



1901 Camino Vida Roble, Suite 100
Carlsbad, California 92008

74-900 Highway 111, Suite 222
Indian Wells, California 92210

(844) 4DELPHI ♦ Fax: (760) 820-2696 ♦ www.DelphiLLP.com

May 19, 2021

Via Electronic Mail

City of Coachella
Attn: Planning Commission
c/o Luis Lopez, Development Services Director
53990 Enterprise Way
Coachella, CA 92236

Re: Prado Homeowners Association
Planning Commission Public Hearing on Pulte Coachella Subdivision Project
Our File No. 5424

Dear Mr. Lopez and Esteemed Members of the Planning Commission:

Delphi Law Group, LLP, represents the Prado Homeowners Association (“Prado”). We are submitting this letter in advance of the public hearing on May 19, 2021, at which the Planning Commission will review Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) as well as Architectural Review (AR 21-03).

Prado is located immediately north of the proposed Pulte development and shares a common boundary that is perpendicular to Via Prado and Ribera Street. As indicated in the Staff Report dated May 19, 2021, Prado has requested that a solid masonry wall be constructed along the southerly end of Ribera Street to match the existing walls of the Prado community. The draft Resolutions prepared by staff memorialize the construction of a masonry wall on Ribera Street. However, Resolution No. PC2021-06 further indicates that Pulte will be required to work with the utility companies to install landscaping and fencing improvements over the public utility easement areas along Ribera Street. No conceptual drawings of the masonry wall and landscaping/ fencing have been provided for Prado’s review. Thus, Prado has no ability to determine exactly where the landscaping/ fencing will be located and how these will integrate with the masonry wall. Accordingly, while the Board of Directors is in favor of the construction of a masonry wall along Ribera Street, it cannot support the proposed condition of approval and Resolutions until it has had the opportunity to review the drawings. Prado reserves the right to oppose Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) as well as Architectural Review (AR 21-03) if it determines that the proposed masonry wall is unacceptable based upon the drawings presented by Pulte.

May 19, 2021

Page 2

Notwithstanding, Prado has a few proposed revisions to the Resolutions. In relation to Resolution PC2021-06, section 2 of the Conditions of Approval, we request that, for the sake of clarity, the word “perimeter fencing” be revised to “perimeter wall” in the second sentence.

In relation to Resolution PC2021-05, section 3 of the Conditions of Approval, we request that language be included requiring Pulte to construct the masonry wall as part of the final grading operations of the Pulte project.

We are also requesting that language be inserted into the Conditions of Approval for each Resolution indicating that Prado shall have the right to review and approve the final plans for the masonry wall and landscaping/ fencing.

We thank you for your consideration of this letter and respectfully request that the revisions we have proposed be incorporated into the Resolutions.

Sincerely,

DELPHI LAW GROUP, LLP

A handwritten signature in blue ink that reads "Christina Baine DeJardin". The signature is written in a cursive, flowing style.

Christina Baine DeJardin

cc: Board of Directors