



November 11th, 2025
City of Coachella
Planning Department

Chelsea Investment Corporation is requesting the following variances for its 100% Affordable Senior Housing Project on 6th Street in the City of Coachella. They project will deliver 53 residential units and Street Level Commercial Space.

- Vertical Modulation. The applicant requests a Variance from **Section 17.20.015(a)**, and requests the planning commission to approve the elevations as proposed in the project plan set.
 - Variation—A minimum of two and a maximum of three building heights shall be required for all building façades. For sloped sites of more than five percent, a maximum of four façade height shall be permitted.
 - Arrangement—The primary façade shall not comprise more than eighty (80) percent of the total façade area.
- Horizontal Modulation. The applicant requests a Variance from **Section 17.20.015(c)**, and requests the planning commission to approve the elevations as proposed in the project plan set. **The applicant requests to install Juliet balconies as proposed in the project plan set and requests a variance from full open space balconies as required by the code.**
 - Depth—Recesses and projections shall be a minimum of ten (10) feet and a maximum of thirty (30) feet in depth, measured from the primary façade of the building.
- Roof. The applicant requests a Variance from **Section 17.20.015(d)**, and requests the planning commission to approve the elevations as proposed in the project plan set.
 - Flat Roof Forms—All roofs shall be flat. Roofs shall permit minimal sloping to meet drainage requirements. All roofs shall have a uniform height for a minimum of eighty (80) percent of the building area. Parapets no greater than four feet in height are permitted. All roofs shall overhang a minimum of six-foot bond the building's primary façade.

- Accent Roof Forms—Raised, angled shed, or lowered roofs shall be limited to roofs over the lobbies, stair and elevator vertical circulation, and rooftop common areas.
 - Prohibited—Hipped, gable, and mansard sloped roof forms.
- Open Space. The applicant requests a Variance from **Section 17.18.030(a) - Usable Open Space Standards**, and requests the planning commission to approve the elevations as proposed in the project plan set.
- Multifamily developments: One hundred fifty (150) square feet total of private open space per unit minimum.
 - Ten (10) square feet per unit or one thousand (1,000) square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area.
- Carports. Due to easements and Staff's request for maximum parking fields the applicant requests a Variance from Section 17.54.010(4)(a)(2) – Covered Parking Requirement, and requests the planning commission to approve the elevations as proposed in the project plan set.
- Covered Parking Requirements.