



**STAFF REPORT**  
**6/8/2022**

**TO:** Honorable Mayor and City Council Members

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

**SUBJECT:** Tripoli Mixed-Use Project

**SPECIFICS:** Adopt Ordinance No. 1193 (*2<sup>nd</sup> Reading*) approving Change of Zone (CZ) 22-01 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 located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 1193 approving Change of Zone No. 22-01 for the Tripoli Mixed-Use Project.

**BACKGROUND:**

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61 acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03 and Architectural Review No. 19-08. A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

On April 20, the Planning Commission held a public hearing for the Tripoli Mixed-Use Project and recommended that the City Council approve the project with a modification to condition of approval 9 of Resolution No. PC 2022-10 to require an elevator in Building A, despite applicant concerns that the addition of the elevator for Building A would be a hardship for project.

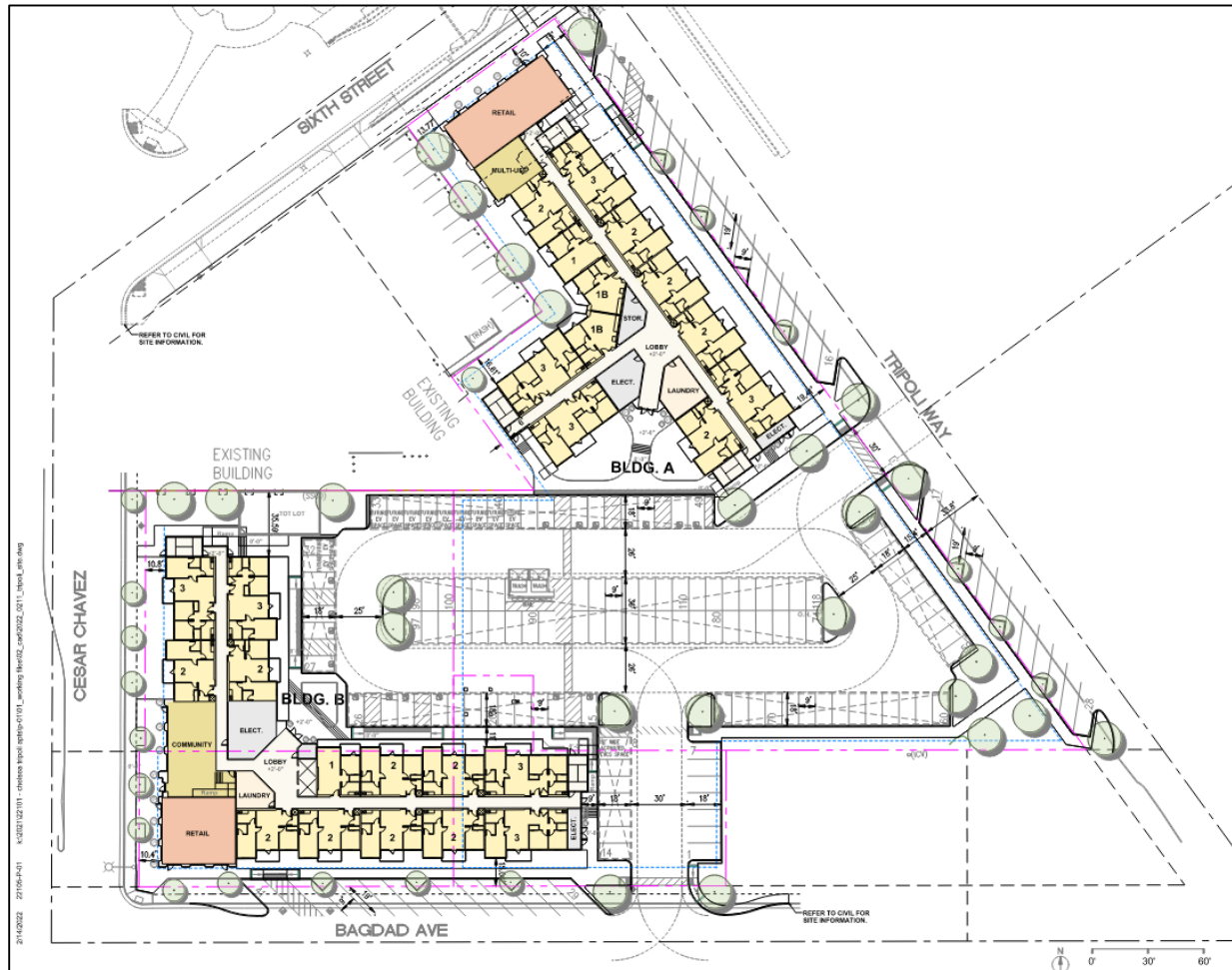
On May 11, 2022, the City Council introduced for first reading, by title only, the attached Ordinance 1193, for the Tripoli Mixed-Use Project and approved Conditional Use Permit 351 and Architectural Review No. 22-04 for the mixed-use development consisting of 108 apartment units

and 2 retail units at the 2.8 acre site at the northeast corner of Cesar Chavez Street and Bagdad Avenue.

### **DISCUSSION/ANALYSIS**

The applicant proposes construction of a mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A is 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6<sup>th</sup> Street and Tripoli Avenue. Building B is a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both building would be constructed near property line with building frontages on 6<sup>th</sup> 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 building support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

**Figure 1: Site Plan**



### Building A

Building A is a 3-story, 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space. (Southwest corner of 6<sup>th</sup> Street and Tripoli Ave). There are 1-3 bedrooms options available ranging in size from 581 sq. ft. to 1,061 sq. ft as follows.

- 13 - One bedroom units (581-586 sq. ft.)
- 17 – Two bedroom units (799 sq. ft.)
- 14 – Three bedroom units (1,061 sq. ft.)

A 652 sq. ft. multi-purpose building and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 3 other access points. Access above the first floor is by three proposed staircases and no elevator is proposed. Staff has requested that space between the west building elevation and property line be configured to improve safety and opportunity for usable common area for residents and customers of the retail space.

### Building B

Building B is a 4-story, 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space. (Northeast corner of Cesar Chavez Street and Bagdad Avenue). The distribution of 1- 3 bedroom apartment units are as follows.

- 27 - One bedroom units (581-586 sq. ft.)
- 52 – Two bedroom units (799 sq. ft.)
- 29 – Three bedroom units (1,061 sq. ft.)

A 1,296 sq. ft. community room and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 2 other access points. Access above the first floor is proposed by an elevator located at the lobby or two staircases. The City's General Plan allows a density from 20 to 65 units per acre and the proposed project has a density of 38 units per acre measured over the 2.8 acres. Thus, the proposed density is within the maximum allowable density of the General Plan.

Ground floor retail for Building A and B would not include improvements such as bathrooms, fire sprinklers, or grease traps. A 218 sq. ft. fenced tot lot is proposed near the project parking lot with playground equipment for children. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check. The project does not provide a significant amount of common outdoor open space for the project, but does contribute to an attractive and high quality streetscape as recommended in the Pueblo Viejo Revitalization Plan.

### Parking

The parking serving the site is provided with one large on-site parking area consisting of 118 parking spaces and is accessed by driveways from Bagdad Avenue and Tripoli Way. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo

Revitalization Plan. The applicant proposes 118 onsite parking spaces and 41 on-street parking spaces.

**Figure 2: Cesar Chavez Street and Bagdad Avenue Elevations**



### **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, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the 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. Staff requested that the applicant incorporate the draft development standards of the Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. 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.

### **FISCAL IMPACT:**

None.

### **ALTERNATIVES:**

- 1) Adopt Ordinance No. 1193 (*2<sup>nd</sup> Reading*) approving of Change of Zone 22-01 with the findings and conditions as recommended by Staff.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Ordinance No. 1193  
Exhibit A – Conditions of Approval  
Exhibit B - Change of Zone Exhibit