



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

February 04, 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 November 19, 2025
2. Planning Commission Meeting Minutes December 17, 2025

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):

3. A Public Hearing to Consider Resolution No. PC 2026-02 of the Planning Commission of the City of Coachella: Request for conditional approval for Variance No. 25-05 for an existing, unpermitted, and detached 210 square-foot patio structure located less than five feet from the property line at 50346 Camino Loreto; and determining that the project is compliant with section 15073 of the California Environmental Quality Act (CEQA) guidelines. Applicant: Alexis Velazquez

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

November 19, 2025
6:00 PM

CALL TO ORDER: 6:02 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chairperson Fonseca.

ROLL CALL:

Commissioners Present:

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

Staff Present:

*Kendra Reif, Community Development Director.
*Adrian Moreno, Associate Planner.
*Anahi Fernandez, Management Analyst
*Jesus Medina, Information Technology Technician

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

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes October 15, 2025

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

Approved by the following roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

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.”

Public Comments Opened at 6:04 PM by Chairperson Murillo.

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. **Resolution No. PC 2025-18:** Request for conditional approval of the Encanto Modification project, a modification to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 (Modification), Architectural Review No. 22-11 (Modification), a proposal to subdivide 19.2 acres into 192 single family lots with a minimum lot size of 2,500 square feet with nine single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; and determining that the project is compliant with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Joseph Rivani, Global Investment and Development.

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

Public Hearing Opened at 6:16 PM by Chairperson Murillo.

Rob Bernheimer, Applicant representative, made himself available and provided comments.

Public Hearing Closed at 6:36 PM by Chairperson Murillo.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE THE ENCANTO MODIFICATION PROJECT, A MODIFICATION TO TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376 (MODIFICATION), ARCHITECTURAL REVIEW NO. 22-11 (MODIFICATION) WITH THE FINDINGS AND CONDITIONS IN RESOLUTION NO. PC 2025-18 WITH THE FOLLOWING MODIFICATIONS:

- CONDITION OF APPROVAL NO. 121 REVISION – TREES MUST HAVE A MINIMUM OF 5’ SEPARATION FROM WATER AND SEWER LATERALS WITH ROOT BARRIER. TREES

PLANTED MORE THAN 5' FROM WATER AND SEWER LATERALS REQUIRE NO ROOT BARRIER.

- MODIFY CONDITION OF APPROVAL NO. 97 – NO OWNER SHALL BE PERMITTED TO RENT OR LEASE SUCH OWNER'S LOT FOR TRANSIENT OR HOTEL PURPOSES, OR FOR A PERIOD OF LESS THAN THIRTY (30) DAYS UNLESS PERMITTED BY THE CITY THREE (3) YEARS AFTER THE FINAL OCCUPANCY PERMIT IS ISSUED FOR TRACT 32429, CUP NO. 376 AND AR NO. 22-11.
- ADD A CONDITION OF APPROVAL TO WORK WITH PLANNING DIVISION STAFF TO INCLUDE A GATE ACCESS ON FRIDA WAY.

Approved by the following roll call vote:

AYES: Chair Murillo, Commissioner Torres, Commissioner Lara, Commissioner Ordorica.

NOES: None.

ABSTAIN: Commissioner Fonseca.

ABSENT: None.

3. **Resolution No. PC 2025-19:** Request for conditional approval of the Conditional Use Permit (Modification) application for Las Damas retail cannabis business and lounge to modify the existing use from a retail cannabis microbusiness with an indoor lounge to cannabis retail only with an indoor consumption lounge at 85995 Grapefruit Blvd. and determining that the proposed project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Applicant: Las Damas, LLC.

Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Hearing Opened at 6:47 PM by Chairperson Murillo.

Public Hearing Closed at 6:47 PM by Chairperson Murillo.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SEONCDED BY CHAIRPERSON MURILLO TO APPROVE RESOLUTION NO. PC 2025-19 CONDITIONAL USE PERMIT NO. 298 MODIFICATION TO MODIFY THE EXISTING USE FROM A RETAIL CANNABIS MICROBUSINESS AND INDOOR CONSUMPTION LOUNGE TO A CANNABIS RETAIL ONLY BUSINESS WITH AN INDOOR CONSUMPTION LOUNGE, LOCATED AT 85995 GRAPEFRUIT BLVD. STE #1 WITH THE FINDINGS AND CONDITIONS IN RESOLUTION NO. PC 2025-19.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. **Resolution No. PC 2025-20 and Resolution No. PC 2025-21:** Request for conditional approval of PC2025-20 for the architectural review application AR 25-12, for the 6th St. Senior Apartments for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th St., and for the request for condition of approval of PC2025-21 for the variance application VAR 25-06 from municipal code standards

including design requirements, and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption - Applicant: Chelsea Investment Corporation

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

Public Hearing Opened at 6:58 PM by Chairperson Murillo.

Chelsea Investment Corporation provided a presentation on the project.

Noel Ramirez, Real Estate Agent, provided comments.

Rosa Lucas, property owner, provided comments.

Gabriel Perez provided comments on the project.

Public Hearing Closed at 7:13 PM by Chairperson Murillo.

IT WAS MOVED BY COMMISSIONER ORDORICA AND SEONCDED BY COMMISSIOENR LARA TO APPROVE RESOLUTION NO. PC 2025-20 ARCHITECTURAL REVIEW 25-12 AND RESOLUTION NO. PC 2025-21 VARIANCE NO. 25-06 FOR THE 6TH STREET SENIOR APARTMENTS, LOCATED AT THE SOUTHEAST CORNER OF TRIPOLI AVE AND 6TH STREET (APN 778-113-001 AND -002) WITH THE FINDINGS AND CONDITIONS IN RESOLUTION NO. PC 2025-20 AND RESOLUTION NO. PC 2025-21 WITH THE FOLLOWING MODIFICATIONS:

- INCLUDE ENGINEERING CONDITIONS OF APPROVAL.
- GIVE PLANNING DIVISION STAFF DESCRETION ON THE DESIGN OF RECESSED WINDOWS FOR THE PROJECT.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

None.

ADJOURNMENT: 7:47 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.*



MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

December 17, 2025
6:00 PM

CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Vice Chairperson Fonseca.

ROLL CALL:

Commissioners Present:

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

Staff Present:

- *Kendra Reif, Community Development Director.
- *Adrian Moreno, Associate Planner.
- *Vanessa Sanchez, Planning Technician.
- *Jason Stevens, Information Technology 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.”

APPROVAL OF THE MINUTES:

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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Public Comments Opened at 6:01 PM by Chairperson Murillo.

Public Comments Closed at 6:02 PM by Chairperson Murillo.

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

1. A Public Hearing to Consider Resolution No. PC 2025-21 of the Planning Commission of the City of Coachella: Request for conditional approval for a fourth 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115-unit single family residential subdivision on a total of 20 acres of vacant land in the CN-PD (Neighborhood Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street (APN 612-280-027). Applicant: Mark Vasey, Tower Energy.

Vanessa Sanchez, Planning Technician, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECONDED BY COMMISSIONER LARA TO APPROVE RESOLUTION NO. PC 2025-21, A REQUEST FOR A FOURTH 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37088 (RAVELLA) TO ALLOW A 115-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON A TOTAL OF 20 ACRES OF VACANT LAND LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET (APN 612-280-027).

Approved by the following roll call vote:

AYES: Chair Murillo, Commissioner Torres, Commissioner Lara, Commissioner Ordorica.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Fonseca.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. A Public Hearing to Consider Resolution No. PC 2025-22, Resolution No. PC 2025-23, and Resolution No. PC 2025-24 of the Planning Commission of the City of Coachella: Request for Planning Commission recommendation of conditional approval to the City Council for Tentative Tract Map No. 39051 for the subdivision of 39.98 acres of land (Assessor's Parcel Number 612-260-010) into 257 lots and request for conditional approval of Conditional Use Permit No. 390 for a 257-lot single-family home planned unit development subdivision with associated improvements located at the southwest corner of Calhoun Street and Avenue 49 and certifying that the projects Initial Study with Mitigated Negative Declaration is in compliance with Section 15074 of the California Environmental Quality Act Guidelines. Applicant: Rod Vandenburg, Pacific Modern Builders, LLC.

Kendra Reif, Community Development Director, gave a brief presentation for the item. A copy of the presentation is on file with the Planning Division.

Public Hearing Opened at 6:19 PM by Chairperson Murillo.

Anna, City of Coachella resident, provided comments.

Steven, Applicant representative, made himself available and provided comments

Public Hearing Closed at 6:26 PM by Chairperson Murillo.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY COMMISSIONER ORDORICA TO APPROVE RESOLUTION NO. PC 2025-22, RESOLUTION NO. PC 2025-23, AND RESOLUTION NO. PC

2025-24 RECOMMENDING CONDITIONAL APPROVAL TO THE CITY COUNCIL FOR TENTATIVE TRACT MAP NO. 39051 FOR THE SUBDIVISION OF 39.98 ACRES OF LAND (APN 612-260-010) INTO 257 LOTS AND REQUEST FOR CONDITIONAL USE PERMIT NO. 390 FOR A 257-LOT SINGLE-FAMILY HOME PLANNED UNIT DEVELOPMENT SUBDIVISION WITH ASSOCIATED IMPROVEMENTS LOCATED AT THE SOUTHWEST CORNER OF CALHOUN STREET AND AVENUE 49.

Approved by the following roll call vote:

AYES: Chair Murillo, Commissioner Torres, Commissioner Lara, Commissioner Ordorica.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Fonseca.

INFORMATIONAL:

None.

ADJOURNMENT: 6:30 P.M.

RESPECTFULLY SUBMITTED BY,

KENDRA REIF

PLANNING COMMISSION SECRETARY

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
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STAFF REPORT 2/4/2026

TO: Planning Commission Chair and Commissioners

FROM: Vanessa Sanchez-Meza, Planning Technician

SUBJECT: Variance 25-05 – Velazquez Setback

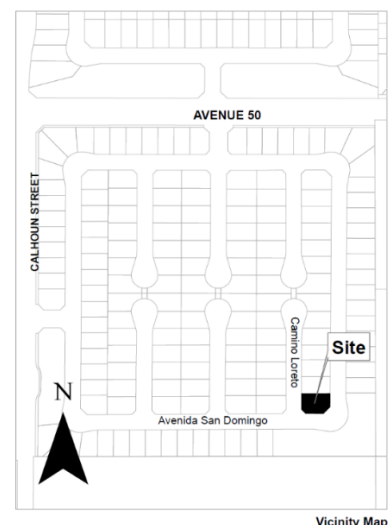
SPECIFICS: A Public Hearing to Consider Resolution No. PC 2026-02 of the Planning Commission of the City of Coachella: Request for conditional approval for Variance No. 25-05 for an existing, unpermitted, and detached 210 square-foot patio structure located less than five feet from the property line at 50346 Camino Loreto; and determining that the project is compliant with section 15073 of the California Environmental Quality Act (CEQA) guidelines. Applicant: Alexis Velazquez

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. PC 2026-02 denying Variance (VAR) No. 25-05, a request for a variance to allow an existing, unpermitted, and detached 210 square-foot (SF) patio structure located less than five feet from the property line at 50346 Camino Loreto; and determining that the project is compliant with section 15073 of the California Environmental Quality Act (CEQA) guidelines.

BACKGROUND:

On January 15, 2025, Code Enforcement opened a code case for an unpermitted accessory structure located in the rear yard of property address 50346 Camino Loreto. The code case was open due to a code enforcement observation from the public right-of-way, and not a submitted complaint to the code enforcement department. The accessory structure was constructed without permits and does not meet the required setback standards of the Coachella Municipal Code for detached accessory structures. Staff requested that the property owner submit a building permit application for their as-built patio structure. The applicant submitted a building permit application and staff sent the applicant a correction letter requiring the applicant to modify the patio to city standards, remove the patio, or submit a variance application. On November 3, 2025, the applicant submitted a variance application to request a setback variance to allow the



Vicinity Map

patio to remain as existing. On January 6, 2026, the variance application was deemed complete for staff to route the project for city and outside agency review.

- January 15, 2025 – Code case opens
- February 13, 2025 – Applicant submitted building permit application
- February 24, 2025 – Staff sent applicant correction on building permit
- 2 Code Enforcement Notices (January 16th and August 28th); No Citations
- November 3, 2025 – Variance application submitted

DISCUSSION/ANALYSIS:

Table 1 – Property Development Standards

Municipal Code Requirements		Subject Patio
Required Rear Yard Setback	5 foot minimum	3'-7" foot setback
Required Side Yard Setback	5 foot minimum	3'-11" foot setback
Street Line Setback	10 foot minimum	19 foot setback from street line
Height	15 feet maximum	10-4" feet height
Size	400 SF or 30% of size of main dwelling, whichever is greater. Maximum.	210 SF
Setback From Other Structures	10 feet minimum	11-foot setback
Rear Yard Lot Coverage	50% of rear yard, maximum	14%
Attached Patio Rear Yard Setback Requirements on Lots Under 7,200 SF	10 foot minimum	N/A, not attached.

The patio structure is a 14 x 15 structure, with a total 210 SF lot coverage. The subject parcel is 7,840 SF and the existing rear yard setback is 27 feet. The minimum required rear yard is 20 feet per the Coachella Municipal Code (CMC). The existing patio provides a 3' 7" foot setback from rear property line, and a 3' 11" foot setback from the side yard property line. A minimum 5-foot minimum rear and side yard setback is required. Accessory structures on a site may not cover more than fifty (50) percent of the required rear yard setback area, per CMC. The patio is at 14% (210 SF) rear yard coverage, not exceeding the maximum 50% rear yard coverage.

Staff has determined that the project does not comply with Findings 1, 2, and 3 of the criteria and requirements required by Section 17.76.020(B) to make the determination to grant a variance.

VARIANCE FINDINGS:

Staff has determined that the project does not comply with Findings 1, 2, and 3 of the criteria and requirements required by Section 17.76.020(B) to make the determination to grant a variance. Below are the variance findings for denial also outlined in Resolution No. PC 2026-02.

1. Finding 1 – That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code. The 7,840 SF corner lot is within the S-N Suburban Neighborhood zone which requires a detached accessory structure to provide a minimum setback of 5 feet from the side and rear property line, as required by the development standards of that zone. The proposed accessory structure proposes a 3’7” rear yard setback and 3’11” side yard setback, below the required minimum 5 foot rear yard and side yard setback required in the zone for detached accessory structures. The subject property has a total existing rear yard setback of 27 feet. The minimum required rear yard setback of a property in this zone is 20 feet. The rear yard exceeds the minimum required setback requirements of this zone, therefore there are no special circumstances within the rear yard of the subject property that would result in practical difficulties or unnecessary hardships with the general purpose and intent of the Chapter of the Municipal Code to construct a detached accessory structure that could meet the Coachella Municipal Code requirements.

Finding 2 – There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity. The subject property is oriented in an east-west orientation which is not at the recommended orientation for energy conservation per policy 5.10 of the Land Use and Community Charter of the City of Coachella General Plan which recommends lots at a north-west orientation. The subject property is within the Mariposa Pointe community, a subdivision that is planned for 155 total homes. 31 of the homes within the subdivision are planned to be designed in a north-south orientation, and the remaining 124 homes are planned to be designed in an east-west orientation. A majority, but not all of the homes are designed in an east-west orientation. Therefore, the east-west orientation is not a special circumstance within the subject residential community. The lot width of the subject property is approximately 77 feet, which is more than the minimum 60 foot lot width required within the Suburban Neighborhood zone. The subject property provides an existing 27-foot rear yard setback which is greater than the 20-foot minimum setback required in the S-N Suburban Neighborhood zone. The subject parcel is 7,840 SF, which is more than the minimum required 6,000 SF lot size required in the S-N zone. Due to the subject property meeting City of Coachella Municipal Code standards for lot dimensions and rear yard size requirements, there is sufficient space in the rear yard to provide a detached accessory shade structure within the subject property rear yard that would be in compliance with the Coachella Municipal Code.

Finding 3 – The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. The subject property does not possess any special circumstances or unique physical characteristics related to its lot size, lot shape, or setbacks for the subject property as indicated in the above Finding 2. The lot is consistent with other properties in the same zoning district and vicinity, and the existing development conforms to standard parcel configurations and setback patterns. The

variance is not necessary for the preservation and enjoyment of a substantial property right of constructing a detached accessory structure, as there are no special circumstances, practical difficulties, or unnecessary hardships that would prevent or restrict the construction of a detached accessory structure that meets Coachella Municipal Code standards.

Finding 4 – The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The existing patio accessory structure would not be detrimental to the public or injurious to the property or improvements in the same zone or vicinity in which the property is located. The patio structure is located in the rear yard of the subject property, and is only visible from internal public right-of-way streets along Avenida San Domingo, Calle Xavier, and Comino Loreto at the southwest corner of the subdivision. The patio structure is in compliance with design standards for accessory structures within single family zones pursuant to Section 17.19.020 (D)(8). The subject patio structure is architecturally compatible with the main house, as the patio is painted a brown to match the colors found at the exterior of the primary dwelling, and provide dark tan shingles compatible with the roof of the primary dwelling. Detached accessory structures are not required to provide roof material that matches the roof material of the primary dwelling. The patio roof provides dark tan shingles that are in compliance with the design requirements of the above section. If the project is approved, the patio structure would be subject to the conditions of approval provided by the Building Division and the Riverside County Fire Department, and the patio structure would be subject to the California Building Standards that will ensure the patio would not be permitted without substantially meeting building safety standards. The conditions of approval for the project if approved, would ensure the variance is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone.

Finding 5 – The granting of the variance would not adversely affect any element of the General Plan, as the General Plan does not preclude accessory patio structures within a 5-foot setback or less within the Suburban Neighborhood designation.

Environmental Setting:

The subject site is located at 50346 Camino Loreto within the Mariposa Pointe community, and the subject property is surrounded by Suburban Neighborhood (S-N) zone uses to the north, south, west, and east. The Mariposa Pointe community is located at the southwest corner of Avenue 50 and Calhoun Street.

Agency Comments:

Staff received comments from the Fire and Building Department regarding the subject variance application. The Riverside County Fire Department identified that the existing projection is less than the 5 feet required, and will need to be modified or provide plans detailing compliance with fire-resistance rated requirements (Attachment 7). The Building Department identified that the

existing projection is less than 5 feet required, and would need to be constructed of 1 hour fire rated construction. The structural plans provided also meet the minimum structural design requirements for the city (Attachment 8). Staff concludes, per the comments received from the Fire and Building Departments, that granting of the proposed variance to maintain the patio as is, would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

CONSISTENCY WITH GENERAL PLAN

The project site is within the Suburban Neighborhood land use designation. The intent and purpose of the Suburban Neighborhood land use designation is to provide a lower intensity, quieter family living environment. The intended physical character of the Suburban Neighborhood land use designation is to provide a more naturalistic, landscaped setting than General Neighborhoods, and tend to have larger lots, larger yards, larger setbacks, more landscaping and predominately single-family houses. If the granting of the variance is approved for reduced setbacks for the subject patio structure, the approval of this variance would not adversely affect any element of the general plan.

CONSISTENCY WITH ZONING

The patio structure is in compliance with design standards for accessory structures within single family zones pursuant to Section 17.19.020 (D)(8). The subject patio structure is architecturally compatible with the main house, as the patio is painted a brown to match the colors found at the exterior of the primary dwelling, and provide dark tan shingles compatible with the roof of the primary dwelling. Detached accessory structures are not required to provide roof material that matches the roof material of the primary dwelling. The patio roof provides dark tan shingles that are in compliance with the design requirements of the above section. The patio structure is in compliance with the requirements of Section 17.60.010(F) for development standards for accessory structures. The accessory structure meets the maximum 15-foot height requirements, under 400 SF size requirements, and maximum 50% rear yard lot coverage requirements for accessory structures. The project is not in compliance with the minimum 5-foot side yard setback requirement, and the minimum 5-foot rear yard setback requirement. The subject property rear and southern property line are adjacent to internal streets. If the variance is approved with supportive findings by the Planning Commission, the project would be approved subject to the variance requirements of Chapter 17.76

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on January 25, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on January 25, 2026, pursuant to Section 17.74.010G 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:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “New Construction or Conversion of Small Structures” (CEQA Guidelines, Section 15303). The proposed project consists of the location of a small patio structure.

APPROVAL ALTERNATIVES:

- 1) Adopt Resolution No. 2026-02 denying Variance No. 25-05.
- 2) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission deny Variance No. 25-05 with the findings listed in Resolution No. PC2026-02.

Attachments:

1. Resolution No. PC2026-02
2. Vicinity Map
3. Site Photos
4. Riverside County Fire Department Comments
5. City Building Department Comments

RESOLUTION NO. PC 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DENYING VARIANCE NO. 25-05, A REQUEST FOR A VARIANCE TO ALLOW AN EXISTING, UNPERMITTED DETACHED 210 SQUARE-FOOT PATIO STRUCTURE LOCATED LESS THAN FIVE (5) FEET FROM THE PROPERTY LINE, AT 50346 CAMINO LORETO; AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH SECTION 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: ALEXIS VELAZQUEZ

WHEREAS, Alexis Velazquez filed an application for Variance 25-05, requesting approval of a rear yard and side yard setback variance to allow an existing, as-built accessory structure with setbacks of less than five (5) feet from the rear and side property lines; said structure consists of an approximately 210-square-foot patio constructed without permits at 50346 Camino Loreto, Assessor's Parcel No. 779-300-001 (the "Project"); and,

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "New Construction or Conversion of Small Structures" (CEQA Guidelines, Section 15303); and,

WHEREAS, the proposed patio construction is inconsistent with the residential development standards of the Zoning Ordinance and can only be permitted with approval of a variance pursuant to Chapter 17.76 Variances of the Coachella Municipal Code, subject to supported written findings of determination; and,

WHEREAS, a notice of a public hearing to consider Variance 25-05 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on January 25, 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 January 25, 2026; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Variance 25-05 on February 4, 2026 at 1515 6th Street, Coachella, California regarding the proposed Project; 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.

WHEREAS, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution to deny Variance 25-05 as conditioned with the motion vote outcome specified in the meeting minutes for the February 4, 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. Environmental Findings. The Planning Commission has independently reviewed the administrative record for the proposed project, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the Planning Commission finds that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “New Construction or Conversion of Small Structures” (CEQA Guidelines, Section 15303);

SECTION 3. Variance Findings. Based upon the evidence presented at the hearing, including the staff report, the Planning Commission hereby finds and determines the Project does not comply with the necessary findings as required by Coachella Municipal Code Section 17.76 and hereby finds that:

1. The 7,840 SF corner lot is within the S-N Suburban Neighborhood zone which requires a detached accessory structure to provide a minimum setback of 5 feet from the side and rear property line, as required by the development standards of that zone. The proposed accessory structure proposes a 3’7” rear yard setback and 3’11” side yard setback, below the required minimum 5 foot rear yard and side yard setback required in the zone for detached accessory structures. The subject property has a total existing rear yard setback of 27 feet. The minimum required rear yard setback of a property in this zone is 20 feet. The rear yard exceeds the minimum required setback requirements of this zone, therefore there are no special circumstances within the rear yard of the subject property that would result in practical difficulties or unnecessary hardships with the general purpose and intent of the Chapter of the Municipal Code to construct a detached accessory structure that could meet the Coachella Municipal Code requirements.
2. The subject property is oriented in an east-west orientation which is not at the recommended orientation for energy conservation per policy 5.10 of the Land Use and Community Charter of the City of Coachella General Plan which recommends lots at a north-west orientation. The subject property is within the Mariposa Pointe community, a subdivision that is planned for 155 total homes. 31 of the homes within the subdivision are planned to be designed in a north-south orientation, and the remaining 124 homes are planned to be designed in an east-west orientation. A majority, but not all of the homes are designed in an east-west orientation. Therefore, the east-west orientation is not a special circumstance within the subject residential community. The lot width of the subject property is approximately 77 feet, which is more than the minimum 60 foot lot width required within the Suburban Neighborhood zone. The subject property provides an existing 27-foot rear yard setback which is greater than the 20-foot minimum setback required in

the S-N Suburban Neighborhood zone. The subject parcel is 7,840 SF, which is more than the minimum required 6,000 SF lot size required in the S-N zone. Due to the subject property meeting City of Coachella Municipal Code standards for lot dimensions and rear yard size requirements, there is sufficient space in the rear yard to provide a detached accessory shade structure within the subject property rear yard that would be in compliance with the Coachella Municipal Code.

3. The subject property does not possess any special circumstances or unique physical characteristics related to its lot size, lot shape, or setbacks for the subject property as indicated in the above Finding 2. The lot is consistent with other properties in the same zoning district and vicinity, and the existing development conforms to standard parcel configurations and setback patterns. The variance is not necessary for the preservation and enjoyment of a substantial property right of constructing a detached accessory structure, as there are no special circumstances, practical difficulties, or unnecessary hardships that would prevent or restrict the construction of a detached accessory structure that meets Coachella Municipal Code standards.
4. The existing patio accessory structure would not be detrimental to the public or injurious to the property or improvements in the same zone or vicinity in which the property is located. The patio structure is located in the rear yard of the subject property, and is only visible from internal public right-of-way streets along Avenida San Domingo, Calle Xavier, and Comino Loreto at the southwest corner of the subdivision. The patio structure is in compliance with design standards for accessory structures within single family zones pursuant to Section 17.19.020 (D)(8). The subject patio structure is architecturally compatible with the main house, as the patio is painted a brown to match the colors found at the exterior of the primary dwelling, and provide dark tan shingles compatible with the roof of the primary dwelling. Detached accessory structures are not required to provide roof material that matches the roof material of the primary dwelling. The patio roof provides dark tan shingles that are in compliance with the design requirements of the above section. If the project is approved, the patio structure would be subject to the conditions of approval provided by the Building Division and the Riverside County Fire Department, and the patio structure would be subject to the California Building Standards that will ensure the patio would not be permitted without substantially meeting building safety standards. The conditions of approval for the project if approved, would ensure the variance is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone.
5. The granting of the variance would not adversely affect any element of the General Plan, as the General Plan does not preclude accessory patio structures within a 5-foot setback or less within the Suburban Neighborhood designation.

Staff concludes that the findings set forth in Coachella Municipal Code Chapter 17.76.020 cannot affirmatively be made for the proposed Variance 25-05. The proposed variance is consistent with the City of Coachella General Plan, but not consistent with the Coachella Municipal Code. The proposed project does not meet the findings necessary to make the determination to approve the Variance pursuant to

Coachella Municipal Code Section 17.76.020(B).

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 Community Development Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. Planning Commission Denial Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby denies Variance No. 25-05, a request for a variance to allow an existing, unpermitted detached 210 square-foot patio structure located less than five (5) feet from the property line, at 50346 Camino Loreto; and determining that the project is compliant with section 15073 of the California Environmental Quality Act (CEQA) Guidelines.

PASSED APPROVED and ADOPTED this 4th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Isela Murillo, Chairperson
Planning Commission

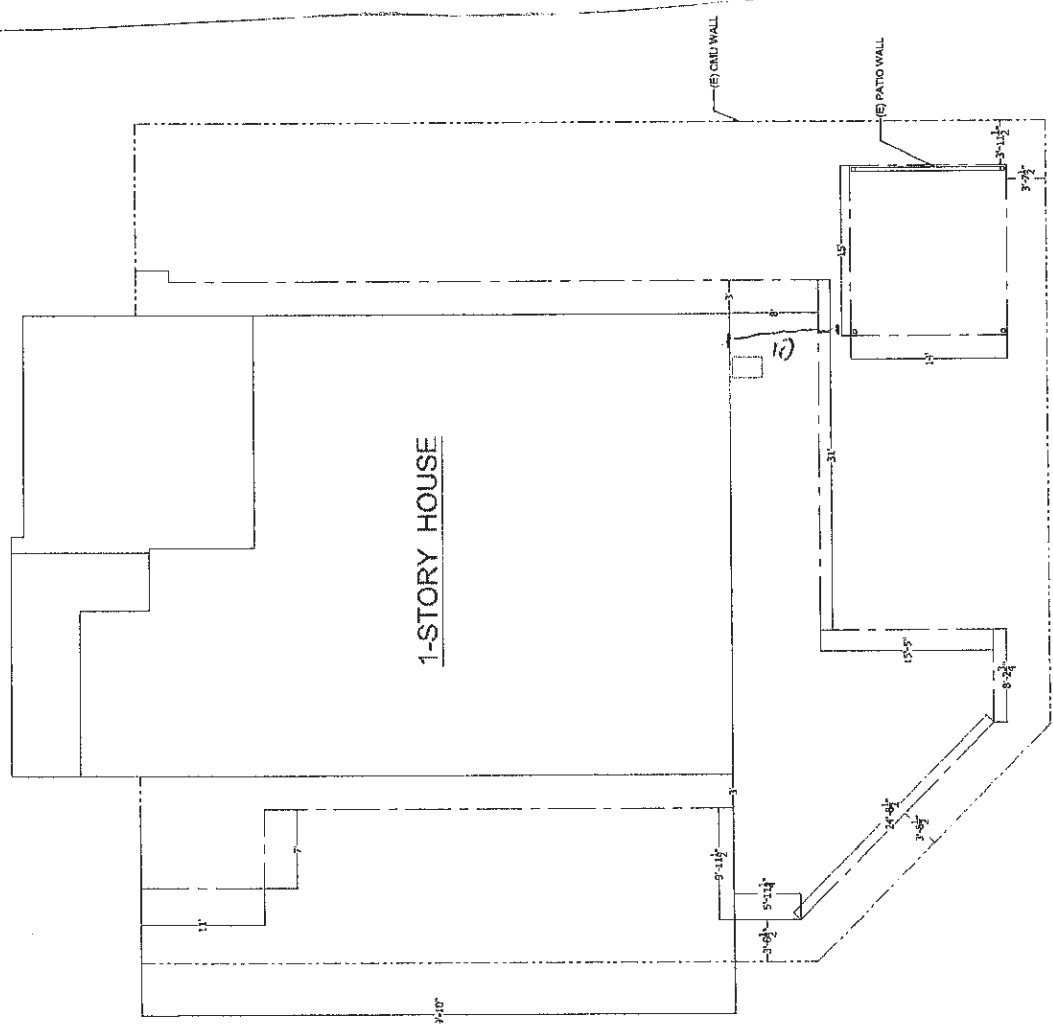
ATTEST:

Kendra Reif
Planning Commission Secretary

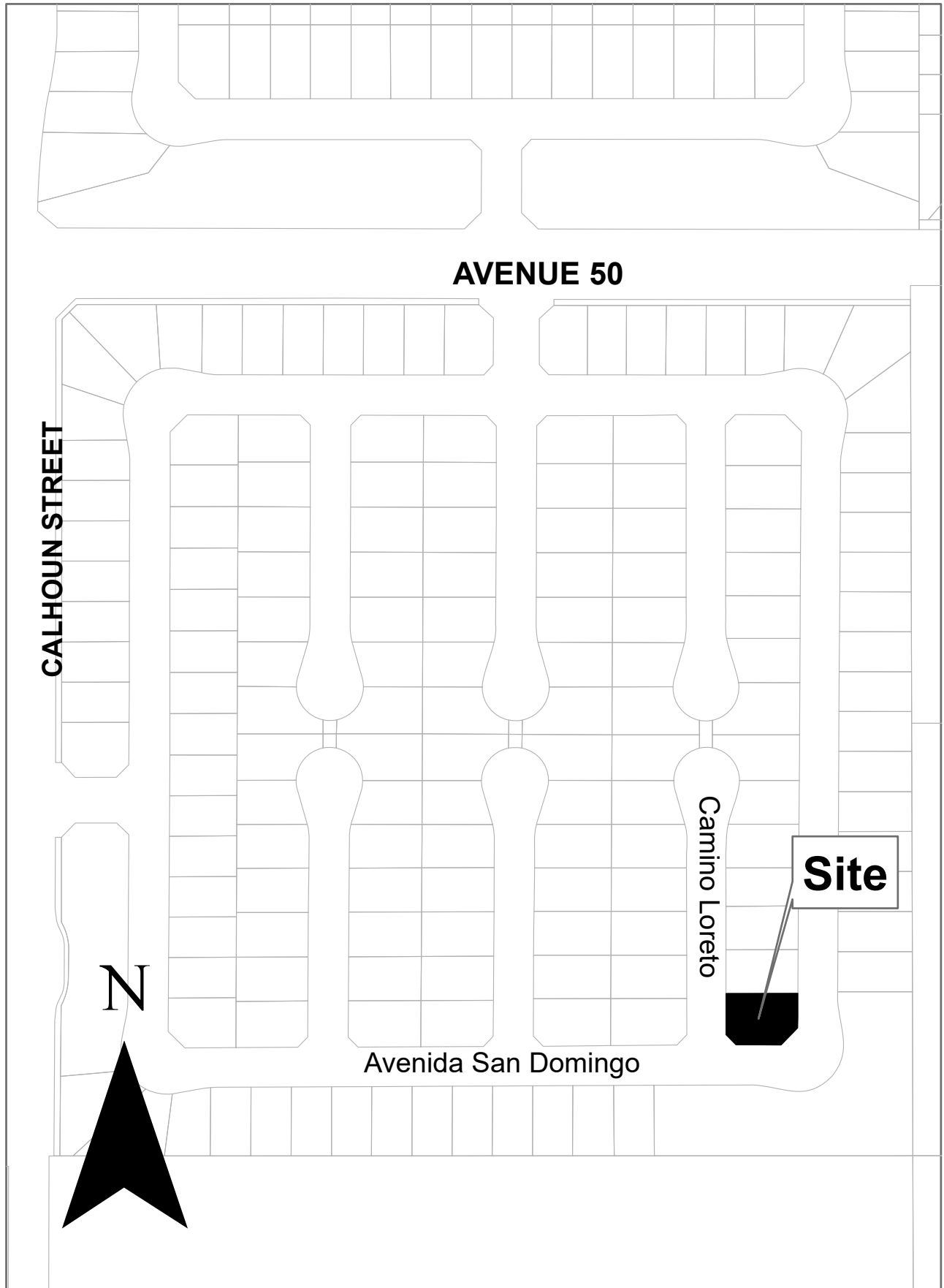
APPROVED AS TO FORM:

City Attorney

• Shingles roof material
• wood construction patio



EXISTING SITE PLAN

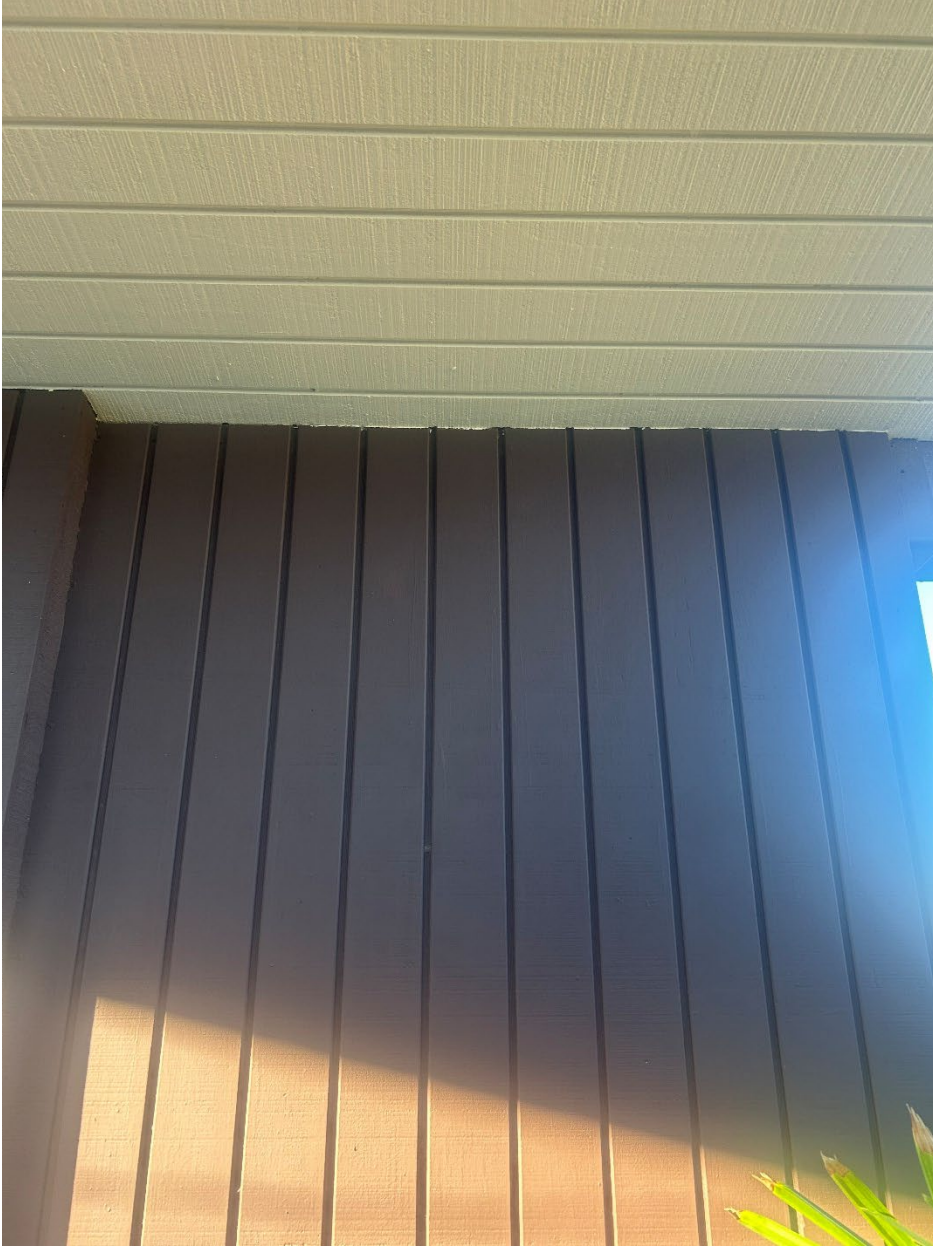


















ROBERT FISH, FIRE CHIEF

210 WEST SAN JACINTO AVENUE, PERRIS, CA 92570-1915
BUS: (951) 940-6900, WWW.RVCFIRE.ORG

Riverside County Fire Department – Office of the County Fire Marshal
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Planning Case Conditions

Date: 12/15/25

City Case Number: 25-05

Project Name: Velazquez Setback

Planner: V. Sanchez

Reviewed By: Brian Azarovitz

Fire Department Permit Number: FPVAR2500002

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

General Planning Comments/Conditions

- Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.
- Per CRC table R302.1(1) and (2), for non-sprinklered buildings a 1hr rated wall shall be provided in order to build within 5ft of property line.

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.

Brian Azarovitz

Supervising Fire Marshal / Office of the County Fire Marshal

Riverside County Fire Department

951-664-7460

Brian.azarovitz@fire.ca.gov

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way
Coachella CA 92236
(760) 398-3102

Request for Agency Comments Variance No. 25-05

Project Name: Variance No. 25-05, Velazquez Setback

Project Location: 50346 Camino Loreto
Coachella, CA 92236
APN: 779-300-001

Case Numbers Assigned: Variance No. 25-05

Bluebeam Studio Session: Session ID: 174-920-884
Session URL:
<https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/174-920-884>

Applicant: Alexis Velazquez
50346 Camino Loreto, Coachella CA 92236
Ph. 760-289-0802
avelazquez1997@gmail.com

Date: 11/19/2025

The submittal is for an existing unpermitted patio structure located in the rear yard of the residence at 50346 Camino Loreto. City standards require a minimum 5-foot setback from both the side and rear property lines for detached accessory structures; however, the existing structure encroaches into these setbacks, with measured distances of 3'-7" and 3'-11".

The City of Coachella Development Services Department is requesting comments regarding the project design with respect to:

- Recommended changes to the size, layout and configuration of the proposed facilities and ancillary infrastructure such as driveways and parking areas;
- Physical impacts of the project on public resources, facilities and/or services;

- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **December 3, 2025** to vsanchez@coachella.org, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments. Comments emailed in electronic format are preferred.

1. The unpermitted structures in less than 5 feet from the property line. Therefore the structure must comply with Table R302.1(1) and be constructed of 1 hour fire rated construction. An approved fire retardant finish may be applied for compliance.
2. As built plans must be prepared and stamped by a licensed architect.
3. Destructive inspection maybe required to verify the as built conditions.
- 4.

Comments made by: Lizzandro Diaz Date: 12/2/25

Printed Name & Title: Lizzandro Diaz, Building Official

Agency: Building and Safety Telephone #: 442-637-2735

Please return your comments to:

CITY OF COACHELLA
Attn: Vanessa Sanchez-Meza, Planning Technician
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102