



STAFF REPORT 5/20/2020

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Consideration to add a street name for a new public loop street to be created for Lot Line Adjustment No. 2018-02 at the Pueblo Viejo Villas Transit-Oriented Development Site. City-Initiated.

STAFF RECOMMENDATION:

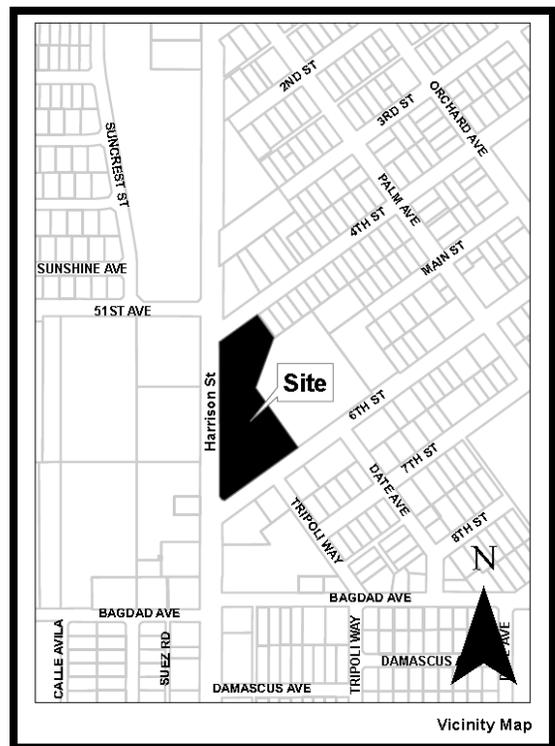
Staff recommends that the Planning Commission approve a new street name for the new loop street between 4th Street and Cesar Chavez Street, as “Sunline Court” or “Sunline Place” for the Pueblo Viejo Villas Transit-Oriented Development.

BACKGROUND:

The Pueblo Viejo Villas Transit-Oriented Development will be under construction in July 2020 at the northeast corner of Cesar Chavez Street and 6th Street as shown on the vicinity map shown to the right.

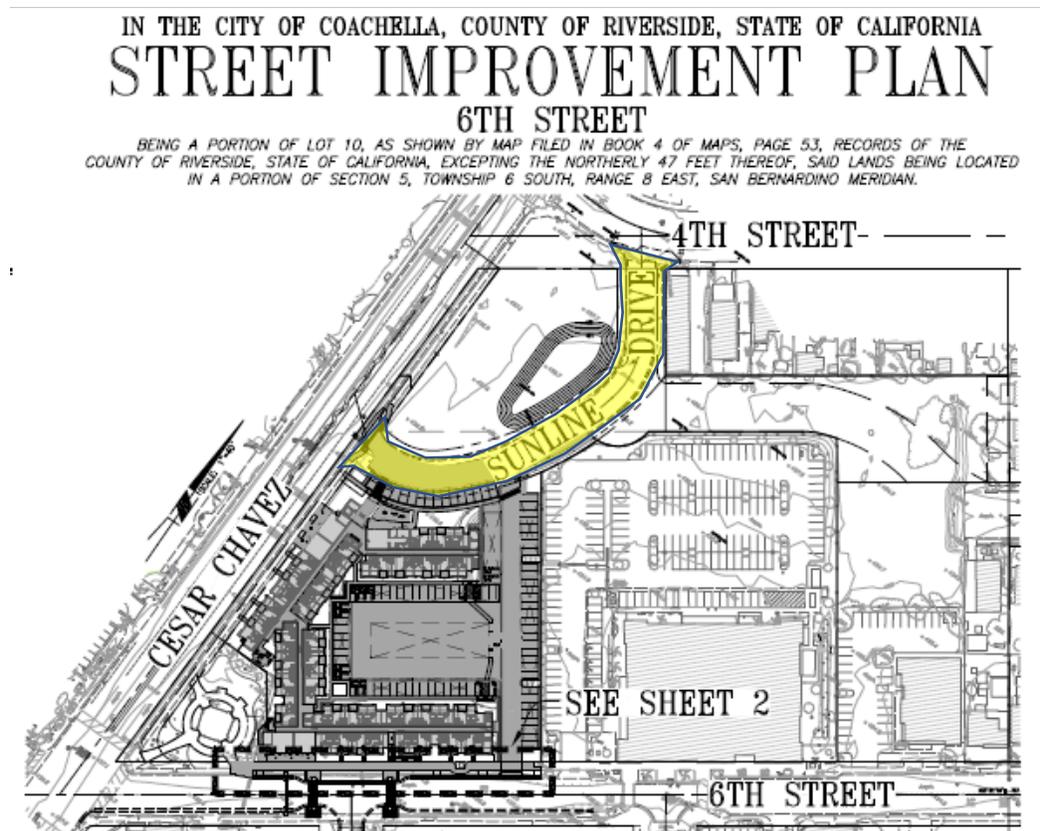
The project includes construction of the 105 multifamily apartments, with 3,000 square feet of commercial and a Transit Hub for the Sunline Transit Agency. The Transit Hub property will be owned by the City of Coachella.

The City Engineer authorized a Lot Line Adjustment (LLA 2018-02) that created the alignment for a new loop street that would provide the main entrance from Cesar Chavez Street and 4th Street into the Transit Hub and the Pueblo Viejo Villas development. A “street dedication” instrument is forthcoming and will be recorded to create this as a public street, and the Planning Commission must authorize the street name for this new street.



DISCUSSION/ANALYSIS:

The exhibit below shows the street improvement plans and a “highlighted” area where the location of the new loop street is proposed.



The Transit Hub will be located at the southeast corner of 4th Street and Cesar Chavez Street. The loop street would be designed as a one-way street, with an entrance from 4th Street and an exit (right-turn only) onto 4th Street allowing ease of access for the buses, and to accommodate angled parking in front of the multifamily residential building. The previously-discussed idea of extending 5th Street to Cesar Chavez Boulevard has now been abandoned and only a public pedestrian path will be created to link this project site to 5th Street.

For purposes of addressing buildings or utility boxes along the new loop street, the City’s street-naming policy attempts to standardize the Riverside County addressing system by using the “street” designator for north-south streets and the “avenue” or “drive” designator for east-west streets. Short streets or loop streets can use a “court” or “place” designator because they may have either a north-south address or an east-west address. Because this street is a loop that has both a

north-south orientation and an east-west orientation, the designator should be something other than “Drive”.

The theming for the street name is based on the “Sunline Transit Agency” hub which will be used as a public transit transfer point. When considering new street names, City staff looks to see that the name is not already used in the City or in the immediate County areas surrounding Coachella. Additionally, the City will notify County 9-11 dispatch and have them include the street name for future reference. The name “Sunline” is not in use, and is not substantially similar to other street names in the City.

Based on the above discussion, the Planning Commission has the following options:

- 1) *Approve the loop street name as “Sunline Court”*
- 2) *Approve the loop street name as “Sunline Place”*
- 3) *Approve a different name for the loop street using any of the above designators.*