art, and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes. The Downtown Transition (TR-PV) Zone area serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran's Park and City Hall. The DT-PV and TR-PV zones implement the Downtown Center and Downtown Transition land use designations in the General Plan respectively.

The proposed project is only for exterior and site modifications, with no identified end user at this time. Any proposed use that may go into the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must receive all applicable permits and licenses prior to beginning tenant improvements or operation. The proposed project will be constructed to accommodate those allowed uses in the Downtown zone.

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 Downtown Center 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 is an existing building that will be repaired as a commercial shell building for a future proposed use, with no identified end user at this time. The development intensity allowed under the Downtown Center is 20 – 65 du/ac, and a floor-area-ratio of 0.5 – 3.0. The proposed project does not propose any residential use at this time, and the project is compliance with the floor-area-ratio requirements of the Downtown Center general plan designation. For the foregoing reasons, the Coachella Bar commercial shell building construction project is consistent with the objectives of 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 Downtown Center 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 Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The project is an existing building that will be repaired as a commercial shell building for a future proposed use, with no identified end user at this time. Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to beginning tenant improvements and operations. The project does not propose any parking, as the project is in compliance with Section 17.54.010(C)(1)(A). This would allow any existing buildings for commercial use located within five hundred (500) feet of a publicly owned parking lot and located within the Sixth Street commercial core area defined as the area bounded by Harrison Street, Fourth Street, Highway 111, Eighth Street and property bordered by Harrison Street, Cairo Avenue, Baghdad Avenue and three hundred (300) feet east of Harrison Street shall be exempt from this subsection. The project is for a commercial shell building with no proposed end user, and the project is within 500 feet of a publicly owned parking lot at Veteran's Park. The project as a proposed non-residential development is subject to the Pueblo Viejo Design

Guidelines per Section 17.18.030(H) of the Downtown zone. The project is in compliance with the Pueblo Viejo Design Guidelines as the project is compatible with the Spanish Colonial style guidelines. The project provides rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme that is within the guidelines of the Spanish Colonial style per the Pueblo Viejo Design Guidelines. For the foregoing reasons, the Coachella Bar commercial shell building construction project is consistent with the zoning regulations of the (DT-PV) Downtown 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 Downtown Center 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 Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The project is an existing building that will be repaired as a commercial shell building for a future proposed commercial use, with no identified end user at this time. Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to beginning tenant improvements and operations. The project does not propose any parking, as the project is in compliance with Section 17.54.010(C)(1)(A). This would allow any existing buildings for commercial use located within five hundred (500) feet of a publicly owned parking lot and located within the Sixth Street commercial core area defined as the area bounded by Harrison Street, Fourth Street, Highway 111, Eighth Street and property bordered by Harrison Street, Cairo Avenue, Baghdad Avenue and three hundred (300) feet east of Harrison Street shall be exempt from this subsection. The project is for a commercial shell building with no proposed use, and the project is within 500 feet of a publicly owned parking lot at Veteran's Park. The project as a proposed non-residential development is subject to the Pueblo Viejo Design Guidelines per Section 17.18.030(H) of the Downtown zone. The project is in compliance with the Pueblo Viejo Design Guidelines as the project is compatible with the Spanish Colonial style guidelines. The project provides rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme that is within the guidelines of the Spanish Colonial style per the Pueblo Viejo Design Guidelines. For the foregoing reasons, the Coachella Bar commercial shell building construction project is consistent with the zoning regulations of the (DT-PV) Downtown zone.

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, or materially injurious to properties and improvements in the vicinity as the project because it is seeking to repair and remodel an existing vacant building. The project will be remodeling the building into a commercial shell building with no identified end user at this time. The proposed

project design is consistent with applicable General Plan and Zoning Code guidelines. Any future tenants must be in compliance with the uses proposed within the Downtown Center General Plan land use designation and the Downtown zoning designation and must obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For this reason, the proposed project would be compatible with the existing surrounding uses which include Downtown Center. The proposed commercial shell building project is not anticipated to create detrimental effects to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.

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 for the repair of an existing two-story building with no proposed building expansion. The project will include a fenced off dining area and the construction of a trash enclosure to accommodate a potential future commercial dining use in the future. Any future proposed use at this shell building would be required to meet the Downtown (DT-PV) zoning requirements and obtain all applicable permits and licenses prior to completing tenant improvements and beginning operation. The project is in compliance with the Pueblo Viejo Design Guidelines as the project is compatible with the Spanish Colonial style guidelines. The project provides rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme that is within the guidelines of the Spanish Colonial style per the Pueblo Viejo Design Guidelines. For the foregoing reasons, the Coachella Bar commercial shell 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 shall not change the essential character of the same area

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.72.010 can affirmatively be made for the proposed Architectural Review No. 24-17 for the Coachella Bar commercial shell building construction project. The proposed project is consistent with the general plan. The proposed project complies with zoning regulations. The proposed project is 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 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. Furthermore, any proposed use that may be constructed for the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal

Code and must obtain all applicable permits and licenses prior to beginning tenant improvements and operations.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on May 10, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on April 30, 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:

The Project is categorically exempt from the provisions of the California Environmental Quality Act under Section 15301 of the State CEQA Guidelines. The Project consists of the repair, maintenance and minor alteration of existing private structures, involving negligible or no expansion of existing or former use. Examples of Class 1 exemptions include interior and exterior alterations and maintenance of existing landscaping. Here, the Project involves the repair of an existing two-story commercial shell building located on a .11-acre parcel at 1694 6th Street (APN #778-100-001) at the southwest corner of 6th Street and Grapefruit Boulevard. The Project also includes the restoration of surrounding landscaping. Therefore, the Project falls within the Class 1 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. 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 area is developed and does not contain any environmentally sensitive areas. 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 a with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

AR No. 24-05 ALTERNATIVES:

- 1) Approve Resolution No. PC2026-15 conditionally approving AR No. 24-17 with the findings and conditions as recommended by Staff.

- 2) Approve Resolution No. PC2026-15 conditionally approving AR No. 24-17 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-15.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for AR No. 24-17.

Attachments:

1. Resolution No. PC2026-15
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development Plan Set
2. Published Copy of the Notice of Public Hearing
3. Site Photos