



City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 17, 2026
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	If you would like to attend the meeting via Zoom, here is the link: https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 Or One tap mobile : +16694449171,,84544257915#,,, *380084# Or Telephone: US: +1 669 900 6833 Webinar ID: 845 4425 7915 Passcode: 380084 Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla
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- Public comments may be received by 12:00 P.M. **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 20, 2026

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC2026-17 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of AR No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building to serve the existing business (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: Steve Eberhard

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



MINUTES
OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 20, 2026
6:00 PM

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:
Commissioner Fonseca.

ROLL CALL:

Commissioners Present:

<u> X </u>	Chairperson Lara
<u> X </u>	Vice Chairperson Torres
<u> X </u>	Commissioner Fonseca
<u> X </u>	Commissioner Ordorica
<u> </u>	Commissioner Murillo

Staff Present:

*Kendra Reif, Community Development Director.
*Lizzandro Diaz, Building Official.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Tech.
*Pedro Hernandez, Acting Code Enforcement Manager.

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

MOTION MOVED BY COMMISSIONER FONSECA SECONDED BY VICE CHAIRPERSON TORRES TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Commissioner Fonseca, Vice Chairperson Torres, Chairperson Lara.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Murillo.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 6, 2026.

MOTION MOVED BY VICE CHAIRPERSON TORRES SECONDED BY COMMISSIONER FONSECA TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Commissioner Fonseca, Vice Chairperson Torres, Chairperson Lara.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Murillo.

WRITTEN COMMUNICATIONS:

THERE WERE NO WRITTEN COMMENTS RECEIVED.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

Public Comments Opened at 6:03 PM by Chairperson Lara.

Public Comments Closed at 6:04 PM by Chairperson Lara.

REPORTS AND REQUESTS:**NON-HEARING ITEMS:****PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

2. A Public Hearing to Consider Resolution No. PC2026-10, Resolution No. PC2026-11, Resolution No. PC2026-12 and Resolution No. PC2026-13 of the Planning Commission of the City of Coachella for: (1) the recommendation of conditional approval of Tentative Tract Map No. 38943 for condominium purposes to allow the sale of individual storage units; (2) conditional approval of Conditional Use Permit No. 379 for the proposed mini storage and RV storage use, (3) conditional approval of Architectural Review No. 24-05 for the construction of an office clubhouse, nine storage buildings, and an industrial lease space; (4) adoption of an Initial Study/ Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program (MMRP) (SCH# 2026010502) pursuant to the California Environmental Quality Act (CEQA). Applicant: Steve Myers, Coachella Vault LLC

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Comments Opened at 6:10 PM by Chairperson Lara.

Public Comments Closed at 6:11 PM by Chairperson Lara.

After the opening and closing of the public comment period Chairperson Lara invited the applicant team up to provide comment. The applicant's representative, Nicole Vann from MSA Consulting, provided comment.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SECOND BY COMMISSIONER FONSECA TO APPROVE RESOLUTION NO. PC 2026-10, PC 2026-11, PC 2026-12, PC 2026-13 AS RECOMMENDED BY STAFF.

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Commissioner Fonseca, Vice Chairperson Torres, Chairperson Lara.

NOES: None.

ABSTAIN: None

ABSENT: Commissioner Murillo.

3. A Public Hearing to Consider Resolution No. PC2026-15 for the conditional approval of AR No. 24-17 for the remodel of a two-story commercial building located at 1694 6th Street (APN: 778-100-001), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1 Existing Facilities). Applicant: Nick Meza

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Comments Opened at 6:31 PM by Chairperson Lara.

Public Comments Closed at 6:31 PM by Chairperson Lara.

After the opening and closing of the public comment period Chairperson Lara invited the applicant up to provide comment. The applicant, Nick Meza, provided comment.

IT WAS MOVED BY CHAIRPERSON LARA AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE RESOLUTION NO. PC 2026-15 AS RECOMMENDED BY STAFF WITH THE ADDITION OF A CONDITION TO REQUIRE A PALM TREE AS PART OF THE LANDSCAPE PLAN IF FEASIBLE AS DETERMINED BY STAFF.

Approved by the following roll call vote:

AYES: Commissioner Ordorica, Commissioner Fonseca, Vice Chairperson Torres, Chairperson Lara.

NOES: None.

ABSTAIN: None

ABSENT: Commissioner Murillo.

INFORMATIONAL:

* ALTERNATE PLANNING COMMISSIONER APPLICATION WILL BE CLOSING MAY 29th.

ADJOURNMENT: 6:52 P.M.

RESPECTFULLY SUBMITTED BY,

KENDRA REIF

PLANNING COMMISSION SECRETARY

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*



STAFF REPORT 6/17/2026

To: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: A Public Hearing to Consider Resolution No. PC2026-17 of the Planning Commission of the City of Coachella for the recommendation of conditional approval of AR No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building to serve the existing business (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009), and determining that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Applicant: Steve Eberhard

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and conditionally approve AR No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building to serve the existing business (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009), and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

EXECUTIVE SUMMARY

The applicant, Steve Eberhard, requests that the Planning Commission approve:

- **AR No. 25-13**, for the construction of a new 3,360-square-foot repair and maintenance accessory building serving the southern parcel business (Eberhard Equipment)

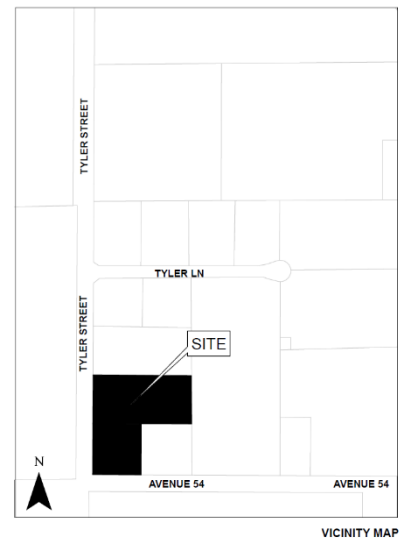


Figure 1 Vicinity Map



Figure 2 – Ariel Map

BACKGROUND:

On October 5th, 2022, the Planning Commission of the City of Coachella approved Resolution No. PC 2022-23 for the installation of a free-standing identification sign for the existing agricultural equipment rental business (Eberhard Equipment). As a condition of approval, the project was required to ensure temporary banners and overgrown weeds along street frontage areas are removed prior to final sign off by City of the freestanding sign. On September 6, 2023, the Planning Commission of the City of Coachella approved Resolution No. PC2023-23 for the relocation of the previously approved free standing identification sign, with the condition that the project meet the conditions of approval of Resolution No. PC2022-23. On October 9, 2025, the applicant Steve Eberhard submitted an application for an Architectural Review for the Eberhard Maintenance Building project located at APN: 763-141-009.

DISCUSSION

The proposed project consists of a 3,360-square-foot repair and maintenance accessory structure intended to provide shade for mechanics performing repairs on heavy equipment. The proposed project is 22 feet in height, constructed of a steel corrugated metal design, and will be constructed over a paved surface. The vehicular entries to the site from Tyler Street and Avenue 54 provide paved driveways that lead to the accessory structure. The project includes proposed landscaping improvements on Tyler Street along both subject parcels (APNs 763-141-007 and 763-141-009). The applicant is not proposing sidewalk improvements along Tyler Street. Landscaping and sidewalk improvements along Avenue 54 are not proposed at this time due to the City Engineering Department's planned future roadway improvements for Avenue 54.

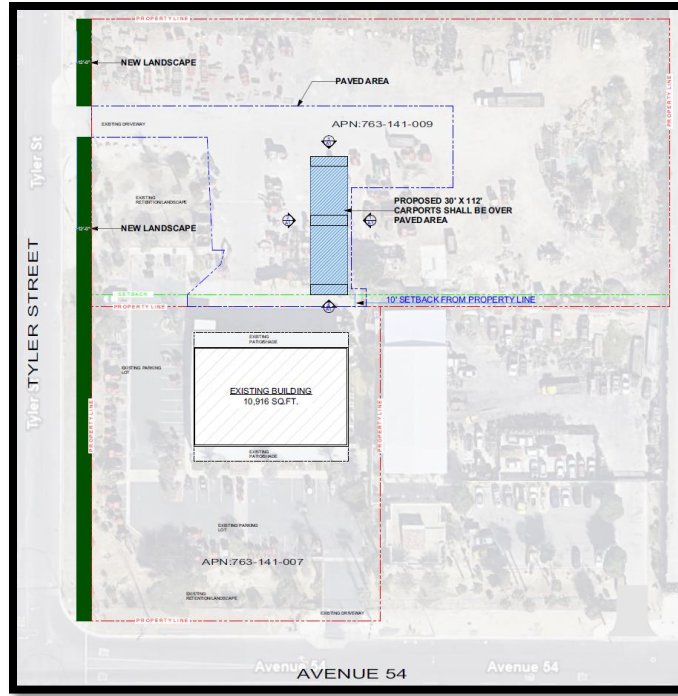


Figure 3- Site Plan

Table 1

General Plan, Zoning, and Surrounding Existing Uses

	General Plan	Zoning	Surrounding Existing Uses
Site:	Urban Employment	(U-E) Urban Employment	Eberhard Equipment
North:	Urban Employment	(U-E) Urban Employment	Vacant Lot
South:	Urban Employment	(U-E) Urban Employment	Agriculture
East:	Urban Employment	(U-E) Urban Employment	Superior Ready Mix Concrete Supplier and Baja Boys Towing
West:	Urban Employment	(U-E) Urban Employment	Agriculture

LANDSCAPE DESIGN:

The preliminary landscape plan for the Eberhard Maintenance Building project provides landscaping along Tyler Street. The landscape material includes fifty (50) yellow lantana, six (6) Civano Seedless Mesquite trees, and $\frac{3}{4}$ California Gold gravel. Landscaping along Avenue 54

common area landscape frontage is not proposed at this time due to the City Engineering Department's planned future roadway improvements for Avenue 54 once funding is made available at a future date.

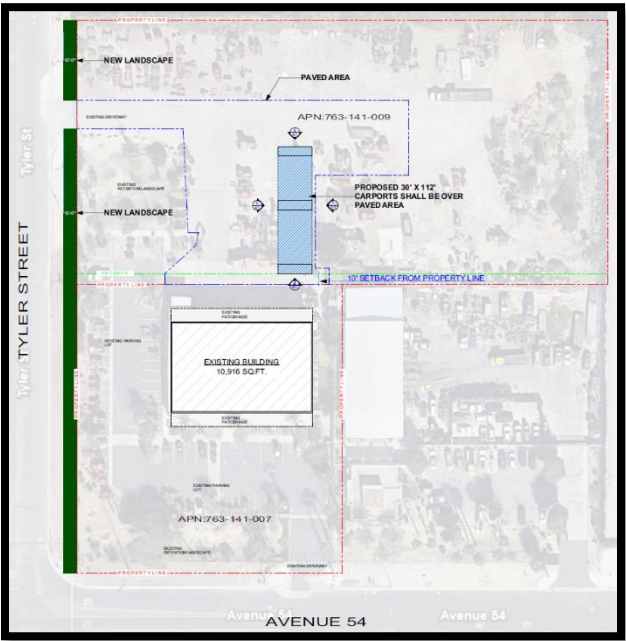


Figure 4 - Site Landscaping (highlighted in dark green)

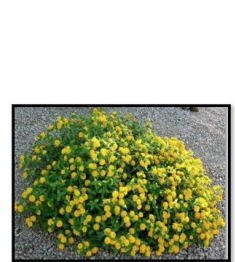
		
TREE PLANTING LEGEND (+) Variety: Civano Seedless Mesquite Qty: 6 Size: 15 gallon Spacing: 65' O.C. (approx.) Canopy: 30ft once fully grown Coverage: 6 trees x 700sf per tree = 4300sf. of shade over a 9000sf area = 48% coverage	SHRUBS (●) Variety: Yellow Lantana 3 gallon Spacing: 8' O.C. Qty: ±50 Variety: Ocotillo Qty: 2 Size: 3 gallon Located on sides of monument sign	GROUND COVER Specs: 3/4" Gravel - 3" depth with weed cloth Color: California Gold Starting 9ft from curb to 20ft from curb allowing for future placement of sidewalk & gravel up to the curb & by other party.

Figure 5 - Landscape Legend

ARCHITECTURE:

The proposed accessory structure consists of three (3) storage containers anchored to the ground. Two (2) factory-built steel roof structures will be installed atop the storage containers. The front elevation of the accessory structure will face the public right-of-way along Tyler Street. The design of the accessory structure is compatible with the existing primary building located at 86100 Avenue 54 (APN 763-141-007). Overall, the Eberhard Maintenance project proposes a similar earth-toned color palette, and the existing building incorporates metal sheeting elements, which are reflected in the proposed design.



Figure 6 – Front Elevation of Eberhard Maintenance Building

CONSISTENCY WITH GENERAL PLAN

The project site is within the Urban Employment land use designation of the City's General Plan 2035 Update (General Plan). The Urban Employment General Plan designation provides space for a range of employment uses intended to help expand and diversify the City's economy and transform Coachella from a small town into a full-service city. Desired employment uses include office and research and development uses rather than industrial uses such as manufacturing, distribution, and warehousing. These employment uses are intended to be supported by retail, service, and similar ancillary uses.

Buildings within the Urban Employment designation are envisioned to be configured in an urban format with walkable blocks, attractive streetscapes, and buildings located at or near the sidewalk edge. The designation also encourages limited surface parking and minimal landscaping between buildings and sidewalks, consistent with office and business park developments commonly found throughout the Coachella Valley and Western Riverside County.

The network and connectivity, and street design guidelines of the Urban Employment designation envision Urban Employment streets to be designed to prioritize slow vehicle speeds, convenient curbside parking, and safe pedestrian circulation. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms

can provide vertical accents in selected locations but should generally be used in combination with canopy trees that provide welcome shade. Sidewalks 10 to 16 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters at approximately 30-40 feet on center.

Allowed land uses within the Urban Employment designation include a diverse mix of office, research and development, live-work, multi-family residential, and support retail uses. The project is compatible with the intent of the Urban Employment designation as a support retail use associated with the existing heavy equipment sales and service operation on-site. However, the project is inconsistent with the general plan Urban Employment Street design policies of providing easy and safe pedestrian crossings, as the proposed project does not propose sidewalk along Tyler Street project frontage.

The project is within Subarea 5 – Airport District of the 2035 of the City’s General Plan 2035 Update (General Plan). The Airport District will continue to evolve into one of the primary industrial areas of the city. Proximity to the airport and access to regional highways provides an excellent location for manufacturing, logistics, and agricultural support uses. The area will be built with large buildings, lots and block sizes to accommodate the large areas needed for a variety of industrial activities. Visitor and service retail is allowed along Harrison Street and Grapefruit Boulevard, serving the employees of the district, as well as the traffic traveling these roads.

CONSISTENCY WITH ZONING

The project site is currently zoned Urban Employment (U-E), which implements the Urban Employment land use designation of the General Plan. The Urban Employment (U-E) Zone is intended to provide for a range of employment uses such as office and research and development uses within a mixed, campus-style setting. These employment uses are supported by retail, service, and similar ancillary uses. Residential uses are permitted in residential-only buildings or within mixed-use developments containing ground-floor retail. Higher education uses, such as colleges or universities designed in an urban setting, are also permitted. The proposed project consists solely of an accessory repair and maintenance structure and associated site improvements for an existing heavy equipment sales and service operation use. The existing use is allowable in the general plan as support retail, as the intent and purpose of the general plan allows for retail, service, and similar uses. The project is a permitted use by right in the U-E zone pursuant to Section 17.16.020(C) – Conditional Uses, as the project is a permitted light industrial use as permitted in the M-S (Manufacturing Service) zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be allowed to continue as a permitted use without obtaining a conditional use permit. The use is permitted without obtaining a conditional use permit as the use was in existence and permitted at the time of adoption of this code amendment. As an accessory use to an existing permitted primary land use, the proposed project is compatible with and consistent with the intent of the Urban Employment (U-E) Zone designation, as it supports the ongoing operation of the existing commercial business

on-site. The proposed project is consistent with the property development standards of the U-E zone. For the foregoing reasons, the project is in compliance with the Urban Employment zone permitted uses and property development standards.

Architectural Review

Pursuant to Coachella Municipal Guidelines Chapter 17.72, Architectural Review, subject to the provisions of this chapter, the Planning Commission must make the following findings for Architectural Review approval:

1. The proposed project is consistent with the General Plan.

The location of the project site has a General Plan land use designation of Urban Employment, which permits a range of employment uses intended to help expand and diversify the City's economy and transform Coachella from a small town into a full-service city. Desired employment uses include office and research and development uses rather than industrial uses such as manufacturing, distribution, and warehousing. These employment uses are supported by retail, service, and similar ancillary uses. The subarea intended physical character envisions buildings that are configured in an urban format of walkable blocks, attractive streetscapes and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between the buildings and the sidewalk, typical of office or business parks in the Coachella Valley and Western Riverside County. Allowed land uses include office, research and development, live-work, multi-family residential, and support retail.

The project is proposed as an accessory building to the existing Eberhard Equipment Building and existing agricultural equipment rental business use. The existing use on site is allowable in the general plan as support retail, as the intent and purpose of the general plan allows for retail, service, and similar uses. The development intensity allowed under the Urban Employment designation is 30–65 dwelling units per acre and a floor-area-ratio of 0.5–2.0. The proposed project does not include any residential uses at this time and complies with the applicable floor-area-ratio requirements of the Urban Employment General Plan designation. Staff finds that the project is consistent with the intent and purpose, intended physical character, allowed land uses and development intensity of the Urban Employment Center designation of the General Plan. Staff finds that the project is not inconsistent with the street design, parks and open space, and urban form guidelines of the Urban Employment Center general plan designation. For the foregoing reasons, the Eberhard maintenance building construction project is consistent with the General Plan.

2. The proposed project complies with zoning regulations.

The location of the project site has a General Plan land use designation of Urban Employment which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The project site is currently zoned U-E (Urban Employment) which implements the Urban Employment land use designation of the General Plan. The proposed project is for the construction of an accessory structure serving the

southern parcel business (Eberhard Equipment). Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.16 U-E Urban Employment of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to construction and operations. The project does not propose any parking, as the project has sufficient parking for the existing Eberhard Equipment parking lot area. The purpose of the project is a shaded area for Eberhard Equipment employees to do repairs and maintenance on their tractor equipment.

The proposed project is consistent with the property development standards of the U-E zone. The proposed project is consistent with the Residential and Non-Residential Intensity requirements of the zone, as no residential is proposed and the project is in conformance with the maximum non-residential FAR of 2.0. The project is consistent with the lot area requirements, yard requirements, height limits, and distance between building requirements of the zone. The project is developed on an existing and improved site, and the project provides a 10-foot setback from the property line and over a 20-foot setback from the existing building on the adjacent property, which is consistent with the property development standards of the U-E zone. The project is an accessory structure for an existing improved site to serve the existing agricultural equipment rental business, the project is not inconsistent with the usable open space development standards and off-street parking requirements of the U-E zone. The project does not propose any parking, as the project has sufficient parking for the existing Eberhard Equipment parking lot area. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards in the U-E zone, however this project would not need to meet these requirements as the project is a commercial project that does not propose multi-family development. The project in compliance with Architectural Review submittal requirements of the U-E zone. The project is not inconsistent with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan. Section 17.16.030(K) – Property Development Standards of the U-E zone includes the requirement that all uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit. The project is a permitted use by right pursuant to Section 17.16.020(C) – Conditional Uses, and the project is a light industrial use as permitted in the M-S zone, and the use is permitted without obtaining a conditional use permit as the use was in existence and permitted at the time of adoption of this code amendment. The project is consistent with the conditional uses section of the Urban Employment zone, and as identified in section 17.16.030(K) of the U-E zone. The proposed accessory structure is to provide shade for mechanics performing repairs on heavy equipment, activity that is consistent with the existing use and the proposed accessory structure would not be inconsistent with 17.16.030(K) as described above. For the foregoing reasons, the Eberhard maintenance building construction project is consistent with the zoning regulations of the U-E (Urban Employment) zone.

3. The proposed project is consistent with the city's design guidelines.

The location of the project site has a General Plan land use designation of Urban Employment, which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic, and recreational uses. The project site is currently

zoned U-E (Urban Employment), which implements the Urban Employment land use designation of the General Plan.

The proposed project would generally coordinate with the General Plan urban form guidelines, as the proposed accessory structure incorporates metal-clad building materials that are compatible with the existing Eberhard Equipment building and surrounding industrial-commercial development pattern. Any future tenant or operational use within the proposed structure shall comply with Chapter 17.16 (Urban Employment) of the Coachella Municipal Code and obtain all applicable permits and business licenses prior to the commencement of tenant improvements or operations.

The project does not propose additional parking, as it complies with Chapter 17.54.010 of the Coachella Municipal Code. The existing parking area serving the primary Eberhard Equipment building provides sufficient parking spaces to accommodate both the primary use and the proposed accessory structure. For the foregoing reasons, the project is consistent with the city's design guidelines.

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 proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of an accessory structure intended to provide shade for Eberhard Equipment employees performing maintenance and repairs on tractors. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Urban Employment land uses. Therefore, the proposed accessory maintenance building is not anticipated to create detrimental effects to the public health, safety, or welfare, nor be materially injurious to surrounding properties or improvements.

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 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 compatible with the primary building, as it incorporates a similar earth-tone color palette and matching metal façade materials. Any future proposed use at this maintenance building would be required to meet the Urban Employment (U-E) zoning requirements and obtain all applicable permits and licenses prior to completing tenant improvements and beginning operation. Staff finds that the project is consistent with the intent and purpose, intended physical character, allowed land uses and development intensity of the Urban Employment Center designation of the General Plan. Staff finds that the project is not inconsistent with the street design, parks and open space, and urban form guidelines of the Urban Employment Center general plan designation. For the foregoing reason, the proposed Eberhard Maintenance

Building construction project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and may change the essential character of the same area.

Conclusion:

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.72.010 cannot affirmatively be made for the proposed Architectural Review No. 25-13 for the Eberhard Maintenance Building construction project. The proposed project is not consistent with the general plan. The proposed project complies with zoning regulations. The proposed project is not consistent with the city's design guidelines. 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 proposed project is not located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and may change the essential character of the same area.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on June 7, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on June 2, 2026, pursuant to Section 17.74.010(G) of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures, as the project falls under the Class 3 exemption for the construction and location of limited numbers of new, small structures and associated grading for the project. Examples of Class 3 exemptions include the construction of up to four commercial buildings in urbanized areas not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.. Here, the Project involves the construction of a 3,360 square foot repair and maintenance accessory building on a site zoned for such uses, and the project does not involve the use of significant amounts of hazardous substances, and where all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The project area is developed and does not contain any environmentally sensitive areas. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the project site or the

surrounding area. The project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the project site that might result in significant impacts. The project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed project such that project impacts would not have any substantial adverse changes in the significance of a historical resource. A Notice of Exemption should be prepared and filed with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

AR No. 25-13 ALTERNATIVES:

- 1) Adopt Resolution No. PC2026-17 to conditionally approve AR No. 25-13 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2026-17 to conditionally approve AR No. 25-13 with the findings and conditions as recommended by Staff, with modifications as proposed by Planning Commission.
- 3) Deny Resolution No. PC2026-17.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for AR No. 26-17.

Attachments:

1. Resolution No. PC2026-17
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development and Landscaping Plan Set
2. Published Copy of the Notice of Public Hearing
3. Site Photos

RESOLUTION NO. PC2026-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ARCHITECTURAL REVIEW NO. 25-13 FOR THE CONSTRUCTION OF A NEW 3,360-SQUARE-FOOT REPAIR AND MAINTENANCE ACCESSORY BUILDING LOCATED AT 86100 AVENUE 54 (APN: 763-141-007 and 763-141-009), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES). APPLICANT: STEVE EBERHARD

WHEREAS, on October 9, 2025, the applicant, Steve Eberhard, submitted an application for Architectural Review for the proposed 3,360-square-foot repair and maintenance accessory building (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009); and,

WHEREAS, the site is located at APN 763-141-007 and 763-141-009 at the northeast corner of Tyler Street and Avenue 54 (“Property”); and,

WHEREAS, the site has a zoning designation of U-E (Urban Employment) and a General Plan 2035 land use designation of the Urban Employment District; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; and

WHEREAS, a notice of a public hearing to consider Architectural Review No. 25-13 was issued in accordance with Coachella Municipal Code Section 17.72.010, inclusive of the publication on June 7, 2026, of a legal public hearing notice which was published in the Desert Sun, the City’s newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on June 2, 2026; and,

WHEREAS, on June 17, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution No. PC2026-17 to conditionally approve Architectural Review No. 25-13 for the construction of a new 3,360-square-foot repair and maintenance accessory building as conditioned with the motion vote outcome specified in the meeting minutes for the June 17, 2026, Planning Commission meeting.

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

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with the California Environmental Quality Act.

The Project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures, as the project falls under the Class 3 exemption for the construction and location of limited numbers of new, small structures and associated grading for the project. Examples of Class 3 exemptions include the construction of up to four commercial buildings in urbanized areas not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Here, the Project involves the construction of a 3,360 square foot repair and maintenance accessory building on a site zoned for such uses, and the project does not involve the use of significant amounts of hazardous substances, and where all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The project area is developed and does not contain any environmentally sensitive areas. There is no possibility of a significant cumulative impact as staff does not anticipate that other projects of the same type will take place at the project site or the surrounding area. The project does not present any unusual circumstances such as unusual resources, an unusual location, or unusual physical qualities inherent to the project site that might result in significant impacts. The project would not damage any scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5 and the proposed project will not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed project such that project impacts would not have any substantial adverse changes in the significance of a historical resource.

Staff is hereby authorized and directed to prepare, execute, and file a Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

SECTION 3. Architectural Review 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 location of the project site has a General Plan land use designation of Urban Employment, which permits a range of employment uses intended to help expand and diversify the City's economy and transform Coachella from a small town into a full-service city. Desired employment uses include office and research and development uses rather than industrial uses such as manufacturing, distribution, and warehousing. These employment uses are supported by retail, service, and similar ancillary uses. The subarea intended physical character envisions buildings that are configured in an urban format of walkable blocks, attractive streetscapes and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between the buildings and the sidewalk, typical of office or business parks in the Coachella Valley and Western Riverside County. Allowed land uses include office, research and development, live-work, multi-family residential, and support retail.

The project is proposed as an accessory building to the existing Eberhard Equipment Building and existing agricultural equipment rental business use. The existing use on site is allowable in the general plan as support retail, as the intent and purpose of the general plan allows for retail, service, and similar uses. The development intensity allowed under the Urban Employment designation is 30–65 dwelling units per acre and a floor-area-ratio of 0.5–2.0. The proposed project does not include any residential uses at this time and complies with the applicable floor-area-ratio requirements of the Urban Employment General Plan designation. Staff finds that the project is consistent with the intent and purpose, intended physical character, allowed land uses and development intensity of the Urban Employment Center designation of the General Plan. Staff finds that the project is not inconsistent with the street design, parks and open space, and urban form guidelines of the Urban Employment Center general plan designation. For the foregoing reasons, the Eberhard maintenance building construction project is consistent with the General Plan.

2. The location of the project site has a General Plan land use designation of Urban Employment which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation. The project site is currently zoned U-E (Urban Employment) which implements the Urban Employment land use designation of the General Plan. The proposed project is for the construction of an accessory structure serving the southern parcel business (Eberhard Equipment). Any proposed use that may be constructed for the building shall be in compliance with Chapter 17.16 U-E Urban Employment of the Coachella Municipal Code and must obtain all applicable permits and licenses prior to construction and operations. The project does not propose any parking, as the project has sufficient parking for the existing Eberhard Equipment parking lot area. The purpose of the project is a shaded area for Eberhard Equipment employees

to do repairs and maintenance on their tractor equipment.

The proposed project is consistent with the property development standards of the U-E zone. The proposed project is consistent with the Residential and Non-Residential Intensity requirements of the zone, as no residential is proposed and the project is in conformance with the maximum non-residential FAR of 2.0. The project is consistent with the lot area requirements, yard requirements, height limits, and distance between building requirements of the zone. The project is developed on an existing and improved site, and the project provides a 10-foot setback from the property line and over a 20-foot setback from the existing building on the adjacent property, which is consistent with the property development standards of the U-E zone. The project is an accessory structure for an existing improved site to serve the existing agricultural equipment rental business, the project is not inconsistent with the usable open space development standards and off-street parking requirements of the U-E zone. The project does not propose any parking, as the project has sufficient parking for the existing Eberhard Equipment parking lot area. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards in the U-E zone, however this project would not need to meet these requirements as the project is a commercial project that does not propose multi-family development. The project is in compliance with Architectural Review submittal requirements of the U-E zone. The project is not inconsistent with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan. Section 17.16.030(K) – Property Development Standards of the U-E zone includes the requirement that all uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit. The project is a permitted use by right pursuant to Section 17.16.020(C) – Conditional Uses, and the project is a light industrial use as permitted in the M-S zone, and the use is permitted without obtaining a conditional use permit as the use was in existence and permitted at the time of adoption of this code amendment. The project is consistent with the conditional uses section of the Urban Employment zone, and as identified in section 17.16.030(K) of the U-E zone. The proposed accessory structure is to provide shade for mechanics performing repairs on heavy equipment, activity that is consistent with the existing use and the proposed accessory structure would not be inconsistent with 17.16.030(K) as described above. For the foregoing reasons, the Eberhard maintenance building construction project is consistent with the zoning regulations of the U-E (Urban Employment) zone.

3. The location of the project site has a General Plan land use designation of Urban Employment, which permits the development of a diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic, and recreational uses. The project site is currently zoned U-E (Urban Employment), which implements the Urban Employment land use designation of the General Plan.

The proposed project would generally coordinate with the General Plan urban form guidelines, as the proposed accessory structure incorporates metal-clad building

materials that are compatible with the existing Eberhard Equipment building and surrounding industrial-commercial development pattern. Any future tenant or operational use within the proposed structure shall comply with Chapter 17.16 (Urban Employment) of the Coachella Municipal Code and obtain all applicable permits and business licenses prior to the commencement of tenant improvements or operations.

The project does not propose additional parking, as it complies with Chapter 17.54.010 of the Coachella Municipal Code. The existing parking area serving the primary Eberhard Equipment building provides sufficient parking spaces to accommodate both the primary use and the proposed accessory structure. For the foregoing reasons, the project is consistent with the city's design guidelines.

4. The proposed development will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties and improvements in the vicinity, as the project consists of an accessory structure intended to provide shade for Eberhard Equipment employees performing maintenance and repairs on tractors. The proposed project design is consistent with applicable General Plan and Zoning Code requirements. Any future modifications to the site or structure shall obtain all applicable permits and licenses prior to the completion of tenant improvements and operations. For these reasons, the proposed project would be compatible with the surrounding Urban Employment land uses. Therefore, the proposed accessory maintenance building is not anticipated to create detrimental effects to the public health, safety, or welfare, nor be materially injurious to surrounding properties or improvements.
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 compatible with the primary building, as it incorporates a similar earth-tone color palette and matching metal façade materials. Any future proposed use at this maintenance building would be required to meet the Urban Employment (U-E) zoning requirements and obtain all applicable permits and licenses prior to completing tenant improvements and beginning operation. Staff finds that the project is consistent with the intent and purpose, intended physical character, allowed land uses and development intensity of the Urban Employment Center designation of the General Plan. Staff finds that the project is not inconsistent with the street design, parks and open space, and urban form guidelines of the Urban Employment Center general plan designation. For the foregoing reason, the proposed Eberhard Maintenance Building construction project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and may change the essential character of the same area.

SECTION 4. 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 5. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission conditionally approves Architectural Review No. 24-17, proposed 3,360-square-foot repair and maintenance accessory building (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009); and determining that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A”, and Development Plan Set in “Exhibit B” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional use permit approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 17th day of June 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney

Exhibit A – Resolution No. PC2026-17**CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-13****General Conditions**

1. AR No. 25-13 is conditionally approved for the construction of a 3,360 SF accessory building located at APN: 763-141-009, and the determination that the project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures). This approval is based on the architectural plans and site plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Architectural Review. Any modifications shall be administratively reviewed and approved by the Community Development Director and include a stamped approval by the Planning Division.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. The Architectural Review shall expire and shall become void two year following the date of planning commission approval or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
4. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
5. The owner will be required to consult with the Utilities Director and Environmental Programs Coordinator regarding water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.
6. At the direction of Development Services Director, City Engineer, or Code Enforcement Manager, the applicant shall install soil stabilizer at regular intervals or as needed to prevent dust. The applicant may propose other sufficient measures to prevent dust.
7. Signage. Any exterior wall signs shall consist of internally illuminated channel lettering and shall require a City building permit. Signage shall not provide flat signage backing. Signage shall be in compliance with the City Signage Ordinance.
8. Noise. The applicant is required to meet all noise control requirements per the Coachella Municipal Code Chapter 7.04 – Noise Control.

9. Nuisances. Applicant is required to meet all requirements of the maintenance and abatement of nuisances per Chapter 3.10 – Nuisances. The applicant shall be required to make any modifications to the site as required by the Community Development Director or Code Enforcement Manager to abate any nuisances that may include, but are not limited to, air pollution, offensive odors, hazardous substances and waste, etc.
10. Color Scheme. The proposed accessory structure shall provide a color scheme to match the existing main buildings to the satisfaction of the Community Development Director.
11. Rooftop Equipment. Screening of new rooftop equipment is required. Exposed mechanical equipment shall be visually screened by a seventy-five (75) percent (minimum) opaque or solid, non-reflective visual barrier. The design and materials of the visual barrier shall comply with the following requirements: Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens. Mechanical equipment screening shall be to the satisfaction of the Community Development Director. Plans for rooftop equipment screening shall be submitted for review, approved, and installed prior to building final.
12. Mechanical Equipment. Mechanical equipment shall be ground-mounted and screened to the satisfaction of the Community Development Director.
13. Maintenance Agreement. Applicant shall enter into a Maintenance Agreement that covers all on-site and off-site landscaping, on-site parking lot and pavement. The maintenance agreement is required to be reviewed, approved, and recorded prior to building final.
14. Landscape. Property Owner shall rehabilitate existing landscape and irrigation areas prior to Certificate of Occupancy. Landscape areas shall be rehabilitated along all landscape common areas visible from the public R.O.W along Tyler Street, to the satisfaction of the Community Development Director. The property owner shall submit a final landscape and irrigation plan, to be approved by the Community Development Director and installed by the applicant prior to building final. Property owner shall show on the required landscape submittal, and make the following improvements:
 - a. The submitted landscape plan shall be in substantial conformance to the conceptual landscape plan attached to this resolution.
 - b. Replace missing, dead, or decaying landscaping.
 - c. Landscape areas shall include shade trees, varieties of flowering and shrubs.
 - d. Applicant shall install a weed fabric below DG and rock to prevent weeds for landscape areas to the satisfaction of the Development Services Director.
 - e. Add ¾ inch gravel California Gold in all landscape areas visible from the public R.O.W along Tyler Street. Tyler Street shall include equally spaced shade trees.
 - f. The applicant shall design the common area landscape frontage along Tyler Street to accommodate any potential future sidewalk or improvements to the satisfaction of the Community Development Director and City Engineer.
15. The applicant shall ensure there is proper vehicular circulation for the proposed accessory structure to accommodate vehicular ingress and egress from both sides of the structure, which

may include pavement improvements or changes to the site plan, as determined and to the satisfaction of the Community Development Director and City Engineer.

16. A reciprocal access easement is required over the parcel at APN: 763-141-009.

FIRE

17. Provide dedicated fire access complete with turn around. Identify all inside and outside turning radiuses for turn-a-round. Inside radius shall be 24ft and outside radius shall be 45ft
 - a. Fire Department Access -Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads more than 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius.
18. When submitting for review a fire flow report shall be provided from the closest public hydrant.
 - a. Fire Protection Water Supplies/Fire Flow -Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show a (existing/proposed) water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
19. These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.



REFERENCE IMAGE

Eberhard Equipment - Container Carport Site Plan

86-100 Avenue 54
Coachella, CA 92236



PROJECT TEAM

OWNER:
EBERHARD HOLDINGS LLC
STEVE EBERHARD, MANAGING MEMBER
86-100 AVENUE 54,
COACHELLA, CA 92236
775-461-6647

ARCHITECT:
DAVID HERTZ ARCHITECTS /
STUDIO OF ENVIRONMENTAL ARCHITECTURE
28128 PACIFIC COAST HIGHWAY, UNIT 98, MALIBU,
CA 90265
OFFICE PHONE: 310-829-9932
CONTACT: DAVID R. HERTZ, FAIA
E-MAIL: hertz@studioea.com
LICENSE #: C-25190

STRUCTURAL ENGINEER:
WORKPOINT engineering
4909 W Jefferson Blvd, Los Angeles, CA 90016
BEN JOHN
310-314-0040

TORO ROOF ENGINEER:
Alliance Engineering of Oregon, Inc
2700 Market St NE
Salem, OR 97301
engsupport@actbuildingsystems.com

PROJECT SITE

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES AS WELL AS THE CODES AND/OR LOCAL CODES AND ORDINANCES: 2025 CBC

2. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, SHOWN ON THIS SITE PLAN ARE BASED UPON PRIOR PLANS PROVIDED TO THE ARCHITECT AND HAVE NOT BEEN FIELD VERIFIED. WE RECOMMEND HAVING ALL PROPERTY LINES SURVEYED TO PROVIDE ACCURACY.

3. SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING AND PROPOSED ACCESSORY STRUCTURE. (SECTION 1804.7)

4. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING OR PROPOSED ACCESSORY STRUCTURE WHICH EXCEEDS THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2).

5. THE ENGINEER'S SEAL IF AFFIXED HERE INDICATES THAT THE METHOD OF ANALYSIS PRESENTED IS CONSISTENT WITH ACCEPTED ENGINEERING PRACTICES AND CODE ACCEPTED DESIGN VALUES AND THAT THIS ENGINEER IS THE RESPONSIBLE IN CHARGE FOR THE CIVIL ENGINEERING WORK SHOWN ON THIS PLAN.

6. THIS ARCHITECT DID NOT DETERMINE THE PROPERTY BOUNDARIES OF THIS PROJECT IN RELATIONSHIP TO THE FIELD MONUMENTS SHOWN ON THIS SITE PLAN.

7. SHOULD DISCREPANCIES OCCUR ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

8. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. ACTUAL DIMENSION NUMBERS SHOWN ON THE PLANS ARE TO BE USED. IF DIMENSIONAL CONFLICTS EXIST, NOTIFY THE ENGINEER IMMEDIATELY. ANY CONTRACTOR SCALING DRAWINGS FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT.

9. CONCEPTUAL LANDSCAPE PLAN WITH PLANT COUNTS AND LANDSCAPE DETAILS ARE NOT PART OF THIS ARCHITECTURAL SCOPE.

PROJECT DATA

PROPERTY INFO

A.P.N. #: #763-141-007 & #763-141-009
PROPERTY ADDRESS: 86-100 AVENUE 54,
COACHELLA, CA 92236
ZONING: COMMERCIAL
LAND USE: TRACTOR DEALERSHIP

PARCEL AREA:
APN: 763-141-007 1.36 Acres
APN: 763-141-009 2.50 Acres
Total Combined Lot Size: 3.86 Acres

SCOPE OF WORK

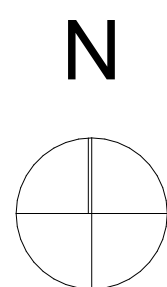
1. PLACE THREE STORAGE CONTAINERS ACCORDING TO THE SITE PLAN AND ENGINEERING DRAWINGS.

2. SECURE CONTAINERS TO THE GROUND AS REQUIRED BY THE STRUCTURAL ENGINEER.

3. INSTALL FACTORY-BUILT STEEL ROOF STRUCTURES (2) ONTO THE CONTAINERS AS REQUIRED BY THE ENGINEER.

PROPERTY BOUNDARY NOTE:

THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. PROPERTY MATCH THE PRIOR APPROVED SITE PLAN FROM THE TENANT IMPROVEMENT PROJECT IN 2020.



ENVIRONMENTAL ARCHITECTURE

STUDIO OF

DAVID HERTZ ARCHITECTS

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Hertz Architects Inc. and were created, evolved and developed for use on and in connection with the specified project on this sheet. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of David Hertz Architects Inc. and are protected by U.S. copyright laws. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site. David Hertz Architects Inc. must be notified of any variations in the dimensions and conditions shown on this drawing as well as any variation between this drawing and the written specifications.

DAVID HERTZ ARCHITECTS

FAIA LEED AP

Studio of Environmental Architecture

57 Market Street
Venice, CA 90291
Tel: 310-829-9932
Fax: 310-829-5641
www.studioea.com

Eberhard Equipment -
Container Carport & Sidewalk
Site Plan
Building 86-100 Avenue 54
Coachella, CA 92236

PLAN REVISION LOG

NO	DATE	DESCRIPTION

DRAWING PRINT LOG

NO	DATE	DESCRIPTION

SHEET TITLE:

TITLE SHEET /
GENERAL INFO

PROJECT NO:
2603

PRINT DATE:
4/6/2026

SHEET NO:
T1

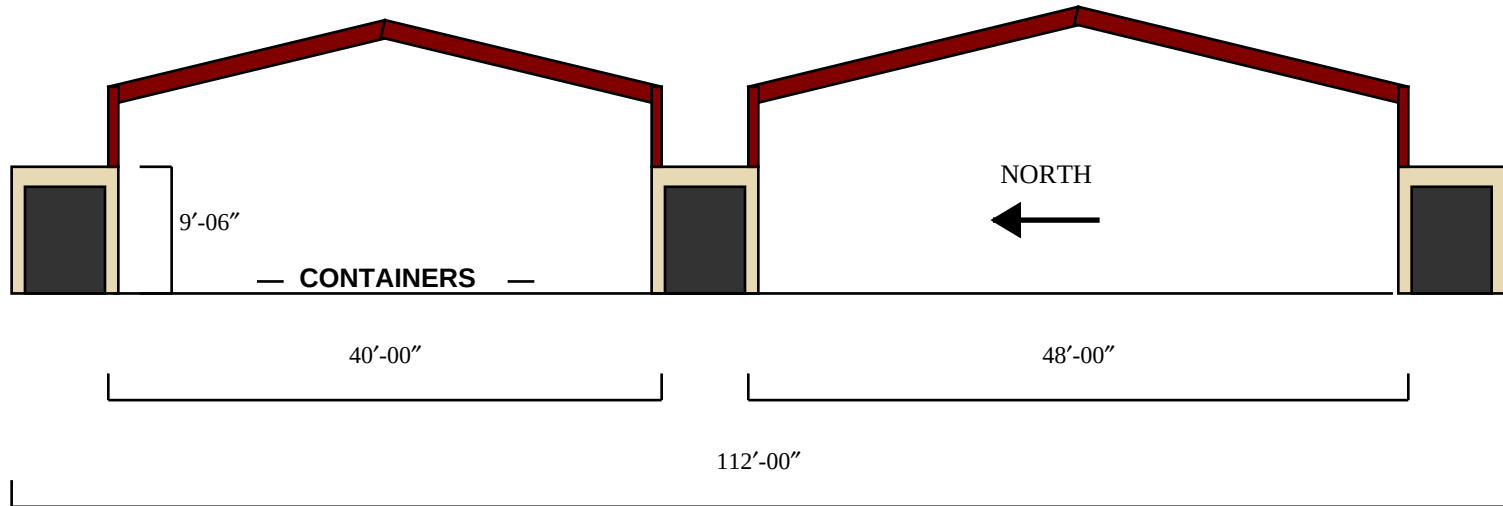
1" ACTUAL

If this scale does not measure 1" actual, this drawing may have been enlarged or reduced, and all labeled scales are incorrect.

28

EBERHARD EQUIPMENT
86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE

WEST ELEVATION (FRONT)



Containers. Standard 30ft hicube shipping containers
Tare weight: 6,000 lbs each
With roll-up doors
Dimensions: 8'-0" wide, 9'-6" tall, 30'-0" long.

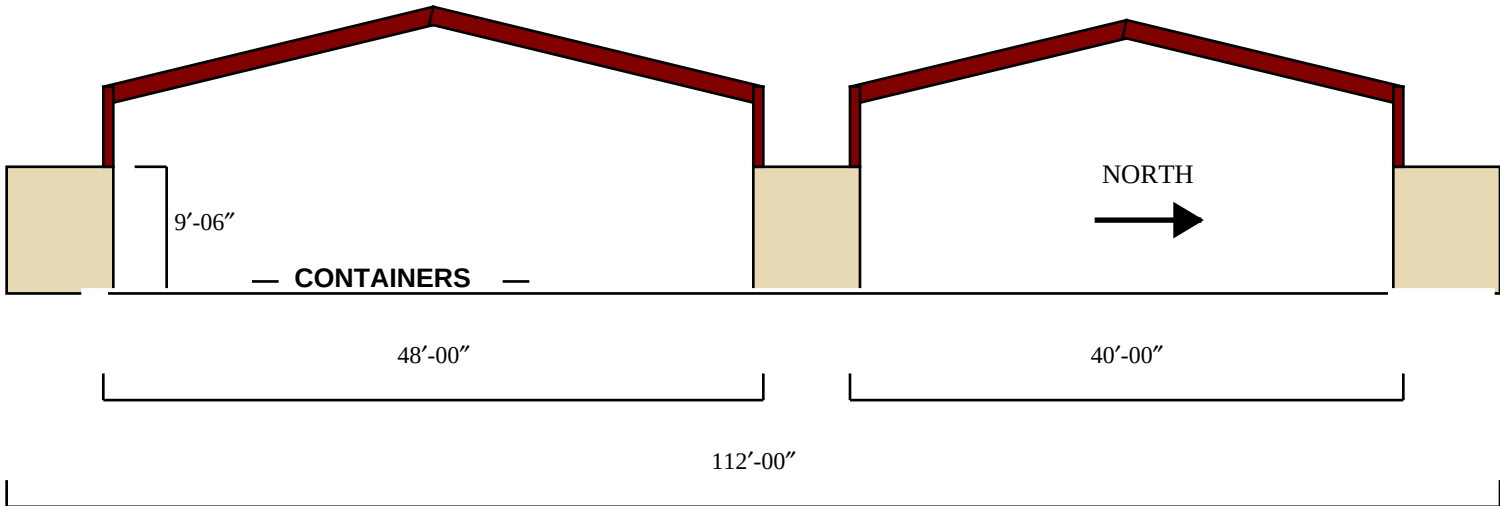
Roof structures by Toro Steel Buildings with CA engineering stamp to CBC2025
Designed to 135mph wind loads with extra support for future solar panels

Footings by certified CA structural engineer

1 WEST ELEVATION (FRONT)

EBERHARD EQUIPMENT
86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE

EAST ELEVATION (REAR)

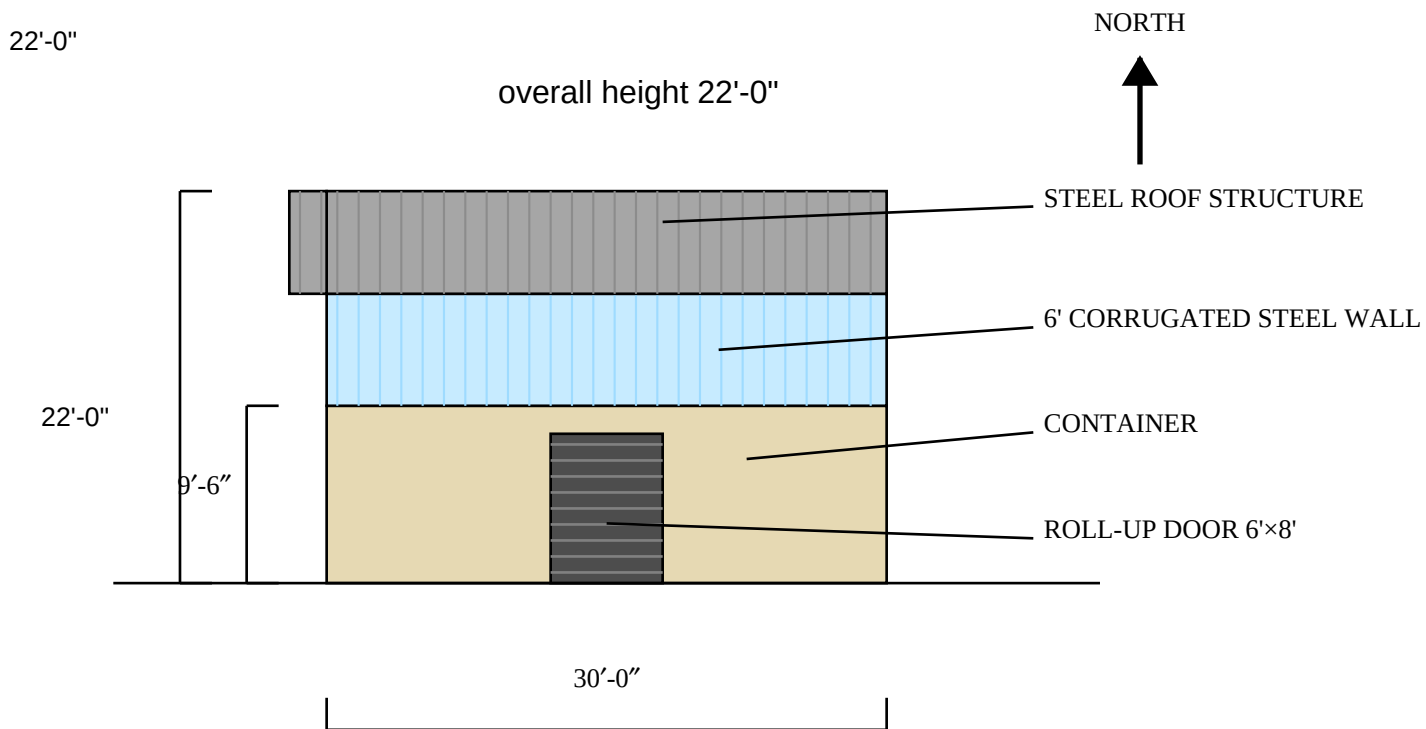


Containers. Standard 30ft hicube shipping containers

2 EAST ELEVATION (REAR)

EBERHARD EQUIPMENT
86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE

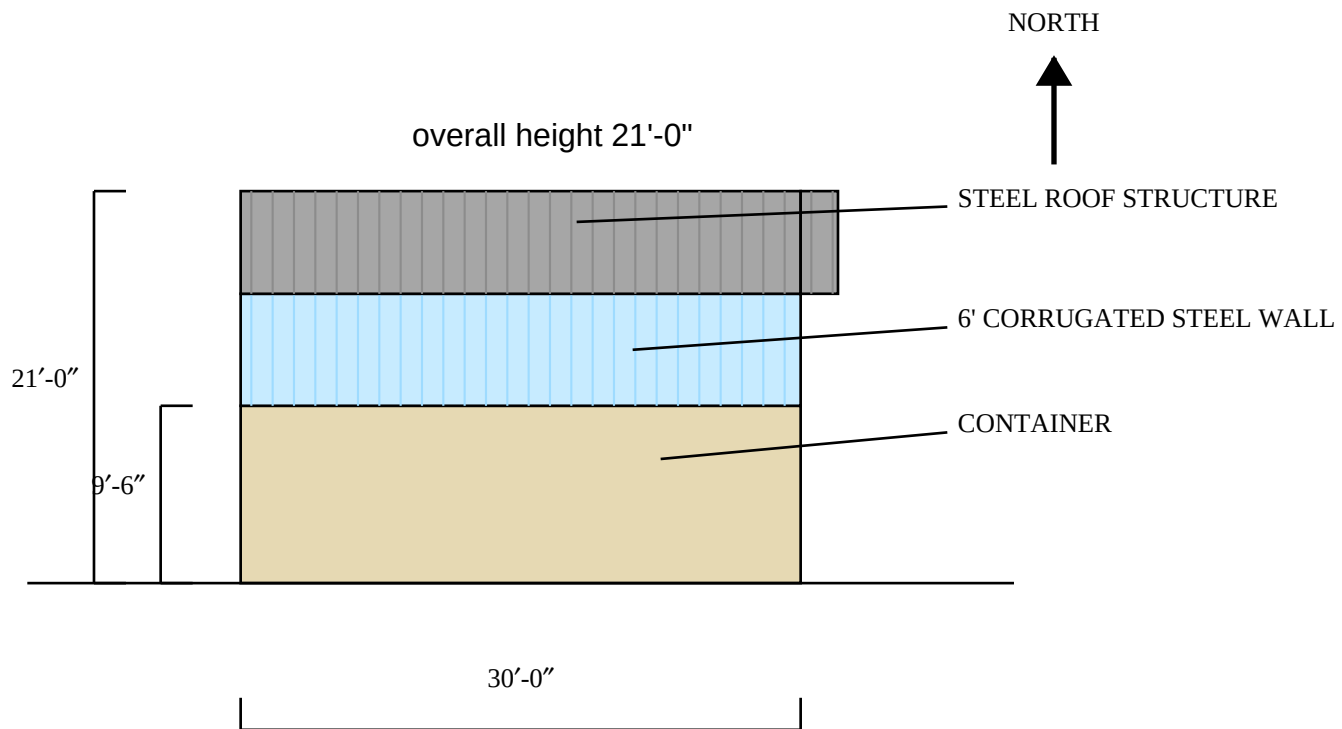
RIGHT ELEVATION (SOUTH FACING)



3 SOUTH ELEVATION (RIGHT)

EBERHARD EQUIPMENT
86-100 Avenue 54 • Coachella, CA
PROPOSED ADDITION OF TWO CAR PORTS WITH STORAGE

LEFT ELEVATION (NORTH FACING)



4 NORTH ELEVATION (LEFT)

ENVIRONMENTAL ARCHITECTURE

STUDIO OF

DAVID HERTZ ARCHITECTS

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LICENSED ARCHITECT

DAVID RANDALL HERTZ

C-25180

REN. 10-31-17

STATE OF CALIFORNIA

David Hertz

FAIA LEED AP

Studio of

Environmental

Architecture

57 Market Street

Venice, CA 90291

Tele: 310-829-9832

Fax: 310-829-5641

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PLAN REVISION LOG

NO.	DATE	DESCRIPTION

DRAWING PRINT LOG

NO.	DATE	DESCRIPTION

SHEET TITLE:

ELEVATIONS

PROJECT NO:

2603

PRINT DATE:

3/9/2026

SHEET NO:

A1

1"=ACTUAL

If this scale does not measure 1" actual, this drawing may have been enlarged or reduced and all labeled scales are incorrect.

29

Eberhard Equipment
86-100 Ave 54
Coachella, CA

Item 2.

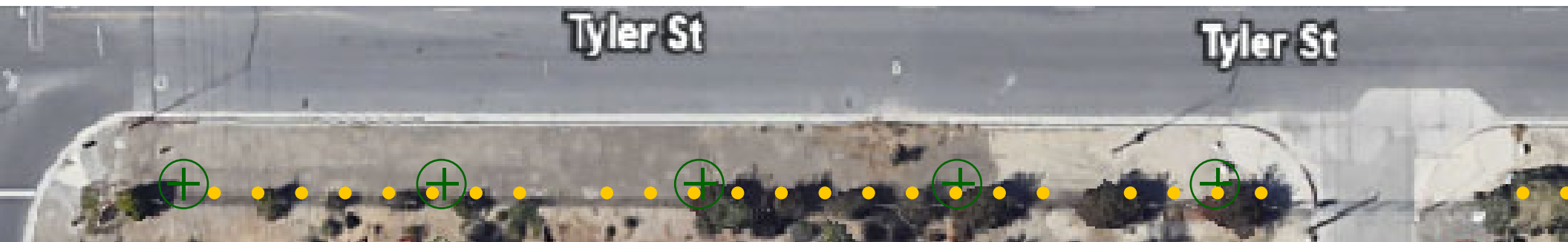
Landscape plan
April 4, 2026
Prospective view after completed





Eberhard Equipment
86-100 Ave 54
Coachella, CA

Landscape plan
April 4, 2026



Add new trees: 12ft from curb. Add new Shrubs along fence line. Add Irrigation and provided ongoing maintenance for all trees and shrubs. Replace missing, dead and decaying landscaping.

TREE PLANTING LEGEND



Variety: Civano Seedless Mesquite
Qty: 6 Size: 15 gallon
Spacing: 65' O.C. (approx.)
Canopy: 30ft once fully grown
Coverage: 6 trees x 700sf per tree
= 4300sf. of shade over a 9000sf
area = 48% coverage

SHRUBS



Variety: Yellow Lantana
3 gallon
Spacing: 8' O.C.
Qty: ±50
Variety: Ocotillo
Qty: 2 Size: 3 gallon
Located on sides of
monument sign

GROUND COVER

Specs: 3/4" Gravel - 3" depth
with weed cloth
Color: California Gold
Starting 9ft from curb to
20ft from curb allowing for future
placement of sidewalk & gravel
up to the curb & by other party.

Proposed Planting, Surface Specification & Maintenance

1. Site Preparation

- Scarify soil to 6–8 inches depth
- Remove debris and unstable material
- Moisture condition prior to compaction

2. General Compaction (Non-Tree Areas)

- Compact to 85–90% relative compaction
- Use plate compactor only
- Avoid compaction within designated tree zones

3. Tree Planting Zones

- Provide 6–8 ft diameter uncompacted zone per tree
- Loosen soil to 12–18 inches depth
- Do not compact within this zone

4. Tree Installation

- Excavate hole 2–3x root ball width
- Set tree 1–2 inches above finished grade
- Backfill with native soil
- Light tamp only (no compaction)
- Form watering basin

5. Root Barrier (Tree-Adjacent Installation)

- Install root barrier immediately adjacent to each tree on the sidewalk side
- Barrier to be placed directly between tree trunk and sidewalk
- Depth: 18–24 inches minimum
- Extend barrier 4–5 ft each direction from trunk (8–10 ft total length)
- Ensure tight seams and no gaps

6. Geotextile & Rock

- Install geotextile over compacted areas only
- Exclude tree planting zones
- Install 3 inches of 3/4 inch decorative rock

7. Irrigation

- Use drip irrigation
- Emitters placed 2–3 ft from trunk initially

- Adjust outward as tree matures
- Deep, infrequent watering schedule

8. Pruning

- Train canopy to 6–8 ft clearance
- Annual thinning to maintain open structure

Notes

- Do not install continuous root barrier along entire sidewalk
- Barrier is only required at individual tree locations
- Avoid overwatering to prevent soil softening
- Maintain visible trunk flare above grade

USA TODAY CO.



PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Anahi Fernandez
 City Of Coachella - Legals
 53990 Enterprise WAY
 Coachella CA 92236-3817

STATE OF WISCONSIN, COUNTY OF BROWN

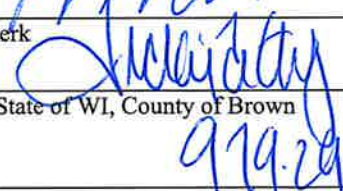
The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 06/07/2026
 PDS Palm Springs Desert Sun 06/07/2026

and that the fees charged are legal.
 Sworn to and subscribed before on 06/07/2026



 Legal Clerk



 Notary, State of WI, County of Brown

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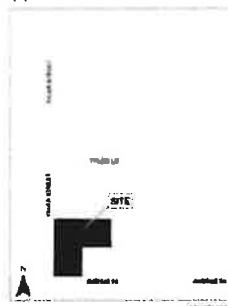
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VICKY FELTY
 Notary Public
 State of Wisconsin

**NOTICE OF PUBLIC
HEARING
CITY OF COACHELLA
PLANNING COMMISSION
MEETING**

Item 2.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Coachella will hold a public hearing on Wednesday, June 17, 2026 at 6:00 p.m. at 1515 Sixth Street, Coachella CA 92236 to consider oral and written testimony regarding Architectural Review No. 25-13, for the construction of a 3,360-square-foot repair and maintenance accessory building to serve the existing business (Eberhard Equipment) located at 86100 Avenue 54 (APN 763-141-007 and 763-141-009). Applicant: Steve Eberhard.



The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 – New Construction or Conversion of Small Structures. The proposed 3,360 SF repair and maintenance accessory building to serve the existing business (Eberhard Equipment). The project site is zoned for such uses, and the project does not involve the use of significant amounts of hazardous substances, and where all necessary public services and facilities are available. Therefore, the Project falls within the Class 3 exemption.

Copies of the Application materials submitted are available for public inspection at the Coachella Development Services Department 53990 Enterprise Way, Coachella, CA 92236 between the hours of 7:00 am and 6:00 pm, Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

In addition to submitting written comments at the address noted above, you may email vsanchez@coachella.org or call (760) 398-3102 before 5:30 p.m. on the day of the meeting to leave a voice message. You may request to speak via Zoom by contacting the Planning Commission Secretary through the above means before 4:30 p.m. on the day of the meeting and requesting a Zoom link to the meeting. Public comments either received via email, telephonically or via Zoom must be limited to a maximum of 250 words written or three minutes spoken.

The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, and clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.

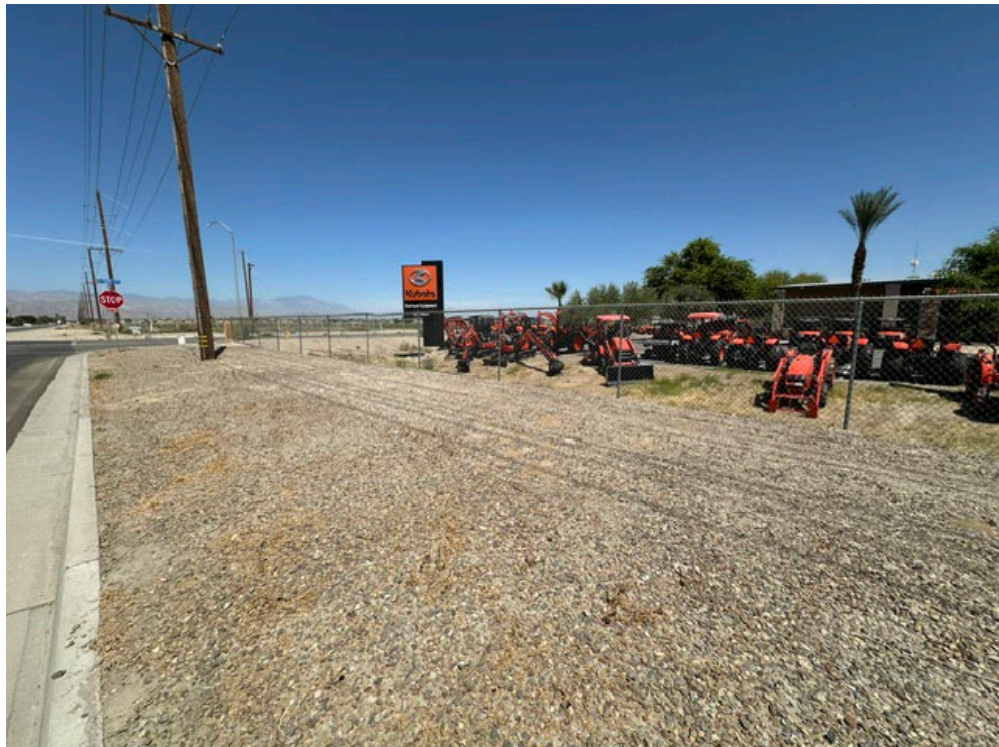
If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:

Vanessa Sanchez-Meza
Planning Technician
53-990 Enterprise Way,
Coachella, CA 92236
(760) 398-3102

BY ORDER OF PLANNING
COMMISSION SECRETARY
PUBLISHED: June 7, 2026

Site Photos – 86100 Eberhard Equipment 6/2/26

Avenue 54 Frontage





Tyler Street Frontage



