

**RESOLUTION NO. PC2025-21**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A FOURTH 12-MONTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37088 (RAVELLA) TO ALLOW A 115-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON A TOTAL OF 20 ACRES OF VACANT LAND IIN THE CN-PD (NEIGHRBORHOOD COMMERCIAL – PLANNED UNIT DEVELOPMENT) ZONE LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET (APN 612-280-027). APPLICANT: MARK VASEY, TOWER ENERGY.**

**WHEREAS** Tower Energy Group filed an application for a fourth 12-month time extension for Tentative Tract Map No. 37088 for a subdivision of 20 acres into 115 single family residential lots at the northwest corner of Avenue 50 and Calhoun Street at 86100 Avenue 54; and,

**WHEREAS**, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64410, Title 7 of the Government Code), the City’s Subdivision Ordinance, and the California Environmental Quality Act of 1970) as amended; and

**WHEREAS**, the City Council approved Tentative Tract Map at a public hearing on July 13, 2016 with findings and conditions; and

**WHEREAS**, Tentative Tract Map No. 37088 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of Tower Energy Project and the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

**WHEREAS**, the Planning Commission of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035 meets the findings required by the Municipal Code;

**WHEREAS**, the proposed project is Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

**Section 1.** Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2.** CEQA Findings

Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative

Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

**Section 3.** Tentative tract Map No. 37088 Time Extension

With respect to Tentative Tract Map, the Planning Commission can make the findings for the proposed project which include:

1. That the proposed map is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035. The site is within the City's Neighborhood Center land use designation and abuts Avenue 50 and Calhoun Street. Avenue 50 is designated as a Major Roadway with a bicycle lane and Calhoun Street is designated as a collector with a bicycle lane. The proposed phased subdivision map will allow for three lots as part of the 5-acre commercial development, and a 4th lot for the future subdivision of 115 residential homes with private streets and common area lots consistent with the submitted planned unit development and will promote the City's long-term economic development goals for the larger vicinity.
2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide small lots and generous open-space lots for a planned-unit development of new single-family residential lots, and lots for a 5-acre commercial center. All proposed lots comply with minimum lot area and dimension requirements of the base zoning districts of RM (for the residential community) and CN (for the commercial center). Additionally, the subdivision would have adequate ingress and egress, from Avenue 50 and Calhoun Street, to accommodate the proposed development.
3. The design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidable 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.
4. The design of the subdivision is not likely to cause serious health problems. The proposed subdivision would allow for small single-family residential lots and generous open-space lots to provide a medium density residential development. The proposed retail, service station and office uses are not known to cause serious health concerns as proposed in the neighborhood commercial center.
5. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision is located on the northwest corner of Avenue 50 and Calhoun Street. As conditioned there will be independent and shared access into the neighborhood commercial center, and two pointes of access into the residential subdivision. There are no known conflicting existing or future easements and rights-of-way within the project site.
6. The design of the subdivision will provide, to the extent feasible, for future passive or

natural heating or cooling opportunities. The proposed lot configurations allow for east-west orientation of homes, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Department.

7. The Planning Commission, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated June 15, 2016 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby finds that Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

**Section 4.** 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 approves a fourth 12-month time extension for Tentative Tract Map No. 37088 with a new expiration date of January 13, 2027 subject to the conditions of approval of Council Resolution No. 2016-18 as modified in Resolution No. PC2023-30 and as listed in "Exhibit A" of Resolution No. PC2025-21.

**PASSED APPROVED and ADOPTED** this 17<sup>th</sup> day of December 2025.

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Isela Murillo, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Kendra Reif  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2025-21, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 17<sup>th</sup> day of December 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kendra Reif  
Planning Commission Secretary