



STAFF REPORT 10/26/2022

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Proposed Revisions)

SPECIFICS: Amendments to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and 2 retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

EXECUTIVE SUMMARY:

Chelsea Investment Corporation requests Planning Commission approval of revisions to the architectural design and conditions of approval for the Tripoli Mixed-Use project, a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and two retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- **Building A** – 3-story 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space modified to 50 apartments units, 2 commercial spaces of 1,031 sq. ft. each and 1,790 sq. ft. community room/lounge. (Southwest corner of 6th Street and Tripoli Ave)
- **Building B** – 4-story 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space modified to a 3-story building consisting of 58 apartment units, 2 commercial spaces of 992 sq. ft. each (Northeast corner of Cesar Chavez Street and Bagdad Avenue)
- Outdoor Tot Lot (relocated at the front of Building A)



BACKGROUND:

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61-acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03. A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

At a public hearing on April 20, 2022, the Planning Commission recommended approval of Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The City Council approved the project at a public hearing on May 11, 2022.

DISCUSSION/ANALYSIS

The surrounding land uses and zoning designations are as follows:

- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O'Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

Site Plan

The applicant proposes modification of an approved mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A was approved for a 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6th Street and Tripoli Avenue. Building B was approved as a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both buildings would be constructed near property line with building frontages on 6th Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the buildings support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

The applicant proposes to maintain the same unit count of 108 apartments with 1-3 bedroom unit options, but proposes to reduce the size of all units and the unit number in Building B in order to reduce the size of Building B from 4-stories to 3-stories. The community lounge space is proposed to be merged into Building A and total community lounge space reduced by 158 sq. ft. The community space will include kitchen space, restrooms, and 6 computer stations. The retail space

available for the project would increase by 1,548 sq. ft. under the new proposal with two retail suites in each building.

Figure 1: Site Plan (Original)

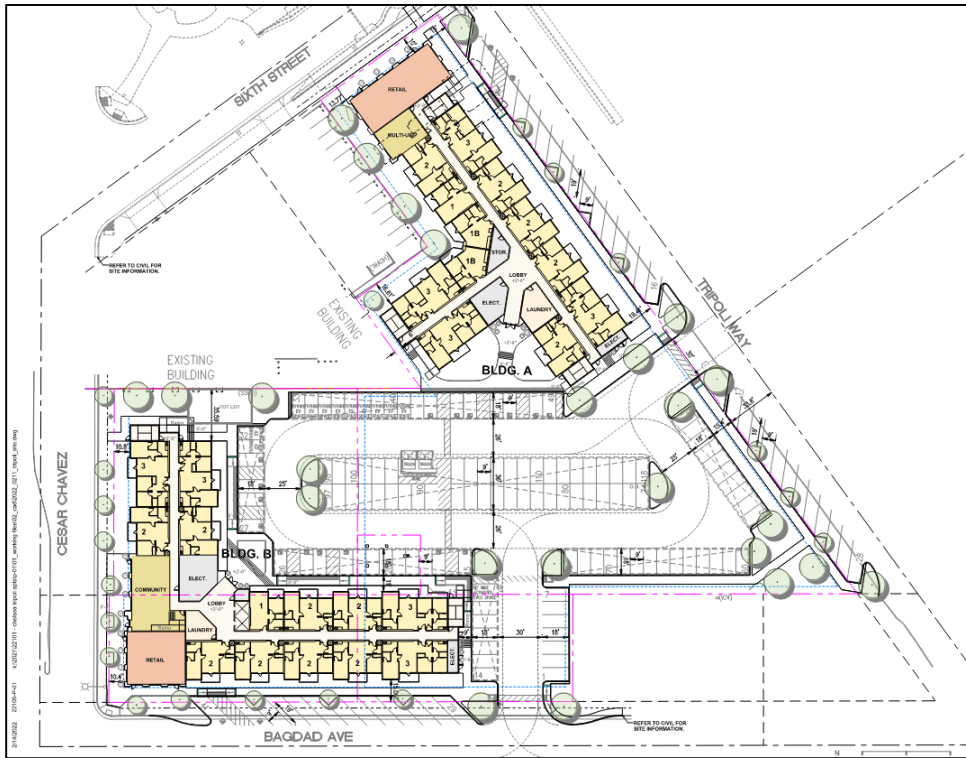
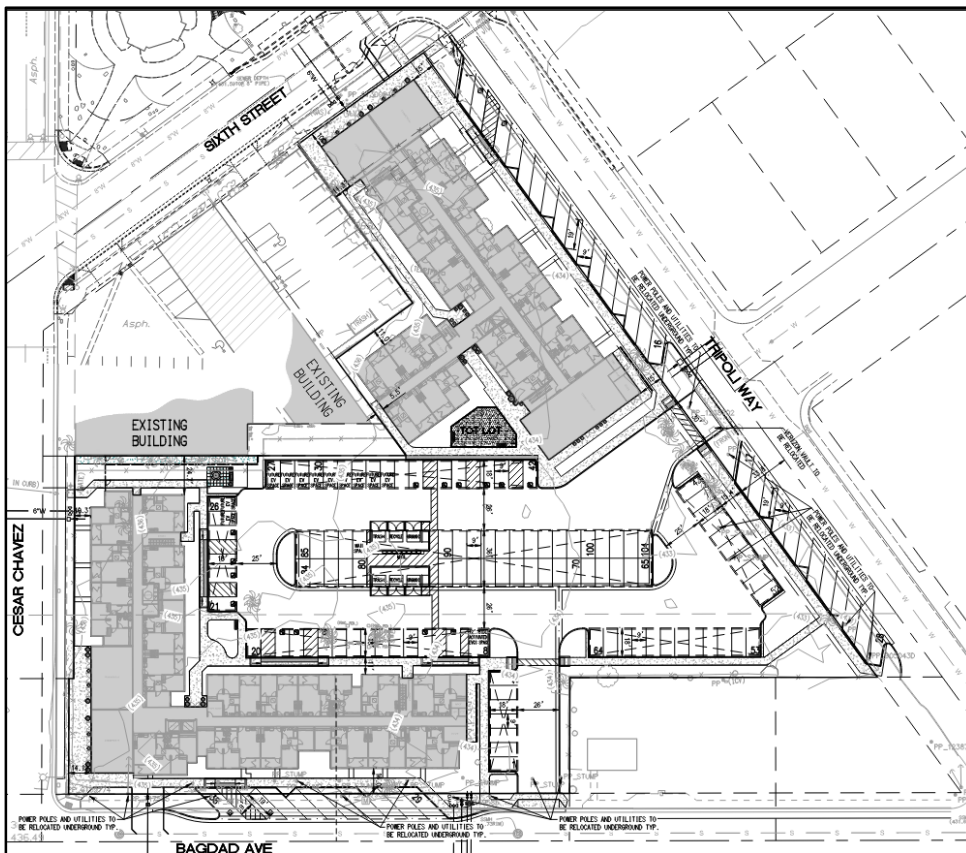


Figure 2: Site Plan (Approved)



	Original Approved P	New Proposal
Building A Unit Size	<ul style="list-style-type: none"> • 13 - One bedroom 581-586 sq. ft. • 17 - Two bedroom 799 sq. ft. • 14 - Three bedroom 1,061 sq. ft. Total Units: 44 units	<ul style="list-style-type: none"> • 12 - One bedroom 542 sq. ft. • 24 - Two bedroom 702 sq. ft. • 14 - Three bedroom 932 sq. ft. Total Units: 50 units
Building B Unit Size	<ul style="list-style-type: none"> • 14 - One bedroom 581-586 sq. ft. • 35 - Two bedroom 799 sq. ft. • 15 - Three bedroom 1,061 sq. ft. Total Units: 64 units	<ul style="list-style-type: none"> • 15 - One bedroom 542 sq. ft. • 27 - Two bedroom 702 sq. ft. • 16 - Three bedroom 932 sq. ft. Total Units: 58 units
Community Rooms/Lounges (1 st Floor Only)	Building A <ul style="list-style-type: none"> • 652 sq. ft. community room Building B 1,296 sq. ft. community room Total Community space: 1,948 sq. ft.	Building A <ul style="list-style-type: none"> • Merged with Building B Building B 1,790 sq. ft. commercial space Total Community Space: 1,790 sq. ft.
Tot Lot (Outdoor)	218 sq. ft.	813 sq. ft.
Commercial Space (1 st Floor Only)	Building A <ul style="list-style-type: none"> • 1,085 sq. ft. commercial space Building B <ul style="list-style-type: none"> • 1,413 sq. ft. commercial space Total Retail: 2,498 sq. ft.	Building A <ul style="list-style-type: none"> • 2 commercial spaces (1,031 sq. ft. each – 2,062 sq. ft. total) Building B <ul style="list-style-type: none"> • 2 commercial spaces (992 sq. ft. each – 1,984 sq. ft. total) Total Retail: 4,046 sq. ft.
Parking	-On-Street Parking 41 spaces -On-Site Parking 118 spaces Total Parking: 159 spaces	-On-Street Parking 38 spaces -On-Site Parking 104 spaces Total Parking: 142 spaces

A 218 sq. ft. fenced tot lot was originally proposed near Building A with playground equipment for children and is now proposed to be increase in size to 813 sq. ft. near Building B. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check.

Parking

The applicant proposed on-site parking area consisting of 118 parking spaces accessed by driveways from Bagdad Avenue and Tripoli Way. The new proposal reduces on-site parking to 104 parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the development. Senate Bill 35 allows affordable housing development within ½ mile

of public transit to be exempted from parking standards. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 81 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements, which would be provided by constructing 10 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Staff has indicated to the applicant a preference for creating diagonal parking spaces on 6th Street along the frontage of the retail spaces to increase parking count. A condition of approval (Condition No. 51) for adding diagonal parking on 6th Street has been included.

Architectural Design

The overall architectural style of the approved project incorporates Spanish Colonial Revival design. The applicant proposes a redesign of the project to reduce costs due to conditions of approval for inclusion of elevators in both buildings and the original architectural design would be cost prohibitive. The applicant selected a new architect that designed the Pueblo Viejo Villas mixed use project and elected to include many of that development's architectural elements. The original design included a pronounced first floor retail area for Cesar Chavez Street and 6th Street, significant articulation of building features, recessed windows, undulating roofline with several tower features. The applicant redesigned the project and presented new designs for a substantial conformance approval at the administrative level. The Development Services Director determined that the proposed site plan and architectural elevation changes were substantial and would require public hearing approval by the Planning Commission and City Council. The Director also provided comments to improve the design so that the redesigned project could be recommended for approval to the Commission and Council. The applicant worked on design revisions based on staff comments, which are presented in figures 4-7 below.

Figure 3: Rendering at the Corner of Cesar Chavez Street and Bagdad Avenue (Original Approval)



Figure 4: Cesar Chavez Street Comparison (Approved vs. Proposed) Bldg B



Figure 5: Bagdad Avenue Comparison (Approved vs. Proposed) Bldg B



Figure 6: Tripoli Avenue Comparison (Approved vs. Proposed) Bldg A



Figure 7: Sixth Street Comparison (Approved vs. Proposed) Bldg A



Staff is of the opinion that the original architectural design was a superior design compared to the proposed design and recommended to the applicant that substantial design enhancements be focused on the most publicly visible portion of the development such as 6th Street and Cesar Chavez Street. The applicant retained many of the first floor retail architectural features, added finials on towers, and included the slaked stucco decorative features along the roofline that are characteristic of Spanish Colonial Revival design. The applicant does not propose to incorporate recessed windows, sloped window sills, window awnings above the first floor, mortar packing for roof tile, or bull nosed stucco building edges.

Staff has included recommended design revisions in condition of approval No. 19 that includes decorative cornices, increase in use of divided lites, and increase in use of tower features. Roof tile materials and construction consistent with Spanish Colonial Revival design is still recommended in condition of approval no. 20 with greater flexibility. Smooth stucco finishing and bull nosed corners are still recommended in condition of approval no. 21, but staff would be amenable to smooth finish stucco that does not include undulations if demonstrated to be infeasible. Condition of approval no. 17 for a 15-foot ceiling for the first floor retail is still recommended as the applicant, Chelsea Investments, has provided similar ceiling heights in other mixed-use developments in their development portfolio. Staff believes that the increase in ceiling height will create a greater desirable retail establishment setting as recommended in the Pueblo Viejo Revitalization Plan. The proposed first floor ceiling height is 9'1". Staff seeks the Planning Commission input on the first floor ceiling height and if a lower ceiling height is appropriate.

Landscape Design

The applicant proposes to maintain the same landscape pallet but proposes not to revise the landscape plan that would accommodate trees along the edge of the curb at Cesar Chavez Street and instead intends to maintain the existing sidewalk in place. Staff does not recommend that the existing sidewalk remain and requests that the original condition of approval for a separated sidewalk with trees adjacent to curb consistent with the Pueblo Viejo Revitalization Plan be implemented.

The plant palette shows a variety of trees including "Mulga", "Hong Kong Orchard," "Desert Willow," "Texas Ebony," "Drake Elm" and "California Fan Palm." The project is conditioned to modify the landscape plan to create planters adjacent to curb at Cesar Chavez Street and planted with Hong Kong Orchard trees to provide shade for pedestrians. The planters will include water-efficient shrubs including "Bank Catclaw", "Do-La-la Bougainvillea", "Compact Texas Ranger", "Mexican Bush Sage." Succulents will include "Dwarf Century Plant," "Blue Flame Agave," "Red Yucca", and "Toothless Desert Spoon". A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point. The applicant is unable to meet the requirement of 10 shade trees at every 10 parking spaces due to the proposed solar carports.

CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring

the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. Staff requested that the applicant incorporate the draft development standards of the Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

Table 3 – Development Standards

	Zoning Ordinance/ Pueblo Viejo Revitalization Plan	Proposed	Complies with Code
Parking (Minimum)	<p>Zoning - <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area. <i>Restaurants:</i> 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area. <i>Multi-family:</i> requires One space per dwelling unit. PV standards- <i>Mixed-Use:</i> 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 38 spaces -On-Site Parking 104 spaces <u>Total spaces:</u> 142 spaces</p>	No –Due to the location within 1/2 mile of public transit hub, the project is exempt from parking requirements under SB 35. Due to density bonus law 61 spaces required.
Lot Requirements	Zoning - Minimum Lot width 50'	Lot width exceeds 50'	Yes

Height (maximum)	Zoning - 35' maximum PV standards – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	Zoning – None PV Standards – <ul style="list-style-type: none"> • 1 bedroom 750 sq. ft. • 2 bedroom 900 sq. ft. • 3 bedroom 1,050 sq. ft. 	<ul style="list-style-type: none"> • 1 bedroom 542 sq. ft. • 2 bedroom 702 sq. ft. • 3 bedroom 932 sq. ft. 	No –but may be permitted in the PUD
Public Open Space Requirement	Zoning – None PV Standards – 10% for development over ½ acre	No public open space provided.	No
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5' in width 	<ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback • Internal landscaping % not identified but required by condition of approval. • Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met. • The rear property line planter to the rear of Panda Express is less than 5'. 	Substantially in compliance. Project conditioned to comply with all landscape standards.
Mixed-Use Standards	Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit. PV Standards <ul style="list-style-type: none"> • Residential first floor development floor height must be elevated at least 3' above the sidewalk plane. 	Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development PV standards <ul style="list-style-type: none"> • First floor development floor height is Not 3' above the sidewalk 	Zoning – with approval of Change of Zone PV Standards Complies generally except for

	<ul style="list-style-type: none"> The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	<ul style="list-style-type: none"> The first floor retail Not 15 feet in height. 	residential first floor and retail height.
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Figure 6: Zoning District and Design Guidelines Subareas



ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2022-24 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC 2022-24 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by the applicant.
- 3) Not approve Resolution No. PC 2022-24 and maintain existing approvals of Council Resolution No. 2022-48 (CUP No. 351 and AR No. 22-04 and Ordinance 1193 CZ 22-01).
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. PC2022-24 for CUP No. 351 and AR No. 22-04
Exhibit A – Conditions for Approval for CUP No. 251 AR No. 22-04
Exhibit B - Planned Unit Development Guidelines/Standards
2. Alternate Resolution No. PC2022-24 Exhibits:
Exhibit A - Conditions for Approval for CUP No. 251 AR No. 22-04 (Applicant Requested)
Exhibit B - Planned Unit Development Guidelines/Standards
3. Vicinity Map
4. Approved Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
5. Approved Landscape Plan
6. Proposed Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
7. Proposed Landscape Plan
8. Pueblo Viejo Revitalization Plan (<https://www.coachella.org/departments/pueblo-viejo-revitalization-plan>)
 - SS-PV Zone – Sixth Street Pueblo Viejo Zone
 - CC-PV Zone – Cesar Chavez Pueblo Viejo Zone
9. Original Material Board
10. Original Architectural Design Recommendation board