



CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

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July 7, 2021

Chelsea Investment Corporation
6339 Paseo Del Lago
Carlsbad, CA 92011

To whom it may concern,

This letter is to confirm that the City of Coachella has received a request for Pre-Application Review for the Coachella Tripoli Project which proposes to construct a 108-unit affordable housing development on 2.8 acres of vacant land located at 51-392 Cesar Chavez Street in Coachella, California 92236.

The project would qualify for a ministerial, streamlined approval process under SB-35, because the proposed mixed-use development and the affordable housing is consistent with the City's General Plan designation for the site, and the ministerial action would similarly be exempt from CEQA (California Environmental Quality Act.).

The City's streamlined review will require compliance with the City's objective development standards, which will consist of the City's R-M zoning regulations and the Pueblo Viejo Implementation Strategy Plan and Design Guidelines for the 6th Street Corridor, and compliance with the City's standard conditions of approval.

Please do not hesitate to contact me with any questions at (760)398-3102 or by email at gperez@coachella.org.

Sincerely,

Gabriel J. Perez
Assistant Community Development Director

Xc: File, Celina Jimenez