



STAFF REPORT 5/17/2023

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Third Proposed Revisions)

SPECIFICS: Third proposed amendment to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

EXECUTIVE SUMMARY:

Chelsea Investment Corporation requests Planning Commission approval of third revisions to the conditions of approval and architectural elevations in order to reduce construction costs for the Tripoli Mixed-Use project, a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and four retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue. The applicant also request a 12-month extension from the project expiration date of May 11, 2023 to May 11, 2024.

BACKGROUND:

At a public hearing on April 20, 2022, the Planning Commission recommended approval of Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The City Council approved the project at a public hearing on May 11, 2022. At a public hearing on October 26, 2022 the Planning Commission recommend approval of proposed amendments to the original approval and the City Council approved the amendments on November 9, 2022, which included



architectural and site plan modifications and building/unit size reduction as shown on Table 1 below.

On February 15, 2023, the applicant requested the Planning Commission remove a requirement for an elevator in Building A to reduce project costs to finance the project and add a condition for construction of a City park at the 9th Street Imperial Irrigation District parcel with a maximum cost of \$350,000. The City Council approved the proposed revision on March 8, 2023.

Table 1: Original Approved Project vs. Amended Project

	Original Approved	1st Amendment (Approved)
Building A Unit Size	<ul style="list-style-type: none"> • 13 - One bedroom 581-586 sq. ft. • 17 - Two bedroom 799 sq. ft. • 14 - Three bedroom 1,061 sq. ft. <u>Total Units: 44 units</u>	<ul style="list-style-type: none"> • 12 - One bedroom 542 sq. ft. • 24 - Two bedroom 702 sq. ft. • 14 - Three bedroom 932 sq. ft. <u>Total Units: 50 units</u>
Building B Unit Size	<ul style="list-style-type: none"> • 14 - One bedroom 581-586 sq. ft. • 35 - Two bedroom 799 sq. ft. • 15 - Three bedroom 1,061 sq. ft. <u>Total Units: 64 units</u>	<ul style="list-style-type: none"> • 15 - One bedroom 542 sq. ft. • 27 - Two bedroom 702 sq. ft. • 16 - Three bedroom 932 sq. ft. <u>Total Units: 58 units</u>
Community Rooms/Lounges (1 st Floor Only)	Building A <ul style="list-style-type: none"> • 652 sq. ft. community room Building B 1,296 sq. ft. community room <u>Total Community Space: 1,948 sq. ft.</u>	Building A <ul style="list-style-type: none"> • Merged with Building B Building B 1,790 sq. ft. commercial space <u>Total Community Space: 1,790 sq. ft.</u>
Tot Lot	218 sq. ft.	813 sq. ft.
Commercial Space (1 st Floor Only)	Building A <ul style="list-style-type: none"> • 1,085 sq. ft. commercial space Building B <ul style="list-style-type: none"> • 1,413 sq. ft. commercial space <u>Total Retail: 2,498 sq. ft.</u>	Building A <ul style="list-style-type: none"> • 2 commercial spaces (1,031 sq. ft. each – 2,062 sq. ft. total) Building B <ul style="list-style-type: none"> • 2 commercial spaces (992 sq. ft. each – 1,984 sq. ft. total) <u>Total Retail: 4,046 sq. ft.</u>
Parking	-On-Street Parking 41 spaces -On-Site Parking 118 spaces <u>Total Parking: 159 spaces</u>	-On-Street Parking 38 spaces -On-Site Parking 104 spaces <u>Total Parking: 142 spaces</u>

DISCUSSION/ANALYSIS

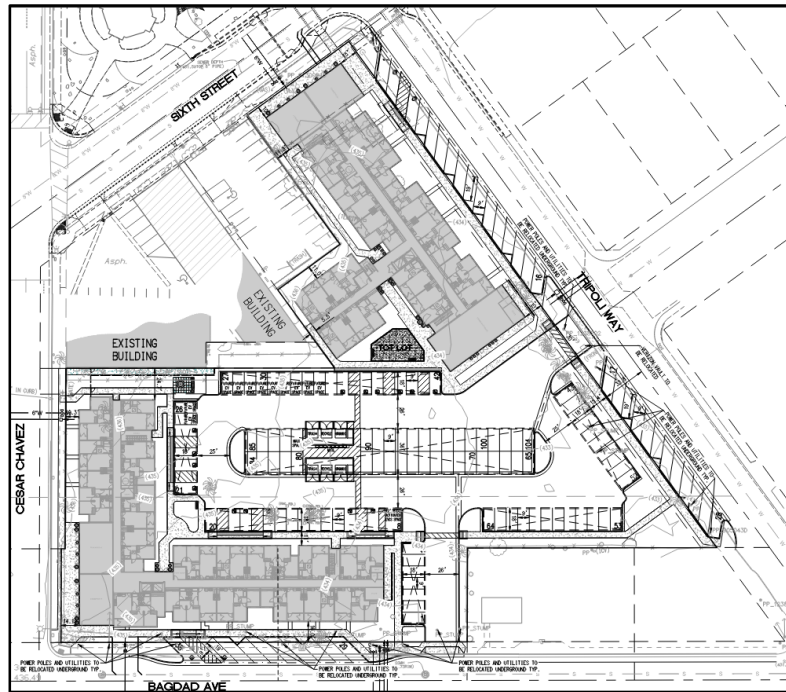
The surrounding land uses and zoning designations are as follows:

- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O'Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

Site Plan

The proposed buildings would be constructed near property line with building frontages on 6th Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the buildings support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

Figure 2: Site Plan (Approved)



Parking

The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the development. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 81 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements, which would be provided by constructing 10 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Architectural Design

The overall architectural style of the approved project incorporates Spanish Colonial Revival design, which was amended from the original approval and the approved elevations subject to further design changes from the project conditions of approval are depicted below. The applicant requests modifications to the approved building design and requests deletion of certain conditions of approval that require improvements to the building designs.



Bldg B Cesar Chavez Street Frontage (1st Amendment)



Bldg B Cesar Chavez Street Frontage (New Proposal)



Bldg B Bagdad Avenue Frontage (1st Amendment)



Bldg B Bagdad Avenue Frontage (New Proposal)



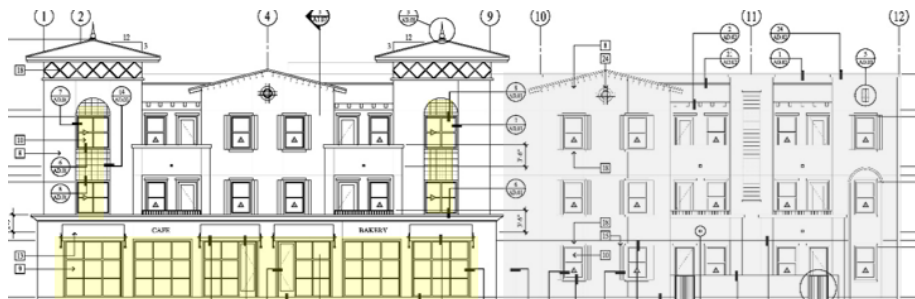
Bldg A Tripoli Avenue Frontage (1st Amendment)



Bldg A Tripoli Avenue Frontage (New Proposal)



Bldg A 6th Street Frontage (Proposed)



Bldg A 6th Street Frontage (New Proposal)

On November 9, 2022 the City Council approved project architectural design changes that included:

- Remove slope window sill requirement
- Remove bringing cornice trim closer to edge of roof tile
- Remove 15' first floor plate height requirement
- Remove need for residential level on first floor to be 3 foot above sidewalk.
- Remove two piece clay tile requirements
- Remove smooth stucco finish requirement
- Remove requirement for a sidewalk separated from curb by landscape parkway
- Remove requirement for bullnose corners

The applicant requests new architectural changes from the Planning Commission that include the following:

- Remove slope tile roof extending to top of roofline and add a parapet roof system to the top of roof line. Staff is opposed to this as this is contrary to Spanish Colonial Revival design and was a feature to applicant included in the original and 1st amended project design. Staff discovered this proposed design change in plan check and believes this requires transparency to and consideration by the Planning Commission and City Council.
- Delete Condition 18a: Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient windows recesses. Staff believes there are more opportunities to achieve window recesses at major focal points. The original approved design included recesses for a majority of windows. In the below figure is an example of pronounced building areas highlighted in blue where window recesses should be prioritized.



- Delete Condition 18.d.iii: Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street. Staff believes this element would improve the design and examples are shown below on how this would be achieved. Staff believes this it would not be a higher priority design feature to retain.



- Delete Condition 18.e Utilize an alternate color banding at the building base such as terracotta color. The applicant claims this adds additional cost due to adding foam materials. Staff believes this is a low cost option that only requires use of color at the base of the building at the commercial portion of the two buildings.



- Delete Condition 18f: Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility. The awning type provided in the applicant exhibit that they depict as a catenary curve is misleading. This does not require any major architectural changes.



- Delete Condition 18.i Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing. The original project design included a tower feature that created good balance in the project design and added a focal point that adds significant amount of character as an entry project to Pueblo Viejo. Staff is supportive of an alternative to the tower feature that served as a standalone architectural feature. A tower element could be a structural element that extends above the current proposed structure as depicted below.

Original Approved Tower



Example to achieve tower appearance



- Delete Condition 18.j: Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue. Staff believes the original applicant-initiated design of the tower at the building corner is the best design as it frames the corner and creates a strong architectural statement and interest to the built environment. The proposed design appears odd and is an attempt to accommodate a change in the unit floor plan. The proposed design also includes a large wall expanse and an awkward placement of windows too close to the building corner at the second and third floor.

Original Tower design at Street Corner

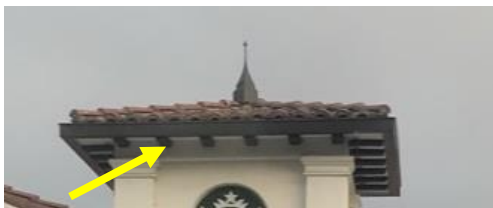


Proposed Setback Tower Design



- Rafter tails below tower roof features: Staff identified plan check comments for incorporation of exposed rafter tails below tower roof elements. The architectural renderings presented for the project did not provide the level of detail beneath the roof and incorporating such elements would be in keeping with Spanish Colonial Revival architecture and can be done with lower cost faux rafter tails. The applicant proposes a tower treatment similar to Pueblo Viejo Villas with no architectural treatment below tower roof.

Requested Tower rafter tails



Applicant Proposed Tower Treatments with no rafter tails



- Lighting: No lighting details were provided by the applicant during design review and the need for a lighting detail to review was identified as a correction by staff during plan check. Staff believes this should be consistent with Spanish Colonial Revival design and staff would like Planning Commission’s feedback on the lighting design. Below are examples of preferred lighting types.



The Planning Commission and City Council approved substantial design changes that reduced the project’s overall architectural design quality from what was originally approved. The applicant stated at the October 22, 2022 Planning Commission that they would be able to work with the remainder conditions of approval regarding architectural design. Staff believes that the City made significant project concessions from the original approved project design and further changes proposed by the applicant would reduce the architectural integrity at a location that serves as an important focal point for Coachella’s Downtown.

Landscape Design

The plant schedule shows a variety of trees including “Mulga”, “Hong Kong Orchard,” “Desert Willow,” “Texas Ebony,” “Drake Elm” and “California Fan Palm.” The project is conditioned to modify the landscape plan to create planters adjacent to curb at Cesar Chavez Street and planted with Hong Kong Orchard trees to provide shade for pedestrians. The planters will include water-efficient shrubs including “Bank Catclaw”, “Do-La-la Bougainvillea”, “Compact Texas Ranger”, “Mexican Bush Sage.” Succulents will include “Dwarf Century Plant,” “Blue Flame Agave,” “Red Yucca”, and “Toothless Desert Spoon”. A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point.

CONSISTENCY 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 38 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.

CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-14 recommending that the City Council approve amendment to conditions of approval for CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by the applicant. Additionally this request includes includes a 12-month extension of time until May 11, 2024.
- 2) Adopt Resolution No. PC 2023-14 recommending that the City Council approve amendments to conditions of approval for CUP 351 and Architectural Review No. 22-04 as modified by the Planning Commission.
- 3) Not approve Resolution No. PC 2023-14 and maintain existing project approvals and grant a one-year time extension to May 11, 2024.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #3. Staff is concerned about the significant amount of modifications requested by the applicant since the original proposed design and requests that the existing approvals be upheld.

Attachments:

1. Resolution No. PC2023-14 for CUP No. 351 and AR No. 22-04
Exhibit A – Conditions for Approval for CUP No. 251 AR No. 22-04
Exhibit B - Planned Unit Development Guidelines/Standards
2. Vicinity Map
3. Comparison of proposed Architectural Changes
4. Approved Development Plan Set – (Site Plan,
Floor Plan, Elevations, Preliminary Grading)
5. Original approved Architectural Renderings May
11, 2022
6. Approved Landscape Plan
7. Project Compliance with Development Standards
8. Mark Up by Applicant of Approved Conditions
from Council Resolution No. 2023-11
9. Applicant Presentation of Project Design
modifications