

RESOLUTION NO. PC 2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF A MODIFICATION TO TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376 (MODIFICATION), ARCHITECTURAL REVIEW NO. 22-11 (MODIFICATION), A PROPOSAL TO SUBDIVIDE 19.2 ACRES INTO 192 SINGLE FAMILY LOTS WITH A MINIMUM LOT SIZE OF 2,500 SQUARE FEET WITH NINE SINGLE FAMILY RESIDENTIAL PRODUCTION MODEL HOMES LOCATED WEST OF VAN BUREN STREET, BETWEEN AVENUE 51 AND AVENUE 52, APN 779-360-001; AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH SECTION 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: JOSEPH RIVANI, GLOBAL INVESTMENT AND DEVELOPMENT

WHEREAS, Joseph Rivani of Global Investment and Development filed applications on a vacant 19.2 acre project site located west of Van Buren Street, south of Avenue 51 and north of Avenue 52 on Assessor's Parcel Number (APN) 779-360-001; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code), Title 16 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on April 17, 2024, the Planning Commission conducted a duly noticed public hearing on CZ No. 24-01, TTM No. 38429, AR No. 22-11, CUP No. 376 and EA No. 22-04 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on April 17, 2024, the Planning Commission conducted a duly noticed public hearing on Change of Zone No. 24-01 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on May 8, 2024, the City Council conducted a duly noticed public hearing on CZ No. 24-01, TTM No. 38429, AR No. 22-11, CUP No. 376 and EA No. 22-04 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on June 12, 2024, the City Council conducted a duly noticed public hearing on Change of Zone No. 24-01 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, on November 19, 2025, the Planning Commission conducted a duly noticed public hearing on a modification to TTM No. 38429, CUP No. 376 (Modification), and AR No. 22-11 (Modification) in the City Council Chambers, 1515 6th Street, Coachella,

California; and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Change of Zone, Tentative Tract Map, Conditional Use Permit, Architectural Review to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for the proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

WHEREAS, the conditions of approval as stipulated by the City are necessary to protect the public health, safety and welfare of the community; and,

WHEREAS, the Planning Commission of the City of Coachella finds that Tentative Tract Map No. 38429 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

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

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act.
Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and certifies that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Environmental Assessment No. 22-04 was prepared for Tentative Tract Map 38429 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on May 8, 2024. The proposed residential construction is consistent

with the project evaluated under EA No. 22-04.

SECTION 3. Tentative Tract Map Findings.

With respect to the proposed modification to Tentative Tract Map No. 38429 the Planning Commission finds as follows for the proposed for the 192-unit single-family residential development project:

1. The proposed subdivision map is consistent with applicable general plans, and there are no applicable specific plans for this project. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.
2. The site is physically suitable for the type of development and the proposed density of development. The proposed subdivision will provide adequately sized lots for new single-family residential lots. All proposed lots will have adequate dimensions, and ingress and egress to accommodate the proposed development.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project that would be impacted by the proposed project.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed, the proposed project would allow for single-family residential lots with a minimum lot size of 2,500 square feet. The adjoining uses are consistent with the proposed use of the property as a single-family detached subdivision.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is located on the west side of Van Buren Avenue, south of Avenue 51, north of Avenue 52.

SECTION 4. Architectural Review Findings.

With respect to Architectural Review 22-11 (Modification), the Planning Commission finds as follows for the proposed for the 192 unit single-family residential development project:

1. The proposed project is consistent with the general plan. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.
2. The proposed project complies with zoning regulations. The project is in compliance with the applicable Regional Commercial development standards and in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.
3. The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance with the Planned Unit Development provisions (Chapter 17.38) of the Coachella Municipal Code in order to utilize flexible development standards.
4. The proposed development will be constructing single-family homes on a previously disturbed and currently vacant lot. The proposed project is compliant with the general plan and the Coachella Municipal Code zoning regulations. The proposed project has also been reviewed by the following agencies including but not limited to: the Public Works Department, the Utilities Department, the Community Development Department, Riverside County Fire Department, and the Riverside County Sheriff's Office. The project has been reviewed and conditioned to ensure that the proposed project not be detrimental to the public health, safety, or 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 compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.

SECTION 5. Conditional Use Permit Findings.

With respect to Conditional Use Permit No. 376 (Modification), the Planning Commission finds as follows for the proposed for the 192 unit single-family residential development project:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit

Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development.

2. The proposed use will be 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 use is in accordance with the high-density residential development standards in conformance with the Regional Commercial zone, and is compatible with the Regional Retail District general plan designation. This will ensure the project is compatible with the adjacent east and southern parcels, which are under the same zone and general plan designation as the subject parcel. The project is a detached single-family subdivision project which provides compatibility with the adjacent northern parcel which is an existing school and zoned as single-family residential, and the project is compatible with the adjacent western parcel which is zoned as general neighborhood which allows for detached single-family residential uses.
3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is compatible with the adjacent residential zoned uses to north and west, and the parcel is a high-density residential use compatible with the southern and eastern adjacent zones.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood.
5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. The project provides a main entrance on Van Buren Street at the southern portion of the eastern portion of the tract map, and a secondary entrance at the northern portion of the eastern portion of the tract map which is anticipated to provide minimal interference with traffic on surrounding public streets or roads

SECTION 6. 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 7. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 8. 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 hereby recommends to the City Council approval of a modification To Tentative Tract Map No. 38429, Conditional Use Permit No. 376

(Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 Acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 And Avenue 52, APN 779-360-001; And determining that the project is compliant with Section 15073 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 Exhibit “B”, Tentative Tract Map in “Exhibit C”, Planned Unit Development and Elevations in “Exhibit D”, Development Plan Set in “Exhibit E” 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.

PASSED APPROVED and ADOPTED this 19th day of November 2025.

Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC-2025-18, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of November 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary