

RESOLUTION NO. PC2026-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 24-17 FOR THE REMODEL OF A TWO STORY COMMERCIAL BUILDING LOCATED AT 1694 6TH STREET AT APN: 778-100-001, AND FINDING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 (CLASS 1 - EXISTING FACILITIES). APPLICANT: NICK MEZA

WHEREAS, on December 5, 2024, the applicant, Nick Meza, submitted an application for Architectural Review for the proposed remodel of a two commercial building located at 1694 6th Street (APN: 778-100-001).

WHEREAS, the Site is located at 1694 6th Street at the southwest corner of 6th Street and Grapefruit Boulevard (Assessor’s Parcel Number: 778-100-001)(“Property”); and,

WHEREAS, the site has a zoning designation of DT-PV Downtown and a General Plan 2035 land use designation of Downtown Center; 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. 24-17 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on May 10, 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 April 30, 2026; and,

WHEREAS, on May 20, 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. PC2026-15 for the remodel of a two-story commercial building as conditioned with the motion vote outcome specified in the meeting minutes for the May 20, 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 Planning Commission finds the Project 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 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.

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 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 shell building for a future

proposed use, with no proposed use 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 shell building construction project is consistent with the objectives of the General Plan.

2. 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 proposed 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.
3. 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.
4. 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 identified end user at this time, 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 shell building construction project is consistent with the zoning regulations of the (DT-PV) Downtown zone.

5. 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.
6. 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. 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 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

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, for the proposed remodel of a two story commercial building at 1694 6th Street (APN: 778-100-001); and determining that the project is compliant with Section 15063 Of The California Environmental Quality Act (CEQA) Guidelines. 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 20th day of May 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