



STAFF REPORT
12/17/2025

TO: Planning Commission Chair and Commissioners

FROM: Kendra Reif, Community Development Director
Adrian Moreno, Associate Planner

SUBJECT: A Public Hearing to Consider Resolution No. PC 2025-22, Resolution No. PC 2025-23, and Resolution No. PC 2025-24 of the Planning Commission of the City of Coachella: Request for Planning Commission recommendation of conditional approval to the City Council for Tentative Tract Map No. 39051 for the subdivision of 39.98 acres of land (Assessor's Parcel Number 612-260-010) into 257 lots and request for conditional approval of Conditional Use Permit No. 390 for a 257-lot single-family home planned unit development subdivision with associated improvements located at the southwest corner of Calhoun Street and Avenue 49 and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the California Environmental Quality Act Guidelines. Applicant: Rod Vandenburg, Pacific Modern Builders, LLC.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and receive public testimony and recommend the conditional approval to the City Council for Tentative Tract Map No. 39051 for the subdivision of 39.98 acres of land (Assessor's Parcel Number 612-260-010) into 257 lots and request for conditional approval of Conditional Use Permit No. 390 for a 257-lot single-family home planned unit development subdivision with associated improvements located at the southwest corner of Calhoun Street and Avenue 49 and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the California Environmental Quality Act Guidelines.

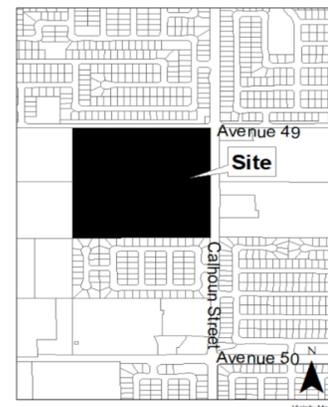


Figure 1 - Vicinity Map

EXECUTIVE SUMMARY:

The applicant, Rod Vandenburg on behalf of Pacific Modern Builders, LLC., requests that the Planning Commission recommend to the City Council approval of:

- **TTM No. 39051** proposes to subdivide 39.98 acres into 257 single family lots with 144 lots each encompassing a minimum of 3,400 square feet (sf), and 113 lots each encompassing a minimum of 4,050 sf;
- **CUP No. 390** proposes to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code;
- **EA No. 25-02** was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 39.98-acre site located at the southwest Calhoun Street and Avenue 49, (APN 612-260-010).

The Architectural style of the homes will be determined through an architectural review application at a later date. The Initial Study assumes the houses proposed will conform to the minimum standards established in the Project PUD.



Figure 2 - Vicinity Map

BACKGROUND:

On March 25, 2025, applicant Rod Vandenburg on behalf of Pacific Modern Builders, LLC., submitted an application for a Conditional Use Permit (Planned Unit Development), Tentative

Tract Map, and Environmental Assessment, proposing the subdivision of 39.98 acres of land for a gated residential neighborhood consisting of 257 single-family homes and associated improvements located east of Calhoun Street and south of Avenue 49 (APN 612-260-010).

The Project site currently has a land use and zoning designation of “General Neighborhood” in the City’s General Plan 2035 Update (General Plan) which allows for single- and multi-family residences. Multi-family residences are to be constructed in a “house-form” such as duplexes, rowhouses, and garden apartments. Residential neighborhoods encourage small blocks, parks and green spaces, and walkability or short drives to services such as schools and shopping. Between 7 and 25 dwelling units per acre are permitted in General Neighborhood areas. The applicant proposes a Planned Unit Development (PUD) that would permit flexible standards for smaller lot sizes and a higher density for a private gated community. The PUD requires the completion of a conditional use permit (CUP), which will establish the land use regulations and minimum development standards for the development, to be approved by the City’s Planning Commission.

Table 1
General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	General Neighborhood	(G-N) General Neighborhood	Vacant Lot
North:	Suburban Neighborhood	(S-N) Suburban Neighborhood	Single-Family Residences
South:	Suburban Neighborhood	(S-N) Suburban Neighborhood	Single-Family Residences
East:	Suburban Neighborhood	(S-N) Suburban Neighborhood	Vacant Lot
West:	City of Indio	City of Indio	Single-Family Residences

The gross acreage for the Project parcel is 39.98 acres. With approximately 1.21 acres of right of way dedications, the net parcel area is 35.24 acres. The applicant proposes to subdivide the Project site for a future build out of a private, gated residential community containing 257 single-family homes and a public park with a total area of 3.53 acres – 3.13 acres for recreational open space and a 0.40-acre landscaped retention basin.

The residential use consists of 144 lots each encompassing a minimum of 3,400 square feet (sf), and 113 lots each encompassing a minimum of 4,050 sf. The lots will be eligible for Accessory Dwelling Units (ADU) and Junior Dwelling Units (JADU).

The 3.13-acre recreational area of the park includes a tot lot, basketball court, ramadas with picnic tables, a turf grass area, and a small parking lot. Connected to the south side of the park is a 0.40-acre retention basin that is partially landscaped with turf grass for recreational use and encircled by a decomposed granite trail. The public can access the park from Calhoun Street by either entering the parking lot at the north end or the trail at the south end. A security fence surrounding the park will prevent public access to the residential section of the Project.

Two vehicular access points include one located on the north side from Avenue 49 and one on the east side from Calhoun Street. The proposed Project would include right-of-way allowances for future road improvements. Currently, Avenue 49 east of Calhoun is designated as a Primary Arterial, but west of Calhoun to Jackson Street Avenue 49 is an unimproved path. For 1,300 linear feet from Calhoun Street to the Project’s northwest corner, the applicant proposes 84-foot-wide full-street improvements including curbs, gutters, and sidewalks on both sides. At buildout, Avenue 49 street improvements would include 46 feet of travel lanes with curbs and gutters, six-foot sidewalks on both sides, and a 26-foot-wide landscaped area along the Project site Avenue 49 frontage.

Along 1,300 linear feet of Calhoun Street from the intersection of Avenue 49 to the southeast corner of the Project, the applicant proposes half-width improvements consisting of new pavement, curb, gutter, undergrounding of existing overhead utilities, new streetlights, a six-foot-wide sidewalk, and a 26-foot-wide landscape setback along the Project site frontage. Figure 3 shows the site plan Tentative Tract Map No. 39051 and Figure 4 provides the Conceptual Landscape Plan for the development.

Four retention basins will accept all on-site flows from a 100-year storm event. A fifth basin located at the northwest corner of the Project would accept off-site flows from Avenue 49. The basins will be landscaped to maintain openness and reduce visual massing of the development.

Table 2
Project Information

Total Project Area	39.98 ac (gross), 35.24 (net), 1,688,821 sf
Residential Lots	257 lots
144 lots	40 ft wide (3,600 sf)
113 lots	45 ft wide (4,050sf)
Landscaped Common Areas	
Public Park	3.213 ac (136,343 sf including parking lot)
Five Retention Basins	2.82 ac (122,839 sf)

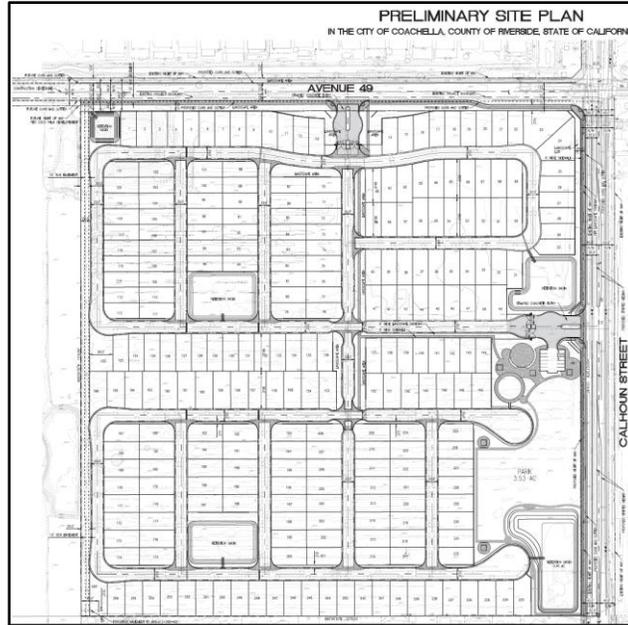


Figure 3 - Site Plan TTM 39051

LANDSCAPE DESIGN:

The landscape plan for the Calhoun Subdivision Project addresses the proposed landscaping along Avenue 49, project entries, the overall project wall and fence plan, and park and retention area landscaping.

As required by Section 17.14.030(K), a minimum 20-foot landscape frontage area is provided on Calhoun Street and Avenue 49, with the addition of a 6-foot sidewalk to provide a minimum 26-foot total common area frontage for the project on Calhoun Street and Avenue 49. On Avenue 49, the common area frontage is reduced to a total of 14 feet to accommodate a right-hand turn lane as required by the City Engineering Department. On Calhoun Street there is significant landscape along the frontage common area provided by the proposed retention basin and public park. Along both perimeter streets, a 4-foot curb adjacent landscape planter is provided in compliance with General Plan Mobility Element guidelines. Shade Trees are provided along Avenue 49 and Calhoun Street to provide ample shade tree coverage. The project includes completion of street improvements for the northern portion of Avenue 49 along project frontage to be compatible with the street improvements completed on Avenue 49 between Jackson Street and the proposed project.

Tree uplighting is implemented along the project perimeter streets, internal streets, and project retention basins. All palm trees in the community will provide palm ring lights, and entry sign lighting is also provided. The public park will include bollard lighting.



Figure 4 - Conceptual Landscape Plan

The project entry includes enhanced pavement, an entry monument sign at each project entry and landscaping on either side of the project entry. The project entry also includes a landscaped median that will include date palm trees and a variety of shrubs and ground cover.



Figure 5 - Avenue 49 Entry



Figure 6 - Calhoun Street Entry

The project includes a separated sidewalk design center north-south street, and the center east-west street connecting the two community entrances as seen in Figure 4 above. The project includes landscape areas along internal streets, landscaped retention basin, and a landscape CVWD easement along the western portion of the project. The community will be landscaped

with drought tolerant plants and ¾ inch California Gold decorative gravel. See example images of landscape plant list below.

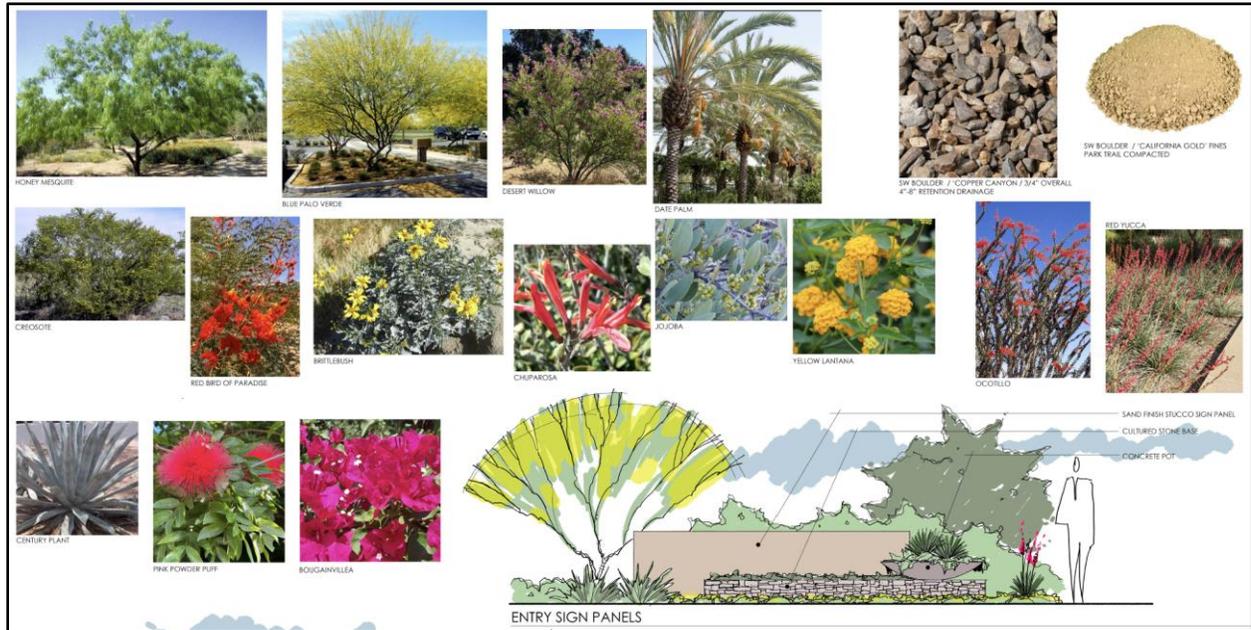


Figure 7 - Landscape Plant List

PARK:

The Project is proposing an approximate 3.13-acre public park that will be maintained by the Landscape and Lighting Maintenance District. The park will include both active and passive uses including a half-court basketball court, lawn area, picnic tables, tot lot and desert garden. Staff has conditioned that the park be installed prior to the issuance of the 101st occupancy permit. A site plan for the park and plant palette are provided in the exhibits below.



Figure 8 - Public Park

WALL AND FENCE PLAN:

A copy of the proposed wall and fence plan is illustrated on Figure 9 below. A 6 ft high smooth face block wall with a center score will be constructed with stone veneer panels and stone veneer columns placed in strategic areas along the perimeter streets and all street facing fencing within the community. Interior fencing not visible from the public R.O.W will be vinyl fencing. Adjacent to retention basins and the public park along perimeter streets, there will be metal facing with stone veneer columns.

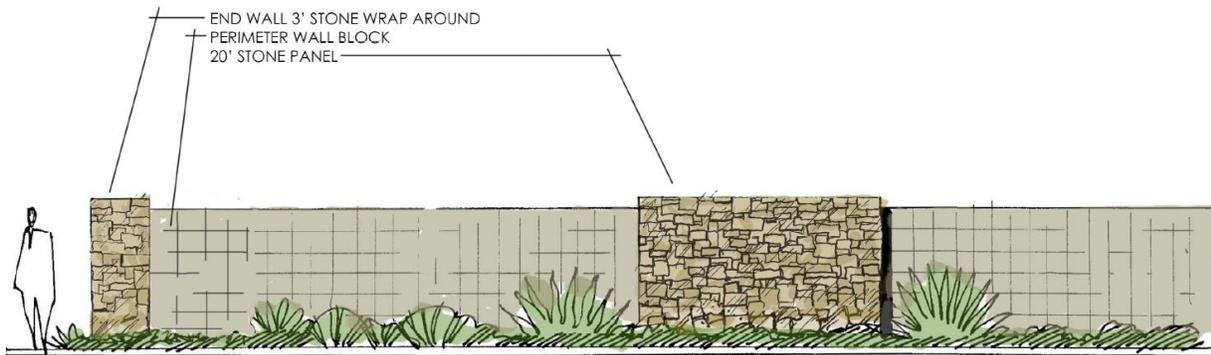


Figure 9 Fence and Wall Plan



Figure 10 Block Wall Detail



Figure 11 - Fencing Details

CONSISTENCY WITH GENERAL PLAN

The project site is within the General Neighborhood land use designation. General Neighborhoods are intended to provide a diversity of housing that meets the needs of the city’s many household sizes, incomes, and lifestyle preferences. General Neighborhoods include a range of single family and multi-family housing options within a green, walkable neighborhood 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 fundamental character of these neighborhoods is defined by tree-lined streets and small blocks, well-landscaped front yards and welcoming entries to each residence. Vehicular access and parking on each lot should not intrude into the front yards, primarily places for children to play and neighbors to meet. Although most of the residences are single-family detached houses, multi-family housing is also provided in “house-form” building types – such as duplexes, garden apartments and rowhouses – that are compatible in scale and character with houses. Large apartment buildings or complexes are not compatible with this sort of neighborhood setting

Allowed land uses include residential land uses at a development intensity of 7-25 DU/AC. The general plan also includes standards for network and connectivity, street design, parks and open space and urban form guidelines.

The Calhoun Subdivision project proposes 257 single family homes on a 39.98-acre site that equates to a net density of 7.29 DUA. The calculation for net density does not include acreage for the public park (includes retention basin), Avenue 49 and Calhoun Street dedications, and CVWD USBR easement on the west side of the property. The project meets the general plan density requirements and meets the design standards for network connectivity, street design, parks and open space and urban form guidelines.

CONSISTENCY WITH ZONING

The project site is currently zoned General Neighborhood (G-N) which implements the General Neighborhood land use designation of the General Plan. The G-N zone permits detached single family detached subdivisions with a minimum density of 7 dwelling units per acre on lots with a on minimum lot size of 4,000 square feet with a minimum interior lot width of 40 feet and minimum lot depth of 75 feet. The minimum width of corner lots is 45 feet. The minimum front yard requirement is 15 feet and the minimum side yard requirement for interior and corner lots is

10% of the lot width, but not less than 5 feet. A rear yard setback of 20 feet is required in the G-N zone.

The applicant proposes a Planned Unit Development (PUD) that would permit flexible standards for smaller lot sizes and a higher density for a private gated community. The applicant

The Sevilla II Project meets all the requirements of the G-N zone, except that the single story, Plan 1 homes include a 15-foot rear yard setback. Of the 68 Plan 1 homes, 30 lots have a setback of less than 20 feet which is why the Applicant is using the Planned Unit Development provisions (Section 17.38) of the Municipal Code that allows for a 15-foot rear yard setback. In addition, two lots adjacent to the project entryways (a total of 4 lots) may require a reduction in the 10-foot side yard setback to five feet as the project entryways were expanded to meet the requirements of Fire Department Riverside County Technical Policy 22-002 that requires that one of the travel lanes be 24 feet in width.

The project is consistent with Section 17.19 of the Municipal Code, Supplemental Standards for Single-Family Residential recently adopted by the City Council.

Table 3 – General Neighborhood Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Density	7-25 du/acre	7.29 du/ac	Yes
Parking (Minimum)	Two spaces per dwelling unit, both to be in an enclosed garage	Two spaces per dwelling unit, both to be in an enclosed 400 square foot garage	Yes. Each unit includes a 2-car garage
Lot Requirements	4,000 sq. ft. Minimum Lot width 40' Minimum Lot width (corner lot) 45' Minimum Lot depth 75'	3,400 sq. ft. Minimum Lot width 40' Minimum Lot width (corner lot) 40' Minimum Lot depth 85'	No. However, the proposal is consistent with PUD flexible design standards
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: <u>15 feet</u>	No. However, the proposal is consistent with PUD flexible design standards
Height (maximum)	45 feet	45 feet	Yes. The maximum height proposed is less than 45 feet

PROPOSED FINDINGS:

Tentative Map

Pursuant to Coachella Municipal Guidelines Chapter 16.12, Tentative Map, subject to the provisions of this chapter, the Planning Commission must make the following findings for a recommendation of approval to the City Council for a Tentative Map approval:

The Planning Commission shall deny approval of a tentative map, as required by the Subdivision Map Act, if it makes the following findings:

1. That the proposed map is not consistent with applicable general and specific plans;

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. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;

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 and is consistent with the General Plan. The project is proposing a PUD that would permit flexible standards for smaller lot sizes. The PUD is proposing 257 units in total with 144 lots each encompassing a minimum of 3,400 sf lots and 113 lots each encompassing a minimum of 4,050 sf. If the PUD is approved, the Tentative Map would be consistent with the applicable PUD development standards.

3. That the site is not physically suitable for the type of development;

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. As such, the Tentative Tract Map is

consistent with the permitted land use designation and zoning designation of single-family homes, as it is proposing 7.29 du/ac. 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. 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. That the site is not physically suitable for the proposed density of development;

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. As such, the Tentative Tract Map is consistent with the permitted land use designation and zoning designation of single-family homes, as it is proposing 7.29 du/ac. Therefore, it can be determined that the proposed subdivision is physically suitable for the proposed density of development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

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 natural vegetation and significant trees, watercourses, historic buildings and places, and other features of value to the community. The proposed project will develop currently vacant highly disturbed land in west Coachella. The existing setting does not contain any significant trees, watercourses, or historic buildings or places. The parcel has minimal natural vegetation, and what is there is common to many vacant parcels within the City of Coachella and the greater Coachella Valley. The scarce natural vegetation will be removed during the preliminary grading phase of the development of the site, and the IS/MND found that with the adoption of mitigation measures, 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.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems; and

Tentative Tract Map No. 39051 proposes the subdivision of a net acreage of 35.24-acre parcels into 257 parcels. As reviewed and conditioned by the City of Coachella Public Works Department and Coachella Water Authority and Sanitation District, adequate sewer and water systems are currently available and will be accessible to the resultant parcels. As conditioned by the City of Coachella Public Works Department, Coachella Water Authority and Sanitation District, and Imperial Irrigation District, the project has the necessary infrastructure to adequately serve the resultant parcels and all proposed uses as allowed by the City of Coachella General Plan and the Coachella Municipal Code.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

As proposed, TTM No. 39051 will not conflict with any public easements acquired for access or use by the public at large within the proposed subdivision. The Riverside County Office of the Fire Marshal and Engineering Department/Public Works Department have reviewed and approved the access points to the site. The subdivision of land will not conflict with easements for access through or use of property and as such, the subdivision's design is confirmed to be in harmony with existing public easements.

Conclusion:

Staff concludes that the findings set forth in Government Code Section 66474 and Coachella Municipal Code Chapter 17.14.030 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 not conflict with easements acquired by the public at large, for access through or use of property within the proposed parcel subdivision, and it will not cause substantial environmental damage or substantially avoidably injure fish, wildlife, or their habitat. 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.

Planned Unit Development

Pursuant to Coachella Municipal Guidelines Chapter 17.38, Planned Unit Development, subject to the provisions of this chapter, the Planning Commission must make the following findings for Planned Unit Development approval:

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 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 basin 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 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 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. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if 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 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. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole.

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 proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

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.

Conclusion:

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.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on December 7, 2025, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on December 2, 2025, pursuant to Section 17.74.010G of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

Chapter 8.24 of the Coachella Municipal Code states that all projects shall be reviewed for compliance with or exemption from the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15063, the applicant's consultant, Terra Nova Planning & Research Inc., completed an Initial Study with Mitigated Negative Declaration (IS/MND) in compliance with the California Environmental Quality Act (CEQA) to adequately analyze the Project's potential impacts on the environment for the Calhoun Street Subdivision Project. The Initial Study concluded that the project would result in less than significant impacts to Aesthetics, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, Public Services, Recreation, Utilities and Service Systems.

The Initial Study concluded that the project would result in a less than significant impact with mitigation incorporated to Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources.

Terra Nova Planning & Research, Inc. has developed appropriate mitigation measures to address the potentially significant impacts, and with the implementation and adherence to the mitigation measures, the Project will have a less than significant impact on Biological Resources, Cultural Resources, Transportation, and Tribal Cultural Resources. The mitigation measures will be listed as a condition of Project approval.

A 20-day public review period ran from November 18, 2025, to December 8, 2025. 3 comment letters were submitted during the comment period. Responses to comments have been prepared for the comments received and are included in Resolution No. PC2025-24 Exhibit C.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached in Resolution No. PC2025-24 Exhibit B.

TTM No. 39051 ALTERNATIVES:

- 1) Approve Resolution No. PC2025-22 recommending that the City Council approve TTM No. 39051 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2025-22 recommending that the City Council approve TTM No. 39051 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2025-22.
- 4) Continue this item and provide staff and the applicant with direction.

CUP No. 390 ALTERNATIVES:

- 1) Approve Resolution No. PC2025-23 recommending that the City Council approve CUP No. 390 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2025-23 recommending that the City Council approve CUP No. 390 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2025-23.
- 4) Continue this item and provide staff and the applicant with direction.

EA No. 25-02 ALTERNATIVES:

- 1) Approve Resolution No. PC2025-24 recommending that the City Council adopt a mitigated negative declaration for EA No. 25-02 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2025-24 recommending that the City Council adopt a mitigated negative declaration for EA No. 25-02 with the findings and conditions as recommended by Staff. with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2025-24.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for TTM. No 39051, CUP No. 390, and EA No. 25-02.

Attachments:

1. Resolution No. PC2025-22 (TTM)
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Tentative Tract Map
 - c. Exhibit E – Development Plan Set
2. Resolution No. PC2025-23 (PUD)
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Planned Unit Development
3. Resolution No. PC2025-22 (EA)
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Initial Study Mitigated Negative Declaration (ISMND)
 - c. Exhibit C – ISMND Response to Comments
4. Calhoun Street PUD Justification Statement
5. Calhoun Street LLMD_CCR Exhibit
6. Calhoun Street Park Area Exhibit
7. Preliminary Grading
8. Preliminary Site plan
9. Density Exhibit