



STAFF REPORT
4/1/2026

TO: Planning Commission Chair and Commissioners

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

SUBJECT: A Public Hearing to Consider Resolution No. PC2026-15 for the conditional approval of AR No. 24-17 for the remodel of a two-story commercial building located at 1694 6th Street (APN: 778-100-001), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities). Applicant: Nick Meza

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and conditionally approve AR No. 24-17 for the remodel of a two-story commercial building located at 1694 6th Street (APN: 778-100-001), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Existing Facilities).

EXECUTIVE SUMMARY:

The applicant, Nick Meza, requests that the Planning Commission approve:

- **AR No. 24-17** for the remodel of a two-story commercial building located at 1694 6th Street.

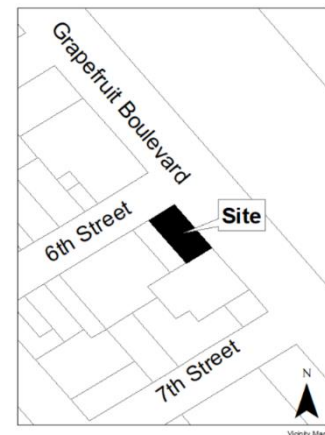


Figure 1 - Vicinity Map



Figure 2 - Vicinity Map

BACKGROUND:

On December 5, 2024, applicant Nick Meza, submitted an application for a Architectural Review and Conditional Use Permit for the Coachella Bar project at APN: 603-290-005. Since then, the applicant has requested to proceed with the Architectural Review only to repair the shell building. There is no Conditional Use Permit proposed for this proposed project. The 1st floor plan square footage is approximately 3,238 sq. ft., with a first-floor outdoor dining area at 516 square feet. The 2nd floor plan square footage is approximately 3,238 square feet, with an outdoor balcony. Stairs will be modified in the rear of the building. The project will include site improvements such as landscaping, pavers on Grapefruit Boulevard site frontage, and a trash enclosure.

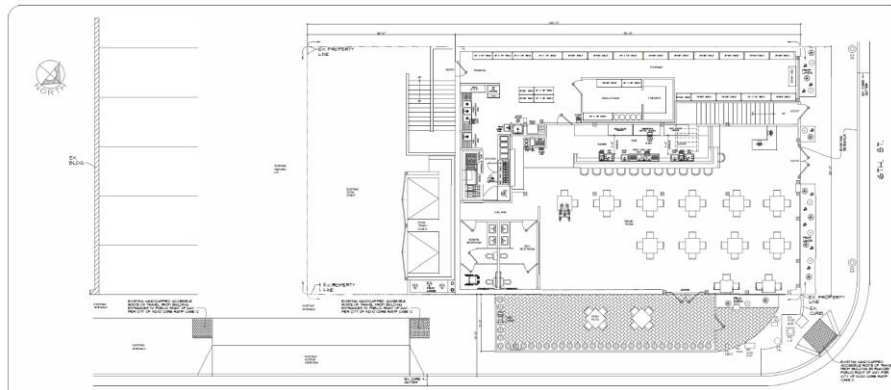


Figure 3- Site Plan

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Downtown Center	(DT-PV) Downtown	Existing Two-Story Building
North:	Downtown Center	(DT-PV) Downtown	Casillas Family Funeral Home
South:	Downtown Center	(DT-PV) Downtown	El Tepeyac Candy Store
East:	Urban Employment	(U-E) Urban Employment	CV Smog – Smog Shop and DMV Registration Services
West:	Downtown Center	(DT-PV) Downtown	Vacant Lot

LANDSCAPE DESIGN:

The preliminary landscape plan for the Coachella Bar project provides landscaping along 6th Street and Grapefruit Boulevard. The landscape material includes yellow lantana, golden barrel cactus, and parry’s agave. The outdoor patio area provides ficus nitida hedges. The project will provide ¾ gravel for all landscape areas as required by the conditions of approval for the site. The trash enclosure will provide vines as required by the conditions of approval for the site.

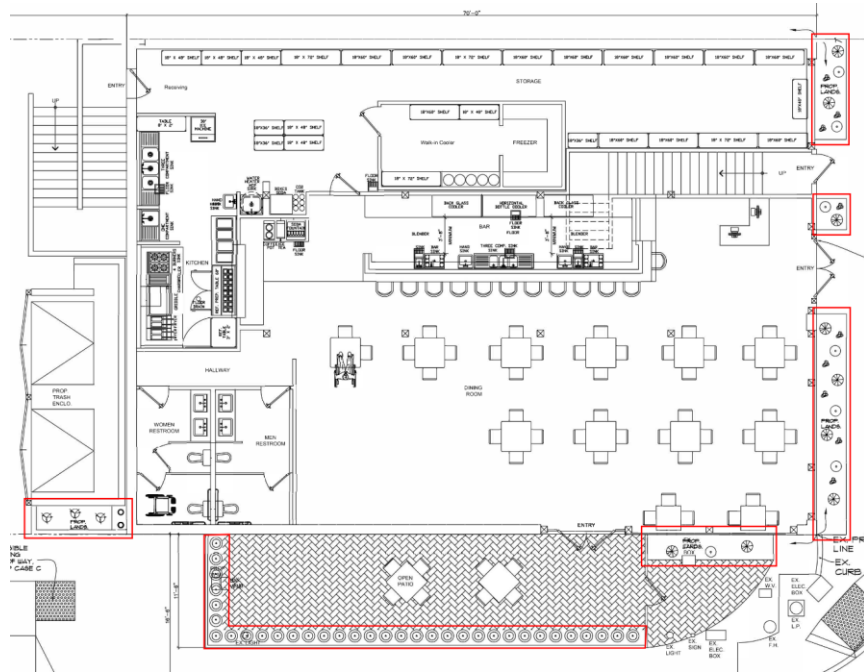


Figure 4 - Site Landscaping (highlighted red)

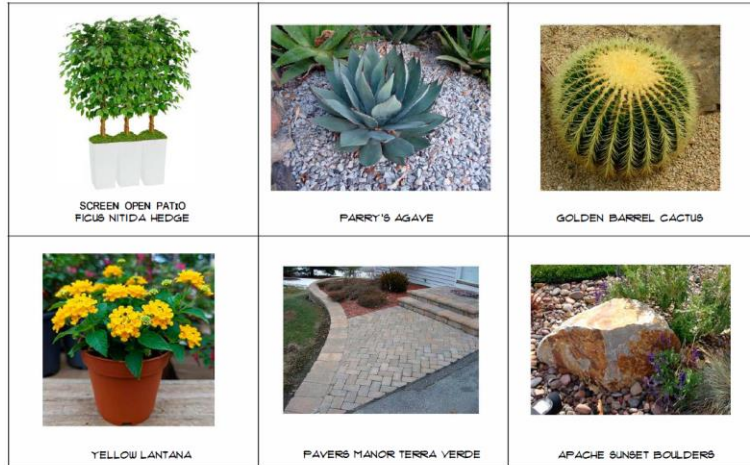


Figure 5 - Landscape Legend

ARCHITECTURE:

The proposed building provides a Spanish Colonial Revival architectural style. Architectural features include Spanish S tiles for the roof parapet, 2nd story balcony, and outdoor dining area canopy. Architectural features in the design compatible with the architectural style include rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme. The fence for the project is a decorative design. Overall, the project implements design features are compatible with the Spanish Colonial Revival Architecture guidelines of the Pueblo Viejo Implementation Strategy Plan.



Figure 6 - Office/Clubhouse West Elevation (visible from Harrison Street)

CONSISTENCY WITH GENERAL PLAN

The project site is within the Downtown Center land use designation. As Neighborhood Centers bring residents of surrounding neighborhoods together by providing a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City.

While many of Coachella's other Centers and Districts are focused on bringing goods and services from around the region and the world to the residents of the City, the hallmark of Downtown Coachella is unique local goods, services, culture and society. Downtown should integrate the seat of city government, include a higher educational institution and provide a variety of space for local startup businesses, local theater and entertainment, boutiques and studios focused on local goods, arts and crafts and restaurants featuring fresh local foods and produce. Most importantly, the Downtown is a place that belongs to all of the people of Coachella and provides a space where they can meet and greet one another as they enjoy the life of their town.

Every Downtown Street is designed as an outdoor room, defined by active building facades and frontages that provide valuable addresses for shops, restaurants, hotels, residences and community facilities of many kinds. Plazas and squares punctuate the network of streets, providing larger, comfortable spaces for formal and informal gatherings, outdoor dining, public markets and special events.

Buildings define the public realm with arcades, galleries and awnings that provide welcome shade for pedestrians. Large trees offer shade on hot days and moderate winds make open spaces more inviting.

Allowed land uses include a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The proposed project construction is for a renovation of a commercial shell only building that will accommodate land uses compatible with the Downtown Center general plan designation.

CONSISTENCY WITH ZONING

The project site is currently zoned Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The Downtown Zone (DT-PV) and Downtown Transition (TR-PV) zones are intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District, the core of the Pueblo Viejo District is envisioned, by the city's General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. The Downtown Zone (DT-PV) zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, public art, and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged

with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes. The Downtown Transition (TR-PV) Zone area serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran's Park and City Hall. The DT-PV and TR-PV zones implement the Downtown Center and Downtown Transition land use designations in the General Plan respectively.

The proposed project is only for exterior and site modifications, with no identified end user at this time. Any proposed use that may go into the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must receive all applicable permits and licenses prior to beginning tenant improvements or operation. The proposed project will be constructed to accommodate those allowed uses in the Downtown zone.

Architectural Review

Pursuant to Coachella Municipal Guidelines Chapter 17.72, Architectural Review, subject to the provisions of this chapter, the Planning Commission must make the following findings for Architectural Review approval:

1. The proposed project is consistent with the general plan.

The location of the project site has a General Plan land use designation of Downtown Center which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The project is an existing building that will be repaired as a commercial shell building for a future proposed use, with no identified end user at this time. The development intensity allowed under the Downtown Center is 20 – 65 du/ac, and a floor-area-ratio of 0.5 – 3.0. The proposed project does not propose any residential use at this time, and the project is compliance with the floor-area-ratio requirements of the Downtown Center general plan designation. For the foregoing reasons, the Coachella Bar commercial shell building construction project is consistent with the objectives of the General Plan.

2. The proposed project complies with zoning regulations.

The location of the project site has a General Plan land use designation of Downtown Center which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The project site is currently zoned Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The project is an existing building that will be repaired as a commercial shell building for a future proposed use, with no identified end user at this time. Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to beginning tenant improvements and operations. The project does not propose any parking, as the project is in compliance with Section 17.54.010(C)(1)(A). This would allow any existing buildings for

commercial use located within five hundred (500) feet of a publicly owned parking lot and located within the Sixth Street commercial core area defined as the area bounded by Harrison Street, Fourth Street, Highway 111, Eighth Street and property bordered by Harrison Street, Cairo Avenue, Baghdad Avenue and three hundred (300) feet east of Harrison Street shall be exempt from this subsection. The project is for a commercial shell building with no proposed end user, and the project is within 500 feet of a publicly owned parking lot at Veteran's Park. The project as a proposed non-residential development is subject to the Pueblo Viejo Design Guidelines per Section 17.18.030(H) of the Downtown zone. The project is in compliance with the Pueblo Viejo Design Guidelines as the project is compatible with the Spanish Colonial style guidelines. The project provides rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme that is within the guidelines of the Spanish Colonial style per the Pueblo Viejo Design Guidelines. For the foregoing reasons, the Coachella Bar commercial shell building construction project is consistent with the zoning regulations of the (DT-PV) Downtown zone.

3. The proposed project is consistent with the city's design guidelines.

The location of the project site has a General Plan land use designation of Downtown Center which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The project site is currently zoned Downtown (DT-PV) which implements the Downtown Center land use designation of the General Plan. The project is an existing building that will be repaired as a commercial shell building for a future proposed commercial use, with no identified end user at this time. Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to beginning tenant improvements and operations. The project does not propose any parking, as the project is in compliance with Section 17.54.010(C)(1)(A). This would allow any existing buildings for commercial use located within five hundred (500) feet of a publicly owned parking lot and located within the Sixth Street commercial core area defined as the area bounded by Harrison Street, Fourth Street, Highway 111, Eighth Street and property bordered by Harrison Street, Cairo Avenue, Baghdad Avenue and three hundred (300) feet east of Harrison Street shall be exempt from this subsection. The project is for a commercial shell building with no proposed use, and the project is within 500 feet of a publicly owned parking lot at Veteran's Park. The project as a proposed non-residential development is subject to the Pueblo Viejo Design Guidelines per Section 17.18.030(H) of the Downtown zone. The project is in compliance with the Pueblo Viejo Design Guidelines as the project is compatible with the Spanish Colonial style guidelines. The project provides rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme that is within the guidelines of the Spanish Colonial style per the Pueblo Viejo Design Guidelines. For the foregoing reasons, the Coachella Bar commercial shell building construction project is consistent with the zoning regulations of the (DT-PV) Downtown zone.

4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.

The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity as the project because it is seeking to repair and remodel an existing vacant building. The project will be remodeling the building into a commercial shell building with no identified end user at this time. The proposed project design is consistent with applicable General Plan and Zoning Code guidelines. Any future tenants must be in compliance with the uses proposed within the Downtown Center General Plan land use designation and the Downtown zoning designation and must obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For this reason, the proposed project would be compatible with the existing surrounding uses which include Downtown Center. The proposed commercial shell building project is not anticipated to create detrimental effects to the public health, safety, 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 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 for the repair of an existing two-story building with no proposed building expansion. The project will include a fenced off dining area and the construction of a trash enclosure to accommodate a potential future commercial dining use in the future. Any future proposed use at this shell building would be required to meet the Downtown (DT-PV) zoning requirements and obtain all applicable permits and licenses prior to completing tenant improvements and beginning operation. The project is in compliance with the Pueblo Viejo Design Guidelines as the project is compatible with the Spanish Colonial style guidelines. The project provides rafter tails at the 2nd story canopy, rectangular windows, decorative vertical elements for the roof, and an earth tone color scheme that is within the guidelines of the Spanish Colonial style per the Pueblo Viejo Design Guidelines. For the foregoing reasons, the Coachella Bar commercial shell building construction 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

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.72.010 can affirmatively be made for the proposed Architectural Review No. 24-17 for the Coachella Bar commercial shell building construction project. The proposed project is consistent with the general plan. The proposed project complies with zoning regulations. The proposed project is consistent

with the city's design guidelines. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. 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. Furthermore, any proposed use that may be constructed for the building shall be in compliance with Chapter 17.18 Downtown of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to beginning tenant improvements and operations.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on March 22, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on March 18, 2026, 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:

The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be for the construction of an existing developed site to repair an existing two-story commercial shell building located on a .11-acre parcel at 1694 6th Street (APN #778-100-001) at the southwest corner of 6th Street and Grapefruit Boulevard. The site does not serve as a viable habitat for wildlife and is consistent with the City of Coachella’s General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 – Existing Facilities. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

AR No. 24-05 ALTERNATIVES:

- 1) Approve Resolution No. PC2026-15 conditionally approving AR No. 24-17 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-15 conditionally approving AR No. 24-17 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-15.

- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for AR No. 24-17.

Attachments:

1. Resolution No. PC2026-15
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development Plan Set
2. Published Copy of the Notice of Public Hearing
3. Site Photos