

RESOLUTION NO. PC 2025-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA THE CONDITIONAL APPROVAL OF CONDITIONAL USE PERMIT NO. 390 FOR A PLANNED UNIT DEVELOPMENT ALLOWING FLEXIBLE STANDARDS FOR SMALLER LOT SIZES AND A HIGHER DENSITY FOR A PRIVATE GATED COMMUNITY, FOR THE PROPOSED 257-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION PROJECT LOCATED ON THE 39.98 ACRES SITE AT THE SOUTHWEST CORNER OF CALHOUN STREET AND AVENUE 49, APN 612-260-010; AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH SECTION 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: PACIFIC MODERN BUILDERS LLC

WHEREAS, on April 15, 2025, the applicant, Rod Vandenburg on behalf of Pacific Modern Builders, LLC., submitted a Tentative Tract Map application, Conditional Use Permit application, and associated environmental documentation for the subdivision of 39.98 acres of land for the development of a 257 single family home planned unit development and associated improvements on the southwest corner of Calhoun Street and Avenue 49 (“the Project”); and,

WHEREAS, the Site is located within the City of Coachella off of Calhoun Street and Avenue 49 within Riverside County, California (Assessor Parcel Numbers 612-260-010) (“Property”); and,

WHEREAS, the site has a zoning designation of General Neighborhood and a General Plan 2035 land use designation of General Neighborhood; 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, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and CEQA Guidelines Section § 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration), a public agency shall prepare or have prepared a proposed negative declaration or a mitigated negative declaration for a project subject to CEQA when the initial study identifies potentially significant impacts but revisions in the project plan or proposals made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,

WHEREAS, pursuant to CEQA Guidelines Section § 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration), an initial study with mitigated negative declaration was prepared for the Proposed Project (“Initial Study/Mitigated Negative

Declaration), and mitigation measures have been incorporated into the Mitigated Negative Declaration and will be imposed on the Proposed Project through the City's adoption of a Mitigation Monitoring and Reporting Program ("MMRP") in compliance with CEQA Guidelines Section 15070(d); and,

WHEREAS, pursuant to CEQA Guidelines Section § 15073 (Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration), comments were received pertaining to the Initial Study/Mitigated Negative Declaration and added to the administrative record; and,

WHEREAS, the project site has a General Plan land use designation and CMC zoning designation of General Neighborhood; and,

WHEREAS, the General Neighborhood zoning designation has a density of 7 to 24 dwelling units per acre; and,

WHEREAS, the General Neighborhood zoning designation has a density of 7.29 dwelling units per acre; and,

WHEREAS, a notice of a public hearing to consider Tentative Tract Map No. 39051, Conditional Use Permit No. 390, and Environmental Assessment 2025-02 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on December 7, 2025, 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 December 2, 2025; and,

WHEREAS, on December 17, 2025, 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 for the conditional approval of the Calhoun Subdivision Project as conditioned with the motion vote outcome specified in the meeting minutes for the December 17, 2025, 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. Environmental Findings. The Planning Commission has independently reviewed the Initial Study with Mitigated Negative Declaration and the administrative record for the proposed project, including all oral and written comments received during the document circulation period, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the Planning Commission finds that:

- A. The Initial Study with Mitigated Negative Declaration (EA 2025-02) has been completed in compliance with CEQA and reflects the agency's independent judgment and analysis.
- B. All environmental impacts of the Proposed Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program.
- C. There is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project, as revised, may result in significant environmental impacts.
- D. The Planning Commission hereby approves and adopts the Initial Study with Mitigated Negative Declaration (EA 2025-02) pursuant to Public Resources Code section 21080(c)(2).
- E. Pursuant to Public Resources Code section 21081.6, the Planning Commission approves and adopts the MMRP prepared for the Project, which shall be fully complied with as specified in this Resolution and the Conditions of Approval set forth herein.

SECTION 3. Conditional Use Permit 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 General Neighborhood which permits the development of single-family residential homes and community amenities. Further, the General Neighborhood land use designations allow for the development of 7-25 dwelling units per acre. As such, the Tentative Tract Map is consistent with the permitted land use designation of single-family homes, as it is proposing 7.29 du/ac. The project further proposes the development of community amenities such as a community park with tot lot, basketball court, ramadas with picnic tables, a turf grass area, and a partially landscaped retention basis with passive walking trails. The open-space parks planned within the project area fulfill the Planned Unit Development and General Neighborhood open space requirements. 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. The proposed project has a General Plan land use designation and zoning designation of General Neighborhood which permits the development of single-family residential homes and community amenities of 7-25 dwelling units per acre. The project complies with Chapter 17.14 General Neighborhood zoning standards and complies with Chapter 17.38 PUD Planned Unit Development standards. The project will be operated and maintained by an HOA, and the community CC&R's shall be submitted for City review and the City shall be a third-party beneficiary to the CC&R's. The perimeter landscaping, park, and the retention basin adjacent to Calhoun Street will be maintained by the City LLMD. As a result, the project will be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
3. The proposed project has a General Plan land use designation and zoning designation of General Neighborhood which permits the development of single-family residential homes and community amenities of 7-25 dwelling units per acre. In addition to meeting the proposed density requirements, two vehicular access points include one located on the north side from Avenue 49 and one on the east side from Calhoun Street would provide access to the project that has been determined to be suitable by the City Engineer/ Public Works Director and the Riverside County Office of the Fire Marshal. The project will include the completion of street improvements on both sides of Avenue 49 adjacent to the northern perimeter of the project and determined to be suitable by the City Engineer. 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, the Coachella Municipal Code, and Planned Unit Development. Therefore, it can be determined that the proposed subdivision is physically suitable for the site.
4. The intent and purpose of the General Neighborhood designation, as described in the City of Coachella General Plan, is to provide a diversity of housing that meets the needs of Coachella's many household sizes, incomes and lifestyle preferences. General Neighborhoods integrate a range of single- and multi-family housing options within a green, walkable neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive. The project proposes the development of community amenities such as a community park, and shaded sidewalks along the perimeter and interior of community with a separated sidewalk design per the guidance of the City of Coachella General Plan Mobility Element. The project will be operated and maintained by an HOA, and the community CC&Rs shall be submitted for City review and the City shall be a third-party beneficiary to the CC&R's. 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 air quality, watercourses, historic buildings and

places, noise, hazards and hazardous materials and other features of value to the community. The proposed project will develop currently vacant highly disturbed land in west Coachella. The IS/MND found that with the adoption of mitigation measures on Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources, any potential impact will be mitigated to have a less than significant impact. The project will adopt a Mitigation and Monitoring Reporting Program (MMRP) that will certify mitigation measures to protect environmentally sensitive land uses and species within the project area. Therefore, it can be determined that the project is not anticipated to be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, and it can be determined that the project is a benefit to the community as a whole.

5. The project will include two vehicular access points include one located on the north side from Avenue 49 and one on the east side from Calhoun Street would provide access to the project that has been determined to be suitable by the City Engineer/ Public Works Director and the Riverside County Office of the Fire Marshal. The project will include the completion of street improvements on both sides of Avenue 49 adjacent to the northern perimeter of the project and determined to be suitable by the City Engineer. As a result, the proposed project is designed to provide reasonable minimal interference with traffic on surrounding public streets or roads.

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.74.020 can affirmatively be made for the proposed Tentative Tract Map No. 39051. The proposed parcel subdivision is consistent with the City of Coachella General Plan and the Coachella Municipal Code. The parcel subdivision will be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area, and consideration was given to the potential impacts of the development. It is determined that the project is justified by the common public interest as a benefit to the community as a whole. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads. 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.

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 Chairman shall sign this Resolution and the City Clerk 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 hereby recommends to the City Council approval of Conditional Use Permit No. 390 for a planned unit development allowing flexible standards

for smaller lot sizes and a higher density for a private gated community, for the proposed 257-lot single family residential subdivision project located on the 39.98 acres site at the southwest corner of Calhoun Street and Avenue 49, APN 612-260-010; 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 Planned Unit Development 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.

PASSED APPROVED and ADOPTED this 17th day of December 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-2025-23, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 17th day of December 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary