

**RESOLUTION NO. PC 2025-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 25-08 FOR THE MARIPOSA POINTE CVHC PROJECT FOR THE ARCHITECTURAL REVIEW OF 24 HOMES AT THE SOUTHEAST CORNER OF AVENUE 50 AND CALHOUN STREET, LOCATED AT APN: 779-272-001 THRU -016, AND 779-301-001 THRU -008, AND CERTIFYING THAT THE PROJECTS INITIAL STUDY WITH MITIGATED NEGATIVE DECLARATION IS IN COMPLIANCE WITH SECTION 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: COACHELLA VALLEY HOUSING COALITION – PEDRO S. G. RODRIGUEZ**

**WHEREAS**, on August 7, 2025, the applicant Mariposa Pointe - CVHC filed an application for Architectural Review No. 25-08 (AR No. 25-08) for the architectural review of 24 proposed homes at the southeast corner of Avenue 50 and Calhoun Street, located at APN: 779-272-001 thru -016, and 779-301-001 thru -008; and

**WHEREAS**, the subject properties at APN: 779-272-001 thru -016, and 779-301-001 thru -008 have a land use designation of S-N Suburban Neighborhood pursuant to the City of Coachella General Plan; and

**WHEREAS**, the subject properties at APN: 779-272-001 thru -016, and 779-301-001 thru -008 have a zoning designation of S-N Suburban Neighborhood; and

**WHEREAS**, the subject properties at APN: 779-272-001 thru -016, and 779-301-001 thru -008 are compliant with the City of Coachella General Plan and the Coachella Municipal Code; and

**WHEREAS**, the Project is permitted pursuant to Chapter 17.72 of the Coachella Municipal Code, and the attendant applications for Architectural Review 25-08 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. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was certified and adopted by the City Council on June 9, 2004; and

**WHEREAS**, certifying that the projects Initial Study with Mitigated Negative

Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines; and,

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

**WHEREAS**, a notice of a public hearing to consider Architectural Review (AR No. 25-08) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on October 5, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on September 29, 2025; and

**WHEREAS**, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the Architectural Review No. 25-08 for the architectural review of 24 proposed homes at the southeast corner of Avenue 50 and Calhoun Street, located at APN: 779-272-001 thru -016, and 779-301-001 thru -008, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, as conditioned, with the motion vote outcome specified in the meeting minutes for the October 15, 2025, Planning Commission meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California hereby resolves, finds, and determines as follows:

**Section 1. Incorporation of Recitals.** The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2. CEQA Findings.** 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. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on June 9, 2004. The proposed residential construction is consistent with the project evaluated under EIS No. 04-06.

**Section 3. Architectural Review and Minor Modification Findings.** Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning Commission hereby finds that:

- 1) The proposed project is consistent with the General Plan. The proposed homes are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan. The project complies with the Suburban Neighborhood land use designation of the General Plan, which allows 2-8 dwelling units per gross acre with 5 dwelling units per gross acre average for new projects. The proposed project is consistent with the long-term vision of the General Plan for this vicinity.
- 2) The proposed project complies with zoning regulations. The proposed homes are consistent with the development standards of Section 17.13 – Suburban Neighborhood, Section 17.19 – Supplemental Standards for Single-Family Residential, and Section 16.32 - Design Standards and Requirements. The proposed homes will provide required yard areas and covered parking in a garage as required by the Zoning Ordinance.
- 3) The proposed project is consistent with the city's design guidelines per finding #2 above. The project provides compliance with the supplemental standards for single-family residential development and provides compatibility with the existing development as required by the Zoning Ordinance.
- 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 Community Development Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood. The proposed dwellings are anticipated to improve the aesthetics of the existing neighborhood by completing an unfinished neighborhood, and will help with dust control.
- 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 anticipated to be compatible with the existing neighborhood as discussed in the above findings as the project will be in compliance with the Zoning Ordinance and will complete an existing unfinished neighborhood.
- 6) Environmental Initial Study No. 04-06 was prepared for Tentative Tract Map 32074 pursuant to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration was adopted by the City Council on June 9, 2004. The proposed residential construction is consistent with the project evaluated under EIS No. 04-06. Therefore, certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines

**Section 4. Planning Commission Approval.** Based on the foregoing, the Planning Commission hereby **CONDITIONALLY APPROVES** Resolution No PC 2025-16 Architectural Review No. 25-08 for the Mariposa Pointe CVHC project for the architectural review of 24 homes at the southeast corner of Avenue 50 and Calhoun street, located at

APN: 779-272-001 thru -016, and 779-301-001 thru -008, and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. The Applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in “Exhibit A” and development plans in “Exhibit B” of this resolution.

**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 2025-16 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