

**RESOLUTION NO. PC2025-17**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING THE FIRST 12-MONTH EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 369 TO ALLOW THE CONSTRUCTION OF A MINI STORAGE WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY AND ARCHITECTURAL REVIEW 23-06 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS; ON A 4.85 ACRE SITE LOCATED AT THE END OF TYLER LANE, NORTH OF AVENUE 54, WEST OF GRAPEFRUIT BOULEVARD, AND EAST OF TYLER STREET; APN 763-141-018; SUNRIDGE SELF-STORAGE LLC, JAMES DELHAMER, APPLICANT.**

**WHEREAS**, on September 24, 2025, James Delhamer (on behalf of Sunridge Self-Storage LLC) filed applications for a first 12-month time extension for Conditional Use Permit No. 369 and Architectural Review No. 23-06, to allow 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office on a vacant 4.85-acre project site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018, and,

**WHEREAS**, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on CUP No. 369, AR No. 23-06, EA No. 23-05 in the Coachella Civic Center, 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 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**, Environmental Initial Study No. 23-05 was prepared for Conditional Use Permit No. 369, Architectural Review No. 23-06, Environmental Assessment No. 23-05 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was certified and adopted by the Planning Commission on November 15, 2023;

and,

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

**NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION 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.**

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and certifies that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Environmental Initial Study No. 23-05 was prepared for Conditional Use Permit No. 369, Architectural Review No. 23-06, Environmental Assessment No. 23-05 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was certified and adopted by the Planning Commission on November 15, 2023.

**SECTION 3. Conditional Use Permit and Architectural Review Findings**

With respect to Conditional Use Permit No. 369 and Architectural Review 23-06, the Planning Commission finds as follows for the proposed for the 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office project:

1. The proposed 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 4.85-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Industrial District land use designation of the General Plan and Manufacturing Service Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a “Industrial District” encouraging a range of light and heavy commercial and industrial businesses.
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 mini storage warehouse and recreational vehicle storage facility would be located in an existing manufacturing service area and is compatible with other existing manufacturing service and industrial businesses in the vicinity, including an existing adjacent mini storage warehouse and recreational vehicle storage facility immediately adjacent to the east of the proposed project.

3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in 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 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office are compatible uses with existing similar uses in the area.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed mini storage warehouse and recreational vehicle storage facility is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing a mini storage warehouse and recreational vehicle storage facility. The proposed project is also anticipated to increase economic development in the City of Coachella.

#### **SECTION 4. Architectural Review Time Extension Request Findings**

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.

#### **SECTION 5. Conditional Use Permit Time Extension Request Findings**

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, 12-month time extensions for their entitlement are 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.

#### **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 Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**SECTION 8. Planning Commission Approval.** Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** Resolution No PC 2025-17 Architectural Review No. 25-08 approving the first 12-month extension of time for Conditional Use Permit No. 369 to allow the construction of a mini storage warehouse and recreational vehicle storage facility and Architectural Review 23-06 for the review of the proposed elevations and floor plans; on a 4.85 acre site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in "Exhibit A".

**PASSED APPROVED and ADOPTED** this 15<sup>th</sup> day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Isela Murillo  
Planning Commission Chairperson

**ATTEST:**

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Kendra Reif  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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City Attorney

STATE OF CALIFORNIA               )  
COUNTY OF RIVERSIDE           ) ss.  
CITY OF COACHELLA               )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC 2025-17 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 15<sup>th</sup> day of October 2025 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kendra Reif  
Planning Commission Secretary