



STAFF REPORT
12/17/2025

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: A Public Hearing to Consider Resolution No. PC 2025-21 of the Planning Commission of the City of Coachella: Request for conditional approval for a fourth 12-Month Time Extension 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 in the CN-PD (Neighborhood 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.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and recommend the conditional approve of Resolution No. PC2025-21 granting the fourth 12-Month Time Extension eligible for Tentative Tract Map No. 37088 with the findings and conditions of Resolution No. PC2025-21 and establishing a new expiration date of January 13, 2027.

BACKGROUND:

The project site has been the subject of three separate proposals including the current Tower Energy proposal. The following is a brief overview of the prior applications that have been submitted on the property:

- *Historically the site was utilized as agricultural land. Agricultural uses on the site declined in the 1990s and by 2004, there was no longer any evidence of agricultural growth on the property. The lot has remained vacant since that time. Prior ownership included a church entity that wanted to develop a religious assembly campus.*
- *In 2011, Tower Energy Group purchased the property and proposed to build a 240-unit apartment complex and a mini-mart/service station on-site that required a general plan amendment and a change of zone. At the time, the project was placed on hold due to the pending General Plan Update.*
- *The project was sold to LADCO in 2013, and in 2015, LADCO proposed a low-density residential project. After meeting with staff, the owner submitted Tentative Tract Map (TTM No. 36680) to develop a 115-lot residential gated subdivision and commercial site. The residential component was to include courtyard-style homes, community landscaped areas, a community*

park, and a clubhouse with a pool. That owner's estate later re-sold the property to back to Tower Energy Group (the current land owner).

- *Tower Energy Group submitted the above referenced applications to develop the 115-lot residential development and a 5-acre commercial site that is the subject of this staff report.*

On February 19, 2014, the Planning Commission reviewed conceptual plans for the LADCO version of the project which included a commercial center with service station and two drive-thru restaurant pads. At that time the Commission directed the owner to pursue the service station project, but remove the drive-thru restaurants as those were not consistent with the City's General Plan. There were some neighboring owners that spoke in opposition to the service station. However, the Commission stated that the owner could apply for the service station use and the Commission would review it on a case-by-case basis. The service station is currently existing and the fourth time extensions would be for Tentative Tract Map (TTM) No. 37088. The purpose of a Tentative Tract Map is to illustrate the design of a proposed subdivision, along with the existing conditions on and surrounding the site. It is a preliminary document and does not need to be based on an accurate or detailed final survey of the property.

On June 15, 2016, the Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of TTM No. 37088 and Change of Zone 16-01 for a planned unit development as part of the overall proposed development of the Ravella project consisting of 115 single family residential lots on 20 acres at the Northwest corner of Avenue 50 and Calhoun Street. The City Council approved TTM No. 37088 on July 13, 2016.

Pursuant to the Subdivision Map Act, and Chapter 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. TTM No. 37088 was automatically extended by 36 months to July 13, 2021 from the original July 13, 2018 expiration under the Subdivision Map act due to the filing of the first final map recording the first 4 lots. Chapter 16.12.140 of the Coachella Municipal Code allows the Planning Commission to grant up to five 12-month time extensions if a timely request is submitted stating the reasons for the project delays. Due to Assembly Bill 1561, the project was automatically extended by the California Legislature 18 months from the original expiration of July 13, 2018 to January 13, 2023. Assembly Bill 1561 is a California law passed to help sustain housing development during the disruption caused by the COVID-19 pandemic that went into effect on September 28, 2020. TTM No. 37088 received approval from the Planning Commission on September 6, 2023 for the first 12-month extension. This time extensions approval extended the approval of TTM No. 37088 to January 13, 2024. On November, 15, 2023, the applicant received the approval from Planning Commission for the second time extension with an expiration date of January 13, 2025. The applicant previously submitted their third time-extension request on August 5, 2024, extending TTM No. 37088 expiration date to January 13, 2026. The applicant is now requesting a fourth one-year extension to January 13, 2027, due to the ongoing insufficient power availability within the city.

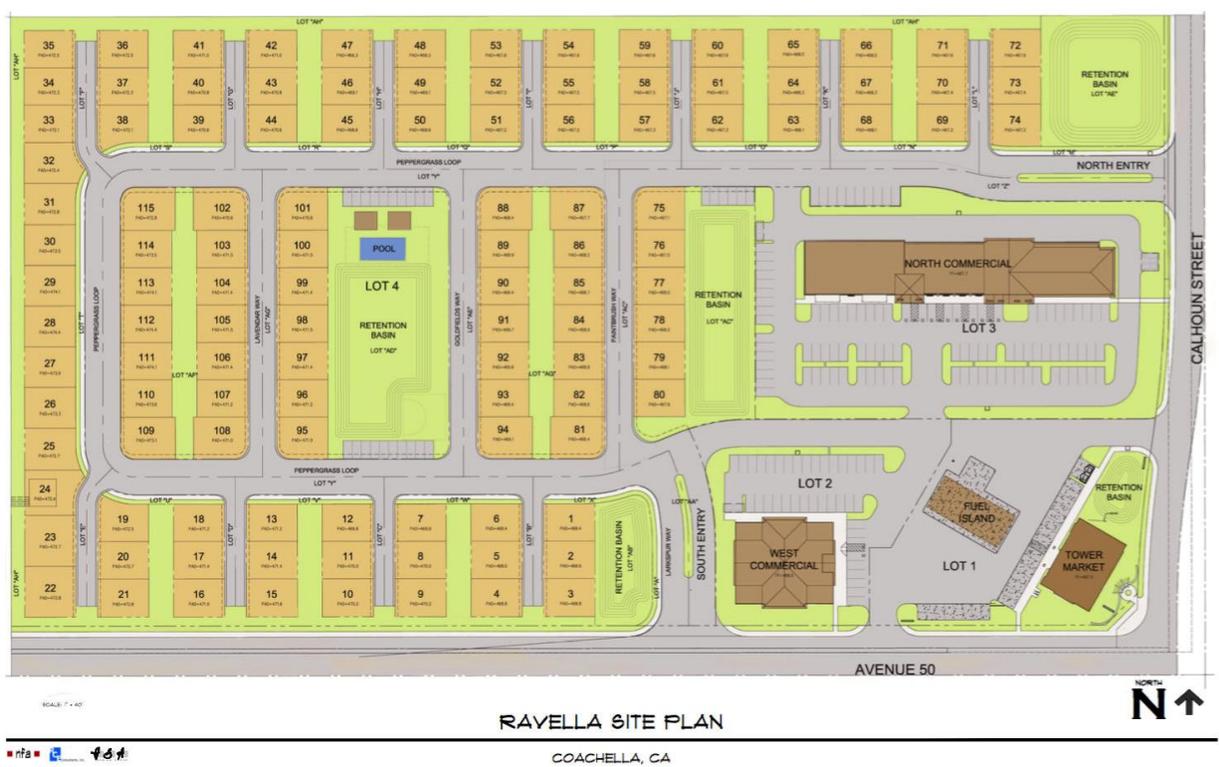
DISCUSSION/ANALYSIS:

As illustrated below, TTM No. 37088 proposes to subdivide approximately 20 acres of land into 115 single family residential lots with a minimum lot size of 2,373 square (sq.) feet (ft.) with a maximum

lot size of 3,789 sq. ft. Access to the residential project will be on Avenue 50 and Calhoun Street. The project will have private streets but will not be a gated community. All of the homes either front or back up to a passive open space area. The entire Ravella site currently consists of 4 lots for the project's 4 phases. Phase 1 includes the Tower Market service station at the corner of Avenue 50 and Calhoun Street. Phase 2 includes a proposed 20,000 square foot building for Borrego Health Clinic while Phase 3 includes a 9,350 square foot commercial building adjacent to Avenue 50, which remains vacant. Phase 4 includes the proposed 115 residential homes.

Consistency with Coachella General Plan and Zoning The proposed project is within the Neighborhood Center land use designation. The site is within Subarea 3 – Van Buren Corridor, which encourages the development of an appropriate and well-designed transition between retail and commercial development along the corridor and the adjacent residential area. The project site is currently zoned Neighborhood Commercial – Planned Unit Development (CN-PD) which implements the Neighborhood Center land use designation of the General Plan. The CN-PD zone permits. On June 15, 2016 the Planning Commission approved two conditional use permits to allow a service station in the CN-PD zone (CUP 267), and to establish land use regulations and minimum development standards for the Ravella Planned Development (CUP 268). The Ravella project meets all the requirements of the property development standards of the CN-PD zone. The proposed project is compliant with the General Plan and the Coachella Municipal Code.

Figure 1: Project Phasing Map



The residential component includes 3 retention basins, one of which includes a pool and shade structure and sport court.

Residential Layout/Architectural Theming

The proposed project utilizes a “green court” concept where the homes face a common open space area. In this project, the homes are provided access off common private alleys as illustrated on the exhibit below. These homes are situated on very small lots (2,300 square feet minimum) and will have very minimal yard space. The minimum front, side and rear yard setbacks will be 5 feet. The patio covers will be allowed to have supporting columns at 3.5 feet from the property lines, provided the eave is no less than 36 inches from the property line. The PD ordinance encourages clustered housing in exchange for general open space lots and amenities throughout the community, as proposed for this project. Fencing for the individual homes will be subject to HOA approval and subject to a separate building permit. All garden walls must be decorative masonry with decorative cap. However, the applicant has indicated they would like to allow vinyl fencing for the property lines between two homes.



One floor plan and elevation is proposed. Each home contains 4 bedrooms and 3 baths as illustrated below and complies with the base district minimum dwelling unit size of 1,200 square feet. The two-car garage has an interior enclosure for trash bins, and the front entry porch has an area designated for the A/C mechanical equipment in order to keep the side yards clear of obstructions. Additionally, staff is recommending the use of “decorative” garage doors, with windows on the upper 25% of the garage door.

Figure 3: Sample Architecture



