



**STAFF REPORT**  
**10/15/2025**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Vanessa Sanchez-Meza, Planning Technician

**SUBJECT:** CUP 369 and AR 23-06, 1-Year Time Extension –Sunridge Self Storage: A request for a one-year time extension for the conditionally approved Conditional Use Permit (CUP 369) and Architectural Review (AR 23-06) for the proposed expansion of the existing Sunridge RV and Self-Storage facility located along Grapefruit Boulevard (Highway 111). The expansion is proposed on an adjacent vacant 4.85-acre parcel (APN 763-141-018) and includes the construction of approximately 62,979 square feet of self-storage units, 71 covered RV storage spaces, covered parking canopies, and a 900-square-foot leasing office. Applicant Sunridge Self-Storage LLC, James Delhamer

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant the first 12-Month Time Extension eligible for Conditional Use Permit No. 396 and Architectural Review 23-06, with the findings and conditions in Planning Commission Resolution No. PC 2023-31 and establishing a new expiration date of November 15, 2026.

**BACKGROUND:**

The applicant, Sunridge Self Storage, LLC (James Delhamer), received Planning Commission's approval on November 15, 2023 for the following entitlements:

- **CUP No. 369** – Approval of a Conditional Use Permit to allow a mini-storage warehouse and recreational vehicle storage use, which are permitted within the M-S (Manufacturing Service) Zone subject to a conditional use permit.
- **AR No. 23-06** – Architectural Review for the development of self-storage units, RV storage spaces, covered parking canopies, and a 900-square-foot leasing office.
- **EA No. 23-05** – Environmental Assessment was prepared to evaluate the direct, indirect, and cumulative environmental impacts of the proposed project located on a 4.85-acre parcel at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street (APN 763-141-018).

The site is currently vacant land and has been vacant since the 1970's/80's. The site was previously farmed for row crops up to the 1970's/80's. There are no existing structures or other improvements on the site and there is no business activity taking place.

### **DISCUSSION/ANALYSIS:**

The Planning Commission is required to review Architectural Review time extension requests according to the following criteria in Chapter 17.72.010.K.3 of the Coachella Municipal Code. Staff has reviewed the proposed extension request pursuant to Chapter 17.72.010.K.3 and recommends that the Planning Commission approve one 12-month time extension for AR No. 23-06, subject to the findings and conditions of approval in Resolution No. PC 2023-31, establishing a new expiration date of November 15, 2026.

1. *There will be no significant change in the surrounding neighborhood.*
  - There are no further changes to the proposed project that would result in a change in the surrounding neighborhood.
2. *The project conforms to existing and any new building and zone requirements.*
  - The project site is located within the M-S (Manufacturing Service) Zone, which permits a mini-storage warehouse and recreational vehicle storage use with a Conditional Use Permit.
3. *A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration.*
  - The Applicant filed for the extension with the Development Services Department on September 24, 2025 exceeding the minimum 10-day requirement. The entitlements approved by Planning Commission would be expiring November 15, 2025. By requesting a 12-month time extension, it will ensure the project is valid and can continue with the plan check process.
4. *The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.*
  - The applicant has requested the time extension due to slow demand for additional self-storage facilities within the City of Coachella, coupled with high interest rates and increased construction costs. The applicant has determined that commencing construction on the proposed expansion is not financially feasible at this time.

The Planning Commission is required to review Conditional Use Permit time extension requests according to the following criteria in Chapter 17.74.050.A of the Coachella Municipal Code. Staff has reviewed the proposed extension request pursuant to Chapter 17.74.050.A and recommends that the Planning Commission approve one 12-month time extension for Conditional Use Permit No. 369, subject to the findings and conditions of approval in Resolution No. PC 2023-31, establishing a new expiration date of November 15, 2026.

1. *A conditional use shall expire and shall become void two years following the date on which the conditional use became effective, unless prior to the expiration of two years a building*

*permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.*

- No building permits were issued within the two years of the Conditional Use Permit becoming effective on November 15, 2023. Therefore, a 12-month time extensions for their entitlement is being requested.
2. *A conditional use that has been granted, but not been exercised within two years may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed prior to one-year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.*
    - The extension request was submitted in accordance with the required timeline, prior to the Conditional Use Permit's expiration date of November 15, 2025.
  3. *Conditional uses for public utilities, public health facilities, or governmental enterprises, including but not limited to elementary or high schools, libraries, museums, fire or police stations are exempt from the expiration provision provided acquisition or legal proceeding for acquisition of the site is commenced within two years.*
    - The project proposal would not qualify as a public utility, public health facilities, or governmental enterprises for an exemption.

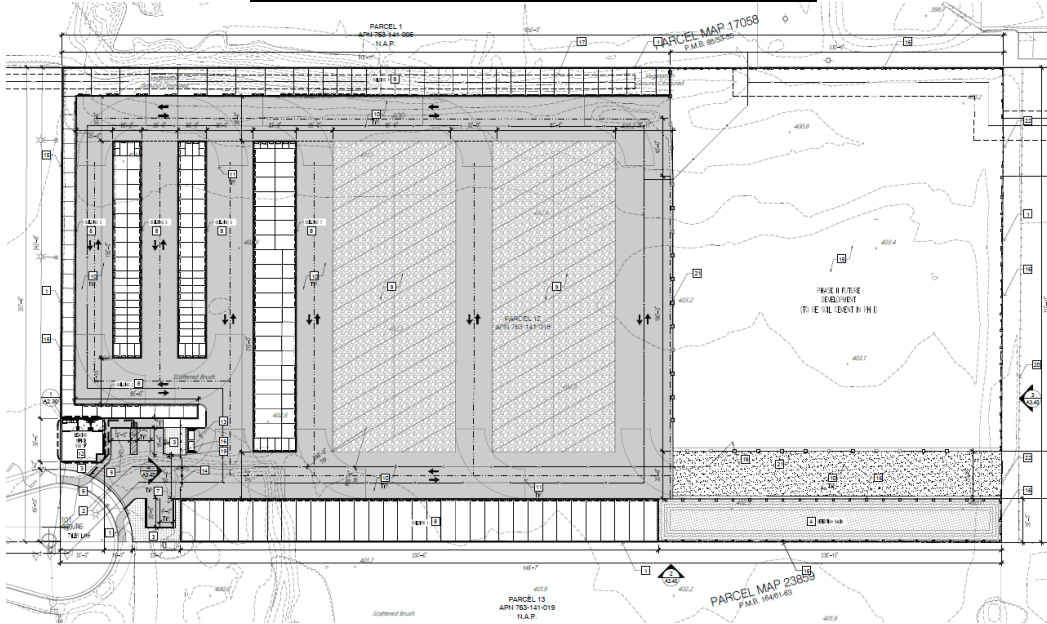
#### Consistency with Coachella General Plan and Zoning

The proposed project is within the Industrial District land use designation. The site is within Subarea 5 – Airport District, which encourages the development of a variety of industrial and manufacturing uses within the subarea. The project site is currently zoned Manufacturing Service (M-S) which implements the Industrial District land use designation of the General Plan. The M-S zone permits Mini Storage Warehouse and Recreational Vehicle Storage uses under a conditional use permit. The Sunridge Self-Storage project meets all the requirements of the property development standards of the M-S zone. The proposed project is compliant with the General Plan and the Coachella Municipal Code.

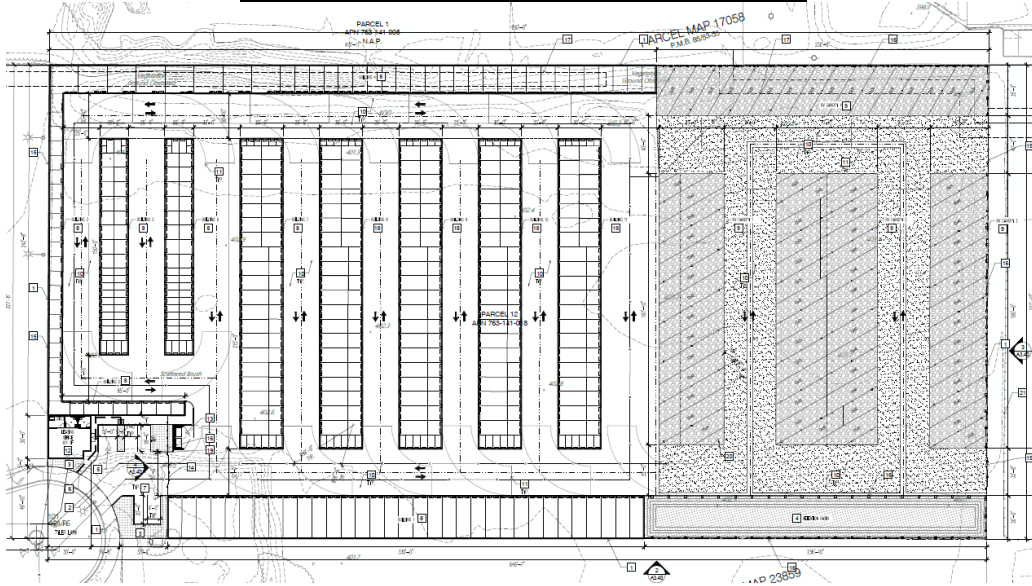
#### Site Plan

The exhibit below illustrates the proposed site plan layout for Phase 1 and Phase 2 of the Sunridge Self-Storage Project. Phase I of the Project includes the development of the 900 square foot (SF) leasing office, and approximately 34,821 SF of self-storage units, configured into various sizes across 7 buildings, and 60 uncovered RV storage spaces. Phase II of the Project proposes the development of approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes across a total of 11 buildings, and 4 canopies that encompass 71 covered RV storage spaces.

**Figure 1: Sunridge-Self Storage (Phase 1)**



**Figure 2: Sunridge-Self Storage (Phase 2)**



**Attachments:**

1. Resolution PC 2025-17
  - a. Exhibit A – Conditions of Approval
2. Vicinity Map
3. Sunridge Self-Storage Development Plan Set
4. Resolution PC 2023-31