

**RESOLUTION NO. PC 2025-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING VARIANCE NO. 25-06 FOR THE VARIANCE FROM MUNICIPAL CODE STANDARDS INCLUDING DESIGN REQUIREMENTS, FOR THE SIXTH STREET SENIOR APARTMENTS, FOR THE DEVELOPMENT OF 4-STORY 53 AFFORDABLE SENIOR APARTMENT UNITS, 4,375 SQUARE FEET OF COMMERCIAL SPACE, 1,100 SQUARE FOOT COMMUNITY ROOM, AND ASSOCIATED IMPROVEMENTS ON A 0.86 ACRE LOT (APN #778-113-001 AND -002) AT THE SOUTHEAST CORNER OF TRIPOLI AVE. AND 6TH STREET, AND DETERMINING THAT THE PROPOSED PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 – IN-FILL EXEMPTION - APPLICANT: CHELSEA INVESTMENT CORPORATION**

**WHEREAS**, Chelsea Investment Corporation filed application for Architectural Review and a Variance on a vacant 0.86 acre project site located at APN: 778-113-001 and -002 at the southeast corner of Tripoli Ave. and 6<sup>th</sup> Street; and

**WHEREAS**, the subject properties at APN: 778-113-001 and -002 have a land use designation of Downtown Center pursuant to the City of Coachella General Plan; and

**WHEREAS**, the subject properties at APN: 778-113-001 and -002 have a zoning designation of DT-PV Downtown pursuant to the City of Coachella Zoning Map; and

**WHEREAS**, on November 19, 2025, the Planning Commission conducted a duly noticed public hearing on Architectural Review No. 25-12 and Variance No. 25-06 in the City Council Chambers, 1515 6<sup>th</sup> Street, Coachella, California; and,

**WHEREAS**, a notice of a public hearing to consider the Architectural Review application (AR No. 25-12) and the Variance application (Variance No. 25-06) was issued in accordance with Coachella Municipal Code Section 17.74.010.G, inclusive of the publication on November 9, 2025, of a legal public hearing notice published in the Desert Sun, the City's newspaper of record, and the mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on November 5, 2025; and

**WHEREAS**, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for Architectural Review and Variance to allow the Project; and,

**WHEREAS**, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not

detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS**, the proposed site is adequate in size and shape to accommodate the proposed development; and,

**WHEREAS**, the site for the proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

**WHEREAS**, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

**WHEREAS**, the conditions of approval as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The above recitals are true and correct and incorporated herein as findings of fact.

**SECTION 2. Compliance with the California Environmental Quality Act.**  
The City of Coachella, as Lead Agency, has reviewed the Project pursuant to: 1) CEQA Guidelines Section 15002(k) – General Concepts, outlining the three-step process for determining which document to prepare for a project subject to CEQA; and 2) CEQA Guidelines Section 15061 – Review for Exemption, which provides procedures for determining if a project is exempt from CEQA. It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing a four-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a heavily disturbed and currently vacant 0.86-acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6<sup>th</sup> St. The site does not serve as a viable habitat for wildlife and is consistent with the City of Coachella’s General Plan land use and zoning designation, and can be adequately served by existing utilities and public services. Therefore, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 –In-fill Exemption. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 – Exceptions apply to the project.

**SECTION 3. Architectural Review Findings.**

With respect to Variance No. 25-06, the Planning Commission finds as follows for the variance from municipal code standards including design requirements, for the Sixth Street

Senior Apartments, for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (apn #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th Street.

1. The applicant requests design variances from design standards in subsections from Section 17.20.015(a) – Vertical Modulation to allow for more than maximum required three building heights and primary facades to comprise of more than 80 percent of the total façade area, Section 17.20.015(c) – Horizontal Modulation to allow for recesses and projection less than the minimum required 10 feet in depth, and Section 17.20.015(d) – Roof to allow for roofs that are not flat, open space variance from private and common open space standards in subsections from Section 17.18.030(a) - Usable Open Space Standards, and a covered parking variance from subsections from Section 17.54.010(4)(a)(2) – Covered Parking Requirements for covered parking requirements.

The design variances are necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter to meet both the Pueblo Viejo Design Guidelines as required by Section 17.18.030(F) to meet Section 17.20 Objective Design Standards and to meet the design guidelines of the City of Coachella Multi-Family Objective Design Standards for residential development. Policies #1 and #2 of Subarea 2 – Downtown include direction to actively facilitate the implementation of the Pueblo Viejo Plan, and to ensure new development does not conflict with the Pueblo Viejo Plan. Land Use and Community Charter Policy 6.2 includes guidance to follow the Pueblo Viejo Revitalization Plan for the Downtown. Per the guidance of the general plan, the project provides massing and articulation elements that include changes in vertical modulation elements and horizontal modulation elements within every 35 feet per the guidance of Section 3.6.3.1 Massing and Articulation of the Pueblo Viejo Plan Design Guidelines. The project also provides gable roof design that is in conformance with the sloped roof design allowed per the guidance of Section 3.3.1.3 – Spanish Colonial Revival Architecture Roofs of the Pueblo Viejo Plan Design Guidelines. The city finds that the project meets the intention of the general plan guidelines for the Downtown Zone.

The open space variance is necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the chapter to meet the requirements of Section 17.18.030(a) - Usable Open Space Standards due to the size constraints of a small less than 1 acre lot at .86-acres lot. The practical difficulties that may occur if the applicant were to provide 150 SF of total private open space per unit and 10 feet per unit of common recreational open space would require a total accommodation of 8,480 SF of floor space dedicated to open space for the project to meet municipal code requirements. For comparison, the average floor plan square footage for the project is approximately 12,300 SF. This would require the

project to remove required parking spaces, major site plan modifications that may require the construction of a parking structure to accommodate the additional square footage required to accommodate the private open space requirement, or provide an additional building story. This is a major hardship for a small less than one acre parcel. The project is required to provide development impact fees that contribute to park land and park improvement space, and the project is located within a .5 mile of Veteran's Park, Dateland Park, and the 9<sup>th</sup> Street Park under construction at this time which would provide sufficient open space for the project. This is in compliance with the Parks and Open Space guidelines of the Downtown Center general plan designation, where in limited instances mini parks and neighborhood parks would also be acceptable. The city finds that the several parks within a .5 mile distance of the project provides sufficient open space for the project.

The covered parking variance is necessary as the strict application of the provisions of the municipal code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the chapter to provide covered parking due to the constraints in size of the less than one acre site and proposed parking lot to meet municipal code parking requirements. The general plan and Pueblo Viejo Design Guidelines do not provide guidelines on covered parking in the zone.

2. As indicated in Variance Finding #1, the small less than one acre parcel is a size constraint and special circumstance for the proposed mixed use senior housing development in meeting open space and covered parking requirements listed above, and provides some constraints in combination to meeting the design requirements listed above.
3. As indicated in Variance Finding #1 and Finding #2, the small less than one acre parcel is a special circumstance for the proposed mixed use senior housing development to provide safe, affordable, and healthy housing for every stage of life indicated as a broad goal per the Community Health and Wellness and as indicated by Community Health and Wellness Policy 2.6 to encourage the development of senior housing.
4. The granting of the variance that includes variance from design standards, open space requirements, and covered parking requirements are not anticipated to be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.
5. As indicated in Variance Finding #1, the design variance, open space variance, and covered parking variance does not adversely effect any element of the general plan.

**SECTION 4. Location and Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at

Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

**SECTION 5. Execution of Resolution.** The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**SECTION 6. Planning Commission Approval** Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Variance No. 25-06, for the variance from municipal code standards including design requirements, for the 6th Street Senior Apartments, for the development of 4-story 53 affordable senior apartment units, 4,375 square feet of commercial space, 1,100 square foot community room, and associated improvements on a 0.86 acre lot (APN #778-113-001 and -002) at the southeast corner of Tripoli Ave. and 6th Street and determining that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – In-fill Exemption. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

**PASSED APPROVED and ADOPTED** this 19th day of November 2025.

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Isela Murillo, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Kendra Reif  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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City Attorney

STATE OF CALIFORNIA                    )  
COUNTY OF RIVERSIDE                ) ss.  
CITY OF COACHELLA                    )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC-2025-20, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19<sup>th</sup> day of November, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kendra Reif  
Planning Commission Secretary