

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING THE RESCINDING OF RESOLUTION 2023-71 APPROVED OCTOBER 10, 2023, AND TO REMOVE CONDITION OF APPROVAL #75 FROM THE PREVIOUSLY APPROVED CONDITIONS OF APPROVAL FOR THE SEVILLA II (PYRAMID RANCH) PROJECT LOCATED WEST OF VAN BUREN STREET, SOUTH OF AVENUE 50, AND NORTH OF AVENUE 51, APN #'S 779-280-002 AND 779-320-001 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: CITY OF COACHELLA.

WHEREAS, David Dewegeli (on behalf of the Pulte Group) filed applications on a vacant 39 acre project site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51; APN #'s 779-280-002 AND 779-320-001and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code), Title 16 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on October 18, 2023, the Planning Commission conducted a duly noticed public hearing on CZ No. 22-05, TTM No. 38557, AR No. 23-13, CUP No. 372 and EA No. 22-06 at 53990 Enterprise Way, Coachella, California: and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Change of Zone, Tentative Tract Map, Conditional Use Permit, Architectural Review to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for the proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality

Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

WHEREAS, the conditions of approval as stipulated by the City are necessary to protect the public health, safety and welfare of the community; and,

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map No. 38557 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance; and,

WHEREAS, on March 12, 2025 the City Council adopted Ordinance No. 1222, which amended portions of the Coachella Municipal Code related to Short-Term Vacation Rentals; and,

WHEREAS, at the time of the Sevilla II (Pyramid Ranch) project's approval, a condition of approval was included prohibiting short-term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13 before the adoption of Ordinance No. 1222; and,

WHEREAS, following adoption of the ordinance, there was miscommunication between City staff and the project developer regarding which regulatory framework would apply to the project. Specifically, the parties operated under differing interpretations as to whether the project would remain subject to the previously adopted conditions of approval or if the development was to transition to the newly adopted ordinance; and,

WHEREAS, to eliminate ambiguity and align the project with the City's current regulatory framework, staff is recommending removal of the existing condition that references the prior condition of approval; and,

WHEREAS, upon removal of that condition, the project would be governed by the provisions of Ordinance No. 1222 and any applicable sections of the Coachella Municipal Code as currently adopted.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act.
The City Council has reviewed and considered the information contained in the Mitigated Negative Declaration, Initial Study for Environmental Assessment No. 22-06, comments received, and other documents contained in the administrative record for the Project. The City Council finds that the Mitigated Negative Declaration, Initial Study, and administrative record contain a complete and accurate reporting of the environmental

impacts associated with the Project. The City Council further finds that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in “Exhibit A” have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

SECTION 3. Findings of Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can be mitigated to a level of less than significant. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 4. Recommendation Regarding Adoption of the Negative Declaration. The City Council hereby finds adequacy in the environmental review documents and adopts the Mitigated Negative Declaration.

SECTION 5. Tentative Tract Map, Conditional Use Permit Architectural Review Findings

With respect to Tentative Tract Map No. 38557, Conditional Use Permit No. 372 and Architectural Review 23-13, the City Council finds as follows for the proposed for the 204 single-family residential development project:

1. The proposed subdivision map, conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 39-acre mostly vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the General Neighborhood land use designation of the General Plan and General Neighborhood-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a “General Neighborhood” encouraging a predominance of small-lot, single-family residential neighborhoods.
2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide adequate sized lots for new single-family residential lots. All proposed lots will have adequate dimensions, and ingress and egress to accommodate the proposed development.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably 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 that would be impacted by the proposed project.

4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed, the proposed project would allow for single-family residential lots with a minimum lot size of 5000 square feet. The adjoining uses are consistent with the proposed use of the property as a single-family detached subdivision.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is located on the west side of Van Buren Avenue, south of Avenue 50, north of Avenue 51.
6. The design of the subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities. The proposed subdivision will provide adequate sites for new homes with southern exposure, 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. Staff prepared an initial study for the Sevilla II Project applications that determined that the proposed project will not create any new potentially adverse environmental effects. As such, the project's environmental effects will not be significant subject to the project's compliance with the mitigation measures, as identified in the Mitigation Monitoring and Reporting Program (MMRP) contained in Exhibit A of Attachment No. 1.

SECTION 6. 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 7. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 8. City Council Approval: Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City Council of the City of Coachella hereby approves Resolution No. 2026-12 to rescind Resolution No. 2023-71 approved on October 10, 2023 and remove Condition of Approval No. 75 prohibiting short term rentals within the development until two years after the final occupancy permit has been issued for TR. 38557, CUP 372 and AR 23-13.

PASSED APPROVED and ADOPTED at the City Council of the City of Coachella held on March 25, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT

ABSTAIN

Steven A. Hernandez, Mayor
City of Coachella

ATTEST:

Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Ryan Guiboa, City Attorney
City of Coachella