



**STAFF REPORT**  
**12/7/2021**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Coachella Valley Apartments AR No. 19-10 – Amendment to Conditions of Approval

**SPECIFICS:** A request to modify Condition of Approval #8 of Architectural Review (AR 19-10) to allow a vote to annex into the City’s Public Safety Community Facilities District after issuance of grading permit for a residential project for the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026).

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**EXECUTIVE SUMMARY:**

The Community Housing Opportunities Corporation (CHOC), applicant, proposes a modification to the Condition for Approval #8 of Architectural Review No, 19-10 for the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue (APN 768-210-025 and -026). The applicant requests that the Planning Commission modify condition #8 to permit the owner to vote to annex the subject property into the City’s Public Safety Community Facilities District prior to issuance of a certificate of occupancy.

**BACKGROUND:**

The subject site has a 50-unit multifamily affordable housing project that was built during the 1970’s in two phases. There are six clustered buildings in the front portion of the site, and four clustered buildings in the rear portion of the site. The dwellings consist of two and three bedroom dwellings with detached carports serving the residences with common area open space between the buildings and minimal amenities. The site has a reduced street frontage along Bagdad Avenue such that most of the dwellings are not visible from the street. The aerial photo below depicts a birds-eye view of the existing property as viewed from the south side of Bagdad Avenue, looking north.

On February 5, 2020, the Planning Commission approved the applicant’s request as proposed in Architectural Review No. 19-10 for the demolition of the existing 50 multi-family dwelling units and construction of a new 110-unit multi-family residential community. The project consists of eight (8) freestanding buildings each containing a variety of floor plans and elevation facades. The buildings are all two-story and three-story structures, except for the freestanding community

building in the central part of the project, which will be a one-story structure. The floor plans include one-story units on the ground floor, and two-story “townhouse style” units with one-story “flats” on the 3<sup>rd</sup> floors.



*Google Earth Image – CV Apartments*

CHOC is a recognized affordable housing development corporation from Northern California. They have purchased the project and have been securing several funding sources in order to fund the new development and for reinstatement of the affordable housing covenants, through state and federal funding opportunities.

**DISCUSSION/ANALYSIS:**

The applicant subdivided the 5.76 acre site into two lots making up the first and second phases of development. The northerly 2.97 acres of the property will be the first phase of development, and the southerly 2.71 acres of the site will be the second phase of construction. The owners have stated the existing families will have the opportunity to relocate into the new renovated buildings as construction phasing permits.

The applicant proposes to amend Architectural Review 19-10, condition #8. The condition requires the applicant to annex the property into the City’s Public Safety Community Facilities District for police, fire and paramedic services prior to issuance of a grading permit. The project grading and

building plans are currently in plan check, but the applicant has not proceeded with a vote to annex the property into CFD No. 2005-01 and will be unable to do so before the California Tax Credit Allocation Committee (TCAC) deadline of December 27, 2021 in order to receive full points in the Readiness to Proceed point category.

The applicant intends to satisfy the condition, but proposes an amendment so that the vote to annex into the CFD occurs before issuance of a certificate of occupancy as follows:

<b>Current Condition of Approval #8 text</b>
<p>8. The owner shall vote to annex the subject property into the City’s Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a grading permit.</p>
<b>Proposed Condition of Approval #8 Amendment</b>
<p>*Modified language in <b>bold</b> and deleted language in “strikeout.”</p>
<p>8. The owner shall vote <b>or facilitate (at the owner’s expense) a vote of registered voters residing at the property</b> to annex the subject property into the City’s Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a <del>grading permit.</del> <b>certificate of occupancy. No temporary or final certificate of occupancy shall be issued by the City of Coachella before the owner votes or facilitates (at the owner’s expense) a vote of registered voters residing at the property for annexation of the subject property into CFD No. 2005-01.</b></p>



### Architectural Theming:

The project is designed in a contemporary Spanish / Colonial/ Moorish architectural theming with the use of smooth plaster, terra-cotta concrete S-tile roofing, ceramic tile mosaics, rounded arches and gothic arches with tiled accents, wrought iron railings / gates/ decorative gills, canvas awnings with spire supports, brick veneers, and decorative pavers. There are numerous tower elements on each of the buildings that create architectural variation and the roof lines are varied in the front portions of the site where it transitions from two to three stories, in order to be more compatible with the single story character of the homes to the south.



### ENVIRONMENTAL REVIEW:

City staff determined that the proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. A copy of the 15183 analysis is attached to this staff report.

**ALTERNATIVES:**

1. Adopt Resolution No. 2021-28 approving a modification to Architectural Review No. 19-10 condition of approval #8 to all the vote to annex into the CFD 2005-1 to occur prior to issuance of certificate of occupancy for the Coachella Valley Apartments Project.
2. Continue this matter and give staff direction.
3. Deny the request.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1

Attachments:

1. Resolution No. 2021-28 - Modification to AR No. 19-10 Condition of Approval #8
2. PC Resolution No. 2020-02 - Approving AR 19-10 (For Reference Only)
3. TCAC Reservation Letter