

RESOLUTION NO. PC 2025-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 25-12 FOR THE SIXTH STREET SENIOR APARTMENTS FOR THE DEVELOPMENT OF 4-STORY 53 AFFORDABLE SENIOR APARTMENTS 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 6th 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 6th 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 6th 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 Architectural Review No. 25-12, the Planning Commission finds as follows 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 proposed project is consistent 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 62 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.
2. The proposed project complies with zoning regulations. The proposed project complies with the zoning regulations of Chapter 17.18 of the Coachella Municipal Code and the design regulations of Chapter 17.20 Objective Design Standards for Multi-Family Residential. The project is in compliance with Chapter 17.76 Variance Ordinance, for those municipal code and design standards requested as part of this project that include a design variance, open space variance, and covered parking variance.
3. The proposed project is consistent with the city's design guidelines. As noted in Architectural Review Finding #2 above, the proposed project is developed in accordance Chapter 17.76 Variance Ordinance in order to provide a design that includes a variance from city's design guidelines for vertical modulation, horizontal modulation, and roofs.
4. The proposed development will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity as the project, a mixed-use residential development that includes first floor commercial uses is which is consistent with general plan guidelines for the Downtown Center general plan designation that recognizes the area will include mixed-use buildings. Further, the proposed mixed-use is compatible with the existing Pueblo Viejo Villas development to the north and the Covalda Apartments to the west. The proposed use is not known to create detrimental effects to the public health, safety, welfare, or materially injurious to properties and improvements in the vicinity.
5. The proposed project is located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed use is compatible with the existing Pueblo Viejo Villas development to the north and the Covalda Apartments to the west. The proposed use is also compatible with the existing single-family residential uses to the south, and the existing commercial buildings to the north and east as the project and the adjacent uses are permitted uses in the DT-PV zone.

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 **conditionally approves** Architectural Review No. 25-12, 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. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A”, and the development plan set Exhibit “B”. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional use permit approval. 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.

Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

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 19th day of November, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary