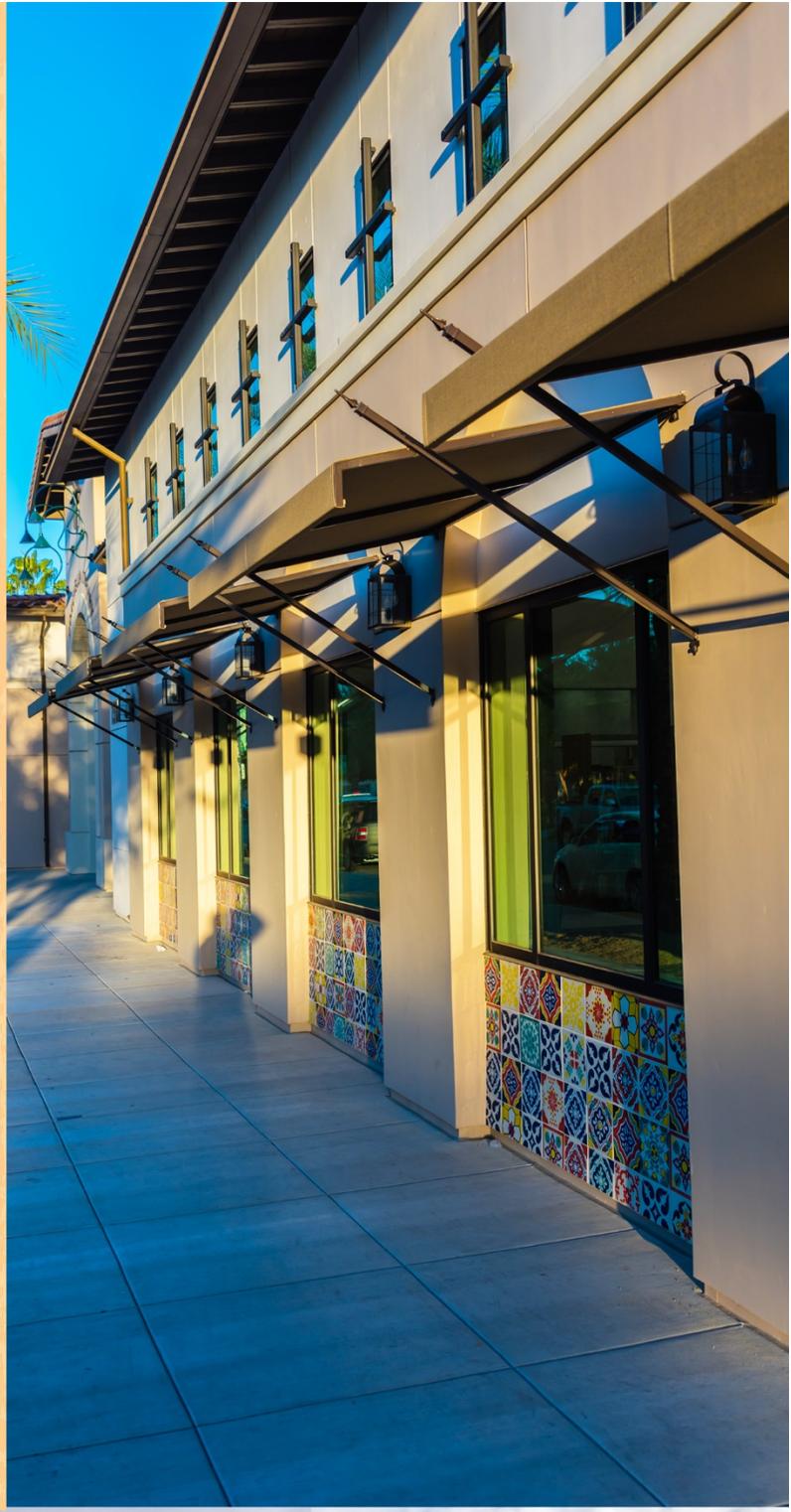




Pueblo Viejo Implementation Strategy Plan

Final Plan
October 2019



Michael Baker
INTERNATIONAL 



VISION



"Pueblo Viejo is the civic and cultural heart of Coachella. The community is proud of the historic charm, locally-owned businesses, and vibrant civic center. As you enter through the attractive gateways on Sixth Street, you are immersed in a lively street scene offering shady walkways, cooling water fountains, outdoor dining, and unique shopping. Once empty lots are now filled with mixed-use buildings that respect the heritage, climate, and community values. Family-friendly events and festivals fill the streets and public spaces. As you relax in the clean, well maintained civic center core, you know . . .

you have arrived in Pueblo Viejo!"



ACKNOWLEDGEMENT

ACKNOWLEDGMENTS

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TABLE OF CONTENTS

Table of Contents

Executive Summary.....	05
Sixth Street Pueblo Viejo Zone.....	11
Grapefruit Boulevard Pueblo Viejo Zone.....	27
Cesar Chavez Street Pueblo Viejo Zone.....	44
Transition Area Pueblo Viejo Zone.....	61
Design Guidelines.....	78
Parking Study.....	202
Public Engagement Summary.....	249
Appendix- Visual Preference Survey.....	258



Purpose of the Report

The purpose of this report is to provide implementation strategy recommendations for the Pueblo Viejo Revitalization Plan adopted in March 2010. The Plan identified preferred architectural styles for existing and future development, major gateways as opportunities for development and enhancement, and catalyst projects to spur growth. It also included suggestions for parking, and circulation improvements. The purpose of this report is to provide a framework of recommendations and draft implementation documents to implement the regulatory framework for development within the Pueblo Viejo District.

The implementation recommendations include:

- Four new proposed special zoning districts specific to the Pueblo Viejo District that would serve to implement the vision outlined in both the City's' General Plan and the Pueblo Viejo Revitalization Plan.
- Proposed design guidelines, to complement the proposed special zoning districts, to ensure implementation of quality design that is consistent with the vision for the district.
- Parking recommendations crafted through a parking study of the district focused on projected future development scenarios to ensure a balance of parking supply and demand while also ensuring parking regulations that are compatible with the vision for the district.

Implementation of these recommendations will require the following next steps:

- Finalize Design Guidelines, Zoning, and Parking recommendations.
- Harmonize the current General Plan land use with current land use recommendations and modern development needs.
- Prepare appropriate CEQA clearance for harmonization of the General Plan, Zoning Ordinance amendments and the design guidelines.

Zoning

There are four new zoning districts proposed for the Pueblo Viejo district:

- CC-PV – Cesar Chavez Street Pueblo Viejo Zone
- GB-PV – Grapefruit Boulevard Pueblo Viejo Zone
- TR-PV – Transition Area Pueblo Viejo Zone
- SS-PV – Sixth Street Pueblo Viejo Zone

These new zones are crafted to provide the primary regulatory framework for implementation of the General Plan in the Pueblo Viejo District and ensure an orderly transition of uses, structures and continuing compatibility with surrounding residential areas. Each zone also has a corresponding subarea within the Design Guidelines that provides complementary and more detailed information, best practices and guidelines as part of required design review within the Pueblo Viejo District. Overall the intent of the new zones is to:



EXECUTIVE SUMMARY

- Allow for the intensity of development envisioned in the General Plan and Pueblo Viejo Revitalization Plan.
- Allow for flexibility and mixed-use development to incorporate more modern demands for housing choice, experiential retail, and a more active and vibrant Pueblo Viejo District.
- Ensure the compatibility of new development with existing development and surrounding residential areas.
- Create opportunities for more street life and public/private open spaces for activities, people watching and recreation.
- Ensure a balance in parking standards that will not hinder private sector investment and will also account for changing trends in automobile ownership, mixed-use development and eventual changes in vehicle operations (i.e. autonomous vehicles).

This section describes the intent and purpose of each zone:

CC-PV – Cesar Chavez Street Pueblo Viejo Zone: This zone encourages future mixed-use development but recognizes the need to support existing uses that were previously allowed under the C-G General Commercial Use Zone. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses but allows for flexibility in reducing parking requirements and retrofitting existing development as the market-demands call for new, innovative and higher intensity development styles.

SS-PV – Sixth Street Pueblo Viejo Zone: This zone is envisioned as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. This zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, people watching, public art and passive recreation. Vehicle access would be designed to minimize impacts on the pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas.

TR-PV – Transition Area Pueblo Viejo Zone: This zone is intended to allow for an orderly transition in uses from single-family, industrial and mixed-commercial into a low-intensity commercial and office. The intent is to utilize and improve existing structures, encourage infill development and co-exist with surrounding single-family residential uses for convenience services and a transition between automobile uses and the core of the Pueblo Viejo. Uses would include professional offices, small retail establishments, bed and breakfasts, short-term rentals, and similar uses to the downtown area, except at a lower level of intensity that limits deliveries, on-site parking and impacts to existing residential land uses. The area would serve to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran’s Park and City Hall.

GB-PV – Grapefruit Boulevard Pueblo Viejo Zone: This zone encourages future mixed-use development but recognizes the need to support existing uses previously allowed under the C-G General Commercial Use and M-S Manufacturing Service zones and allow for an orderly transition to higher intensity development, defined as the Downtown Center in the City’s General Plan. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses, but allows for flexibility in reducing parking requirements, maintaining existing historical



EXECUTIVE SUMMARY

automobile-oriented architectural character along Grapefruit Boulevard. It allows for retrofitting existing development as the market-demands call for new, innovative, and/or higher intensity development styles.

Design Guidelines

The Pueblo Viejo Revitalization Plan laid the foundation for design guidelines. The proposed Pueblo Viejo Design Guidelines were developed through public engagement and are intended to provide all users with a clear understanding of the City's expectations for the planning and design of properties in the Pueblo Viejo District. The guidelines explain the design intent of the Revitalization Plan and to ensure that new development and reuse of existing buildings will create a new, dynamic, harmonious, and unique downtown of which all citizens can be proud.

The Pueblo Viejo district is divided into four distinct subareas: Sixth Street subarea, Grapefruit Boulevard, Cesar Chavez Street, and the Transition Area surrounding Veterans' Park. The Design Guidelines establish the character, architectural style, massing, materials, and colors for architecture in each of these subareas. The Design Guidelines also focus on signage and public realm, including streetscape and landscaping.

A mix of architectural styles and details can create an authentic and timeless downtown. Four primary architectural styles are explicitly allowed- Spanish Colonial Revival, Mission Revival, Neoclassical, Postmodern/Architectural Innovation. The intent is to preserve the architectural heritage of the Pueblo Viejo district and encourage its eclectic nature. The style guidelines apply to all subareas. However, specific subarea guidelines help distinguish the character from one subarea to another.

Sixth Street Subarea: The Sixth Street subarea is envisioned as a walkable "main street" environment with higher densities and multi-story structures with a mix of both horizontal and vertical uses. However, for the density to not be overwhelming for a pedestrian, the building architecture guidelines focus on the human scale. This is achieved by incorporating significant details in the buildings' architecture, especially on the ground floor. Businesses should have high-quality pedestrian-scale frontages to offer a rewarding visual experience to the people passing by.

Grapefruit Boulevard Subarea: The Grapefruit Boulevard subarea is envisioned to be automobile-focused but also a walkable and bikeable environment. The corridor caters to freestanding structures with their parking lots and used for commercial, light industrial, and automobile-oriented uses.

Cesar Chavez Street Subarea: Cesar Chavez Street Subarea is a commercial street with mainly auto-oriented franchise stores. The Design Guidelines for this area are similar to those for Grapefruit Boulevard. They focus on the improvement of building façades and the implementation of complete and walkable streets.

Transition Area: The Transition area refers to the parcels surrounding Veterans' Park. The area is envisioned to serve as a transition between residential and commercial use, using the existing residential structures and maintaining similar density and massing.



EXECUTIVE SUMMARY

Signage: The signage guidelines provide a clear understanding of the types of signage, materials, illumination, and other signage characteristics that are encouraged in the district. They also guide the type and quality of art installation and murals that are desirable in the area. Public realm guidelines provided conceptual street sections for each of the major commercial streets. These are included in the document primarily to guide the City staff. Landscape guidelines offer a selection of trees and shrubs by the street.

The guideline package is designed to supplement the Zoning Code, propose a coordinated and consistent design review process, and promote a more thoughtful and holistic approach to the development of the Pueblo Viejo district.

Parking Recommendations

The Pueblo Viejo district is poised to witness higher-intensity development as the General Plan is implemented. The General Plan and the Pueblo Viejo Revitalization Plan's lays out the vision of a mixed-use development in the district. The proposed design guidelines and zoning have been crafted to realize this vision.

As a basis for parking regulations and recommendations for public realm design as part of the design guidelines, a parking study was conducted to analyze existing and projected future parking demand, and existing and needed future parking supply. Based on this information, the City can create balanced regulations and potential future public and private partnerships to encourage the proper balance of parking demand and supply. The information and recommendations of this study informed the zoning recommendations and also provide recommendations for other mechanisms for managing parking demand and ensuring that parking supply is not overbuilt or overly burdensome on future development.

The study area for this parking study is a 24-block area that primarily forms the commercial area of the Pueblo Viejo district. The study found that there are ample parking spaces available to cater to the current demand based on current land uses. However, the distribution of parking is not optimal and hence, creates a false demand. Moreover, only on-street parking on these blocks can be used for mitigation since the off-street parking areas of most blocks in the walkshed of the deficient blocks have restricted access.

The medium-built and full-built scenarios were created based on the design guidelines. These scenarios were analyzed for parking. The analysis was based on the premise that any new development would provide all the parking required by the development on-site. Both future scenarios show a need for structured parking, which may be a limiting factor due to the cost of construction and economic viability of the development. The cost of structured parking will be close to \$33 million and will satisfy only one-third of required parking demand in the medium-built scenario and be \$141 million and satisfy three-fourths of required parking demand in the full-built scenario.

Recommendations were made to create efficiencies and reduce the parking required, and thereby reduce the cost of development. This included options such as cooperative parking arrangements, shared centralized structured parking, bicycle parking, time-restricted and paid parking, lower parking ratios, temporary and overflow parking, and unbundled parking.



EXECUTIVE SUMMARY

Some recommendations require revenue sharing, revenue generation, and mechanisms for sharing the cost of infrastructure development between property owners and/or the City. State law allows for various districts to help finance and operate infrastructure such as shared parking. Different sources of financing and organizational mechanisms were also suggested in the study to implement these recommendations.

Public Engagement Summary

Public engagement for this plan included a site tour, stakeholder interviews, a technical charrette with City staff, and a study session with the Planning Commission. During these activities, the project team gathered feedback from the public, interested stakeholders and property owners, City staff, and elected and appointed officials. The summary and findings are provided in the **Public Engagement Summary** section of the report.

Stakeholder Interviews: Six interviews were held with a variety of community stakeholders. The conversations focused on the opportunities, issues, and constraints that the participants saw in the Pueblo Viejo district. Issues such as lack of employment and affordable housing, which affect the City of Coachella were also discussed. Overall, the stakeholders agreed that with an increase in programming, service-oriented land uses, and more diverse residential units, the Pueblo Viejo district could become a special and unique place.

Technical Charrette: City staff from various departments participated in the technical charrette. It included a discussion of the general project background and a conversation to define mixed-use and gain feedback from City staff regarding the appropriateness of mixed-use development in the Pueblo Viejo district. The City staff in attendance expressed support for this type of flexibility in mixed-use. They also agreed that there is a need to reprogram certain areas in the district and improve the facades and curb appeal of many businesses. The summary of the charrette can be found in **Public Engagement Summary** at the end of the report.

Visual Preference Survey: The Pueblo Viejo Implementation Strategy Visual Preference Survey was conducted at the study session of the City of Coachella Planning Commission. The design features were presented in 19 categories: 1) architectural styles; 2) pavement types; 3) on-street parking; 4) light poles; 5) luminaires; 6) traffic calming; 7) bicycle facilities; 8) sidewalk pavement; 9) bus shelters; 10) sidewalk lighting; 11) furnishing materials; 12) bike racks; 13) landscaping; 14) outdoor dining; 15) gateways; 16) water features; 17) public art; 18) business signage; and 19) shade structures. The results of the survey can be found in **Appendix - Visual Preference Survey Summary** at the end of the report.



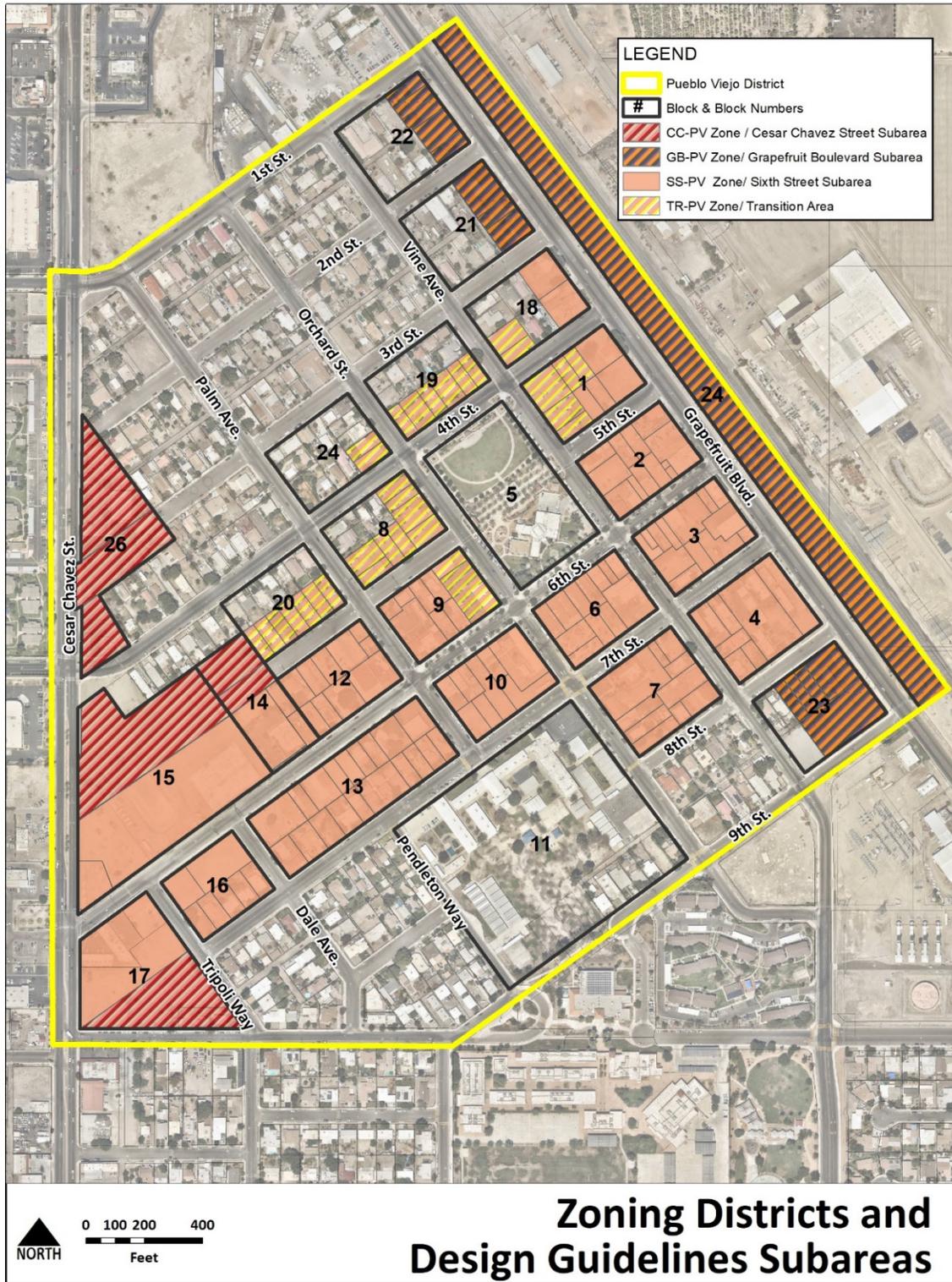
STUDY REPORT

ZONING ORDINANCE (DRAFT)



SS-PV ZONE

SS-PV – SIXTH STREET PUEBLO VIEJO ZONE





SS-PV ZONE

17.29.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District. The core of the Pueblo Viejo District is envisioned, by the city's General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. This zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, people watching, public art and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes.

17.29.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-use (vertical and horizontally oriented) (See 17.29.040)
Minimum Building Height	Three (3) stories or forty (40) feet
Front Setback	Zero (0) to ten (10) feet from property line
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) and an additional five (5) foot setback for stories oriented towards 5 th or 7 th streets
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0.
Maximum Block Size	Five hundred (500) linear feet on 5 th 6 th or 7 th streets
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent
Encroachment for Colonnades or Arcades Allowed	Yes. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line



SS-PV ZONE

Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater

17.29.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. the Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Amusement Arcades (Indoor)
3. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
4. Antique Dealers and Shop
5. Art and Architecture Supply Shops and Studios
6. Art Dealers
7. Beer and/or Winemaking Supply Retail Stores
8. Bowling Centers
9. Business Professional, Labor, Political and Similar organizations
10. Business Service Centers
11. Candle Shops
12. Civic and Social organizations
13. Clothing and Clothing Accessories Stores
14. Collectors Shops
15. Computer Systems Design and Related Services
16. Consignment Shops
17. Cosmetics, Beauty Supplies and Perfume Stores
18. Dance Halls
19. Diet and Weight Reducing Centers
20. Drug Stores or Retail Pharmacies
21. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
22. Educational Services
23. Electronics and Appliance Stores
24. Employment Services
25. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)



26. Fitness and Recreational Sports Centers
27. Flag and Banner Shops
28. Florist Shops
29. Footwear and Leather Goods Repair
30. Fruit and Vegetable Markets
31. Grantmaking and Giving Services
32. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
33. Hardware Stores
34. Health and Personal Care Stores
35. Home Furnishing Stores
36. Home Security Equipment Stores
37. Hotels, Resort Hotels and Motels
38. Household Furniture or Stores
39. Independent Artists, Writers and Performers
40. Information
41. Jewelry Repair Shops
42. Jewelry, Luggage and Leather Goods Stores
43. Libraries and Archives
44. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
45. Office Administrative Services
46. Office Machinery and Equipment Rental and Leasing
47. Office Supplies, Stationary and Gift Stores
48. Office, Professional
49. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
50. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
51. Offices of Construction Industries
52. Offices of Dentists
53. Offices of Finance and Insurance
54. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
55. Offices of Lessors of Residential Buildings and Dwellings
56. Offices of Management of Companies and Enterprises
57. Offices of Motion Picture and Video Industries
58. Offices of Newspaper, Periodical, Book and Directory Publishers
59. Offices of Other Health Care Practitioners
60. Offices of Physicians
61. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
62. Offices of Promoters of Performing Arts, Sports and Similar Events
63. Offices of Real Estate Agents and Brokers
64. Offices of Software Publishers
65. Optical Goods Stores
66. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)



SS-PV ZONE

67. Other Personal and Household Goods Repair and Maintenance
68. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
69. Paint and Wallpaper Stores
70. Pet and Pet Supply Stores
71. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
72. Photographic Services and Photofinishing
73. Recreational or Youth Sports Teams
74. Religious Goods Store
75. Residential, Multi-Family
76. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
77. Retail Bakeries
78. Reupholstery and Furniture Repair
79. Social Advocacy organizations
80. Sound Recording Industries
81. Specialty Food Stores (No On-Site Slaughtering)
82. Sporting Goods, Hobby, Musical Instrument, toy and Book Stores
83. Supermarkets and Other Grocery Stores
84. Tailor and Alterations Stores
85. Thrift Shops
86. tourist Information Centers
87. Travel Arrangement and Reservation Services
88. Trophy (Including Awards and Plaques) Shops
89. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Appliance Repair and Maintenance
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Cannabis Retail Establishment
7. Caterers
8. Combined Live/Work Dwellings
9. Community Gardens
10. Child Day Care Centers
11. Drinking Places



SS-PV ZONE

12. Emergency Services Stations (Including Police and Fire)
13. Funeral Homes and Funeral Services
14. Interurban and Rural Bus Transportation
15. Investigation and Security Services (Except Locksmiths)
16. Jewelry and Silverware Manufacturing
17. Laboratory, Research
18. Laboratory, Support
19. Locksmiths
20. Medical and Diagnostic Laboratories
21. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
22. Museums, Historical Sites, and Similar Institutions (Except Zoos)
23. Outpatient Care Centers
24. Parking Structures
25. Performing Arts Companies
26. Post Services
27. Public Utility Substations and Storage Buildings
28. Recycling Center, Neighborhood Only
29. Religious Institution
30. Scenic and Sightseeing Transportation, Land
31. Scientific Research and Development Services
32. Telephone Exchanges and Switching Equipment
33. Testing Laboratories
34. theaters and Auditoriums
35. tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
36. Urban Transit Systems
37. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Nurseries, Garden Center and Farm Supply Stores
6. Outdoor Dining Areas
7. Parking Lots
8. Tree Nut Farming



D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. New Car Dealers
4. Used Car Dealers
5. Automobile Parts and Accessories Stores
6. Automobile Service Station
7. Automotive Equipment Rental and Leasing
8. Automotive Repair and Maintenance
9. Blind and Shade Manufacturing
10. Blood and organ Banks
11. Campgrounds
12. Cemeteries and Crematories
13. Chocolate Confectionary Manufacturing
14. Coffee and Tea Manufacturing
15. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
16. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
17. Communications and Microwave Installations
18. Communications Equipment Manufacturing
19. Community Food and Housing, and Emergency and Other Relief Services
20. Computer and Peripheral Equipment Manufacturing
21. Consumer Goods Rentals
22. Continuing Care Retirement Communities and Assisted Living Facilities For the Elderly
23. Convenience Stores with Gas Stations
24. Converted Paper Product Manufacturing



SS-PV ZONE

25. Dairy Product Manufacturing
26. Distribution Centers
27. Drive-Thru Windows
28. Electric Lighting Equipment Manufacturing
29. Electronic and Precision Equipment Repair and Maintenance
30. Emergency Shelters
31. Equipment Sales, Rental and Storage
32. Facilities Support Services
33. Food Service Contractors
34. Footwear Manufacturing
35. Freight Transportation Arrangement
36. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
37. Fuel Service Stations
38. Gambling Industries
39. General Medical and Surgical Hospitals
40. General Rental Centers
41. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
42. Glass and Glass Product Manufacturing
43. Golf Courses and Country Clubs
44. Grain and Bakery Products
45. Home and Garden Equipment Repair and Maintenance
46. Home Health Care Services
47. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
48. Household Appliance Manufacturing
49. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
50. Lessors of Mini-warehouses and Self-Storage Units
51. Manufacturing of Reproducing Magnetic and Optical Media
52. Mattress Manufacturing
53. Medical Equipment and Supplies Manufacturing
54. Miniature Golf Courses
55. Mobile Food Services
56. Mobile Homes, provided they Are Kept Mobile and Licensed Pursuant to State Law, When Used For Construction offices and Caretaker's Quarters On Construction Sites For the Duration of A Valid Building Permit
57. Motorcycle and ATV Dealers
58. Musical Instrument Manufacturing
59. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
60. Non-Chocolate Confectionery Manufacturing
61. Nursing Care Facilities
62. office Furniture (Including Fixtures) Manufacturing
63. office Machinery Equipment Rental and Leasing
64. office Supplies (Except Paper) Manufacturing
65. offices of Lessors of Other Real Estate Property



66. Optical Instrument and Lens Manufacturing
67. Other Ambulatory Health Care Services
68. Other Residential Care Facilities
69. Other Support Services
70. Parcel Delivery Services
71. Photographic and Photocopying Equipment Manufacturing
72. Printing
73. Printing Machinery Equipment Manufacturing
74. Psychiatric and Substance Abuse Hospitals
75. Remediation and Other Waste Management Services
76. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
77. Residential, Accessory Dwelling Unit
78. Residential, Proprietor/Caretaker Dwelling Unit
79. Residential, Single-Family
80. Riding Stables
81. Rooming and Boarding Houses, Dormitories and Worker's Camps
82. Scale and Balance Manufacturing
83. Semiconductor and Other Electronic Component Manufacturing
84. Services to Buildings and Dwellings
85. Sign Manufacturing
86. Signs, On-Site Advertising
87. Soft Drink and Ice Manufacturing
88. Specialty Hospitals (Except Psychiatric and Substance Abuse)
89. Spectator Sports
90. Sporting and Athletic Goods Manufacturing
91. Telephone Call Center
92. Waste Collection
93. Waste Treatment and Disposal

17.29.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.

B. Mixed-Use and Building Type

1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.
2. Residential uses may be allowed on the first floor of a building provided all of the following are met:



- a. the first-floor height meets requirement (D)(2) of this part;
 - b. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - c. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
 - d. No ownership tenure is allowed for first-floor residential use.
3. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
 4. The Planning Director or their designee may waive the requirements of part (2) of this section except for part (2)(c) of this section.
 5. Vertical mixed use buildings or integrated horizontal developments may reduce parking requirements by forty (40) percent.
 6. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.

C. Building orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.

D. Height, Massing and Articulation

1. Building height must be a minimum of three (3) usable stories or forty (40) feet, whichever is greater.
2. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street. An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th street.
4. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
5. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.



E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.
2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Colonnades and/or arcades may occur forward of the build-to-line and may encroach upon the rights of way, if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While



trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in subsection (H)(8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:
 - i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.



SS-PV ZONE

4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.
 - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
 - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
 - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.



SS-PV ZONE

2. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. The applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.
2. The applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement of part (C) above.



M. Development Standards Applicable to Specific Uses

1. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.

17.29.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. the use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.



SS-PV ZONE

- c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.029.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

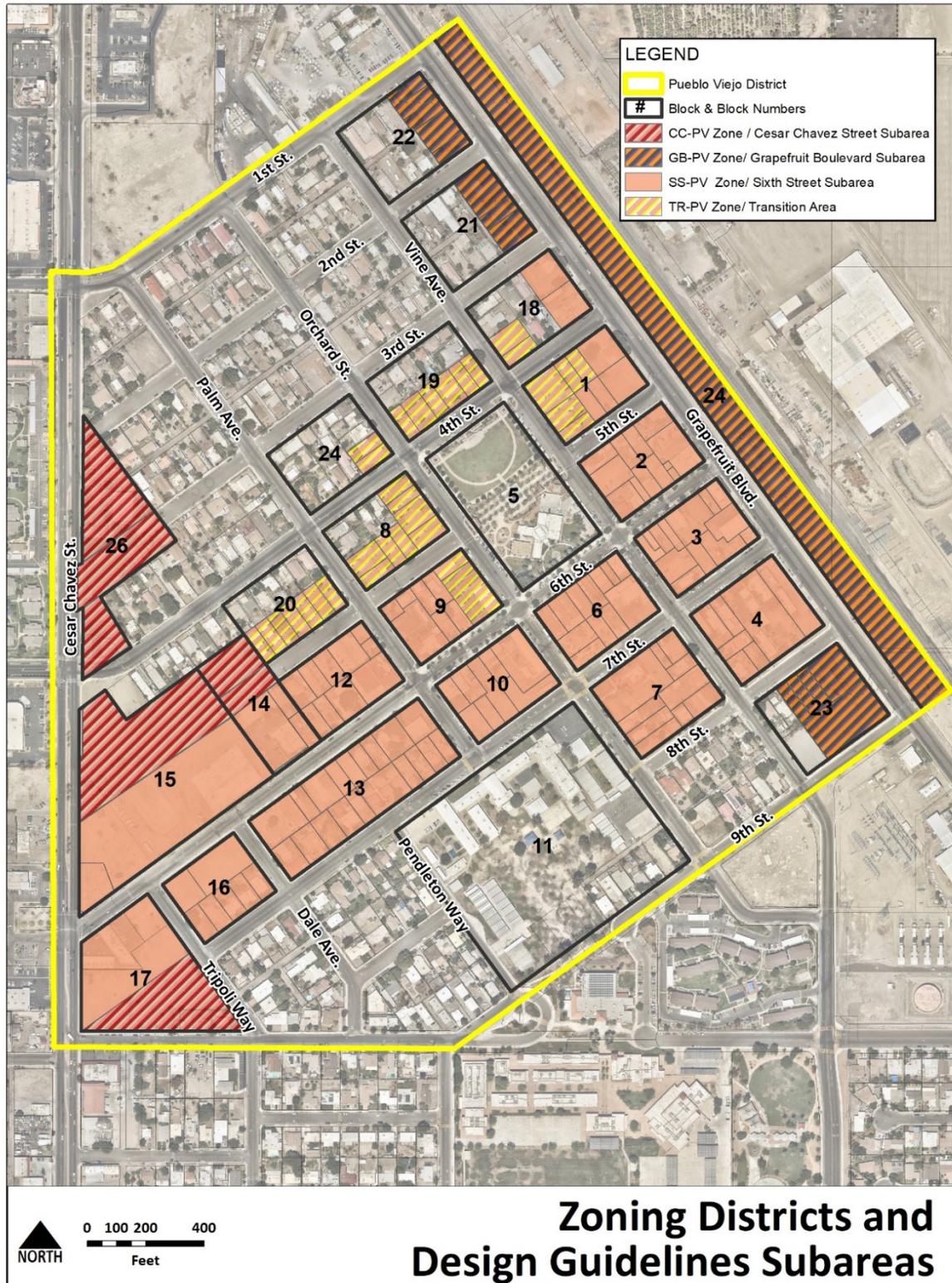
B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

1. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
2. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.



GB-PV ZONE

GB-PV – GRAPEFRUIT BOULEVARD PUEBLO VIEJO ZONE





17.25.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the areas of the Pueblo Viejo that borders Grapefruit Boulevard and serve as gateways into the district. The Pueblo Viejo is envisioned as a higher-density downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. Centered around a mixed-use core, this zone encourages future mixed-use development, but recognizes the need to support existing uses previously allowed under the C-G General Commercial Use and M-S Manufacturing Service zones. This zone provides for an orderly transition to higher intensity development, defined as the Downtown Center in the city’s General Plan. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses, but allows for flexibility in reducing parking requirements, maintaining existing historical automobile-oriented architectural character along Grapefruit Boulevard and retrofitting existing development as market-demands call for new, innovative and/or higher intensity development styles.

17.25.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Service, limited Manufacturing, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-Use, Retail, Office
Minimum Building Height	Two (2) stories or thirty-five (35) feet
Front Setback	Zero (0) to ten (10) feet from property line except for where adjoining zoning is residential, then front setback shall be of equal depth to the average of the required front-yards of the adjoining residential zone
Upper Floor Setbacks	Additional five (5) foot setback for each story on buildings adjacent to a single-family residential zone.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0
Maximum Block Size	The integrity of existing blocks shall be maintained
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent.



GB-PV ZONE

Encroachment for Colonnades or Arcades Allowed	Yes, except for Grapefruit Boulevard. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line.
Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater.

17.25.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. the Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Amusement Arcades (Indoor)
4. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
5. Antique Dealers and Shop
6. Appliance Repair and Maintenance
7. Art and Architecture Supply Shops and Studios
8. Art Dealers
9. Automobile Parts and Accessories Stores
10. Automobile Service Station
11. Automotive Equipment Rental and Leasing
12. Automotive Repair and Maintenance
13. Beer and/or Winemaking Supply Retail Stores
14. Business Professional, Labor, Political and Similar Organizations
15. Business Service Centers
16. Candle Shops
17. Caterers
18. Civic and Social Organizations
19. Clothing and Clothing Accessories Stores
20. Collectors Shops
21. Combined Live/Work Dwellings
22. Computer Systems Design and Related Services
23. Consignment Shops
24. Consumer Goods Rentals



GB-PV ZONE

25. Cosmetics, Beauty Supplies and Perfume Stores
26. Dance Halls
27. Child Day Care Centers
28. Diet and Weight Reducing Centers
29. Drug Stores or Retail Pharmacies
30. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
31. Educational Services
32. Electronic and Precision Equipment Repair and Maintenance
33. Electronics and Appliance Stores
34. Emergency Services Stations (Including Police and Fire)
35. Employment Services
36. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)
37. Fitness and Recreational Sports Centers
38. Flag and Banner Shops
39. Florist Shops
40. Food Service Contractors
41. Footwear and Leather Goods Repair
42. Fruit and Vegetable Markets
43. Funeral Homes and Funeral Services
44. General Rental Centers
45. Grantmaking and Giving Services
46. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
47. Hardware Stores
48. Health and Personal Care Stores
49. Home Furnishing Stores
50. Home Health Care Services
51. Home Security Equipment Stores
52. Hotels, Resort Hotels and Motels
53. Household Furniture or Stores
54. Independent Artists, Writers and Performers
55. Information
56. Interurban and Rural Bus Transportation
57. Investigation and Security Services (Except Locksmiths)
58. Jewelry and Silverware Manufacturing
59. Jewelry Repair Shops
60. Jewelry, Luggage and Leather Goods Stores
61. Laboratory, Research
62. Laboratory, Support
63. Libraries and Archives
64. Locksmiths
65. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
66. Medical and Diagnostic Laboratories
67. Motorcycle and ATV Dealers
68. Office Administrative Services
69. Office Machinery and Equipment Rental and Leasing



GB-PV ZONE

70. Office Machinery Equipment Rental and Leasing
71. Office Supplies, Stationary and Gift Stores
72. Office, Professional
73. Offices of Lessors of Other Real Estate Property
74. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
75. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
76. Offices of Construction Industries
77. Offices of Dentists
78. Offices of Finance and Insurance
79. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
80. Offices of Lessors of Residential Buildings and Dwellings
81. Offices of Management of Companies and Enterprises
82. Offices of Motion Picture and Video Industries
83. Offices of Newspaper, Periodical, Book and Directory Publishers
84. Offices of Other Health Care Practitioners
85. Offices of Physicians
86. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
87. Offices of Promoters of Performing Arts, Sports and Similar Events
88. Offices of Real Estate Agents and Brokers
89. Offices of Software Publishers
90. Optical Goods Stores
91. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)
92. Other Personal and Household Goods Repair and Maintenance
93. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
94. Paint and Wallpaper Stores
95. Parcel Delivery Services
96. Pet and Pet Supply Stores
97. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
98. Photographic Services and Photofinishing
99. Post Services
100. Recreational or Youth Sports Teams
101. Religious Goods Store
102. Religious Institution
103. Residential, Multi-Family
104. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
105. Retail Bakeries



GB-PV ZONE

106. Reupholstery and Furniture Repair
107. Social Advocacy Organizations
108. Sound Recording Industries
109. Specialty Food Stores (No On-Site Slaughtering)
110. Sporting Goods, Hobby, Musical Instrument, Toy and Book Stores
111. Supermarkets and Other Grocery Stores
112. Tailor and Alterations Stores
113. Theaters and Auditoriums
114. Thrift Shops
115. Tourist Information Centers
116. Travel Arrangement and Reservation Services
117. Trophy (Including Awards and Plaques) Shops
118. Urban Transit Systems
119. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. New Car Dealers
3. Used Car Dealers
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Blind and Shade Manufacturing
7. Blood and Organ Banks
8. Bowling Centers
9. Cannabis Retail Establishment
10. Chocolate Confectionary Manufacturing
11. Coffee and Tea Manufacturing
12. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
13. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, Office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
14. Community Gardens
15. Convenience Stores with Gas Stations
16. Dairy Product Manufacturing
17. Distribution Centers
18. Drinking Places
19. Drive-Thru Windows
20. Electric Lighting Equipment Manufacturing
21. Emergency Shelters



22. Equipment Sales, Rental and Storage
23. Freight Transportation Arrangement
24. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
25. Grain and Bakery Products
26. Home and Garden Equipment Repair and Maintenance
27. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
28. Mattress Manufacturing
29. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
30. Museums, Historical Sites, and Similar Institutions (Except Zoos)
31. Non-Chocolate Confectionery Manufacturing
32. Office Supplies (Except Paper) Manufacturing
33. Outpatient Care Centers
34. Parking Lots
35. Parking Structures
36. Performing Arts Companies
37. Printing
38. Public Utility Substations and Storage Buildings
39. Recycling Center, Neighborhood Only
40. Scenic and Sightseeing Transportation, Land
41. Scientific Research and Development Services
42. Services to Buildings and Dwellings
43. Sign Manufacturing
44. Soft Drink and Ice Manufacturing
45. Sporting and Athletic Goods Manufacturing
46. Telephone Call Center
47. Telephone Exchanges and Switching Equipment
48. Testing Laboratories
49. Tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
50. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Fuel Service Stations
6. Nurseries, Garden Center and Farm Supply Stores
7. Outdoor Dining Areas
8. Parking Lots



GB-PV ZONE

9. Residential, Proprietor/Caretaker Dwelling Unit
10. Retail Distribution of Products Manufactured on Premises
11. Tree Nut Farming

D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. Campgrounds
4. Cemeteries and Crematories
5. Communications and Microwave Installations
6. Communications Equipment Manufacturing
7. Community Food and Housing, and Emergency and Other Relief Services
8. Computer and Peripheral Equipment Manufacturing
9. Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly
10. Converted Paper Product Manufacturing
11. Facilities Support Services
12. Footwear Manufacturing
13. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
14. Gambling Industries
15. General Medical and Surgical Hospitals
16. Glass and Glass Product Manufacturing
17. Golf Courses and Country Clubs
18. Household Appliance Manufacturing
19. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
20. Lessors of Mini-warehouses and Self-Storage Units
21. Manufacturing of Reproducing Magnetic and Optical Media
22. Medical Equipment and Supplies Manufacturing



23. Miniature Golf Courses
24. Mobile Food Services
25. Mobile Homes, Provided They Are Kept Mobile and Licensed Pursuant to State Law, When Used for Construction Offices and Caretaker's Quarters on Construction Sites for the Duration of a Valid Building Permit
26. Musical Instrument Manufacturing
27. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
28. Nursing Care Facilities
29. Office Furniture (Including Fixtures) Manufacturing
30. Optical Instrument and Lens Manufacturing
31. Other Ambulatory Health Care Services
32. Other Residential Care Facilities
33. Other Support Services
34. Photographic and Photocopying Equipment Manufacturing
35. Printing Machinery Equipment Manufacturing
36. Psychiatric and Substance Abuse Hospitals
37. Remediation and Other Waste Management Services
38. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
39. Residential, Accessory Dwelling Unit
40. Residential, Single-Family
41. Riding Stables
42. Rooming and Boarding Houses, Dormitories and Worker's Camps
43. Scale and Balance Manufacturing
44. Semiconductor and Other Electronic Component Manufacturing
45. Services to Buildings and Dwellings
46. Sign Manufacturing
47. Signs, On-Site Advertising
48. Specialty Hospitals (Except Psychiatric and Substance Abuse)
49. Spectator Sports
50. Waste Collection
51. Waste Treatment and Disposal

17.25.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.



B. Building Types

1. Mixed-Use
 - a. Mixed-use may be oriented in a horizontal and/or vertical development pattern if uses are integrated within the same block.
 - b. Residential uses may be allowed on the first floor of a building provided all the following are met:
 - i. the first-floor height meets requirement (C)(2) of this part;
 - ii. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - iii. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
 - iv. No ownership tenure is allowed for first-floor residential use.
 - c. The Planning Director or their designee may waive the requirements of section (B)(2) of this part above except for section (B)(2)(c) of this part.
 - d. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
2. The lower floor of proposed parking garages that face or partially face any street must include usable commercial space and are required to follow the design guidelines for parking garages.
3. All uses, except for outdoor dining, nurseries, tree-nut farming, parking, and other conditional or temporary outdoor uses permitted in section 17.23.030 shall be conducted entirely within a completely enclosed building.
4. Nurseries must be completely screened from view on all sides. See (I) of this section for screening and fencing requirements.
5. New buildings, that are of only one story and meet only the minimum height criteria of this zone, must be built to structurally support future vertical expansion as market forces may command expansion or reuse as not to inhibit intensification of this zone as envisioned by the General Plan except:
 - a. Flex Buildings. Flex buildings shall meet all other applicable criteria of this section and in addition:
 - i. May contain singularly or in combination, industrial, commercial, retail or service uses.
 - ii. Must provide for reconfigurable interior spaces and partitions to suit the needs of current and future uses.
 - iii. Must adhere to the design guidelines and incorporate surrounding architectural styles, character and/or elements that creates a unique contribution to the Pueblo Viejo District.

C. Building Orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.



D. Height, Massing and Articulation

1. Building height must be a minimum of two (2) usable stories or twenty-five (25) feet.
2. the first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. Buildings that are not two (2) floors or more in height must utilize a faux floor style on the exterior façade to give the visual appearance of more than one story.
4. All buildings shall incorporate articulation and façade treatments as outlined in the applicable design guidelines for this zone.
5. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street.
6. An additional five (5) foot setback for every story shall be required on all building faces adjacent to a single-family residential zone.
7. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
8. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.

E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to



GB-PV ZONE

the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.

2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Additional requirements for buildings that contain or partially contain manufacturing uses:
 - a. A side or rear yard of not less than thirty (30) feet is required for any building directly adjacent to a single-family residential district. If an alleyway separates the uses, the overall yard may be reduced by ten (10) feet.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart substantially from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than one (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in part (8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1,000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:



- i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.
4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The requirements of subsection (a) above may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. If the proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.



- c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
- d. A payment-in-lieu agreement with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
- e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.
2. For nurseries, screening of not less than eight (8) feet in height and not more than twelve (12) feet in height shall fully encompass the nursery.
3. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.
4. All screening and fencing shall be subject to the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. the applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.



2. the applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement above.

M. Development Standards Applicable to Specific Uses

1. Emergency Shelters shall comply with the following criteria:
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The shelter shall always provide at least one qualified on-site supervisor, plus one attendant for each fifty (50) occupants.
 - c. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site.
 - d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
 - e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
 - f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
 - g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.
2. Residential, Proprietor/Caretaker Dwelling Unit



- a. No structure originally designed or intended for single-family residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling unit by a proprietor, manager, custodian or caretaker of a permitted use.
3. Manufacturing
 - a. No use shall be established in this zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety or general welfare. All uses shall be continuously maintained so that they are neither obnoxious or offensive by reason of the above emissions.
4. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.



17.25.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

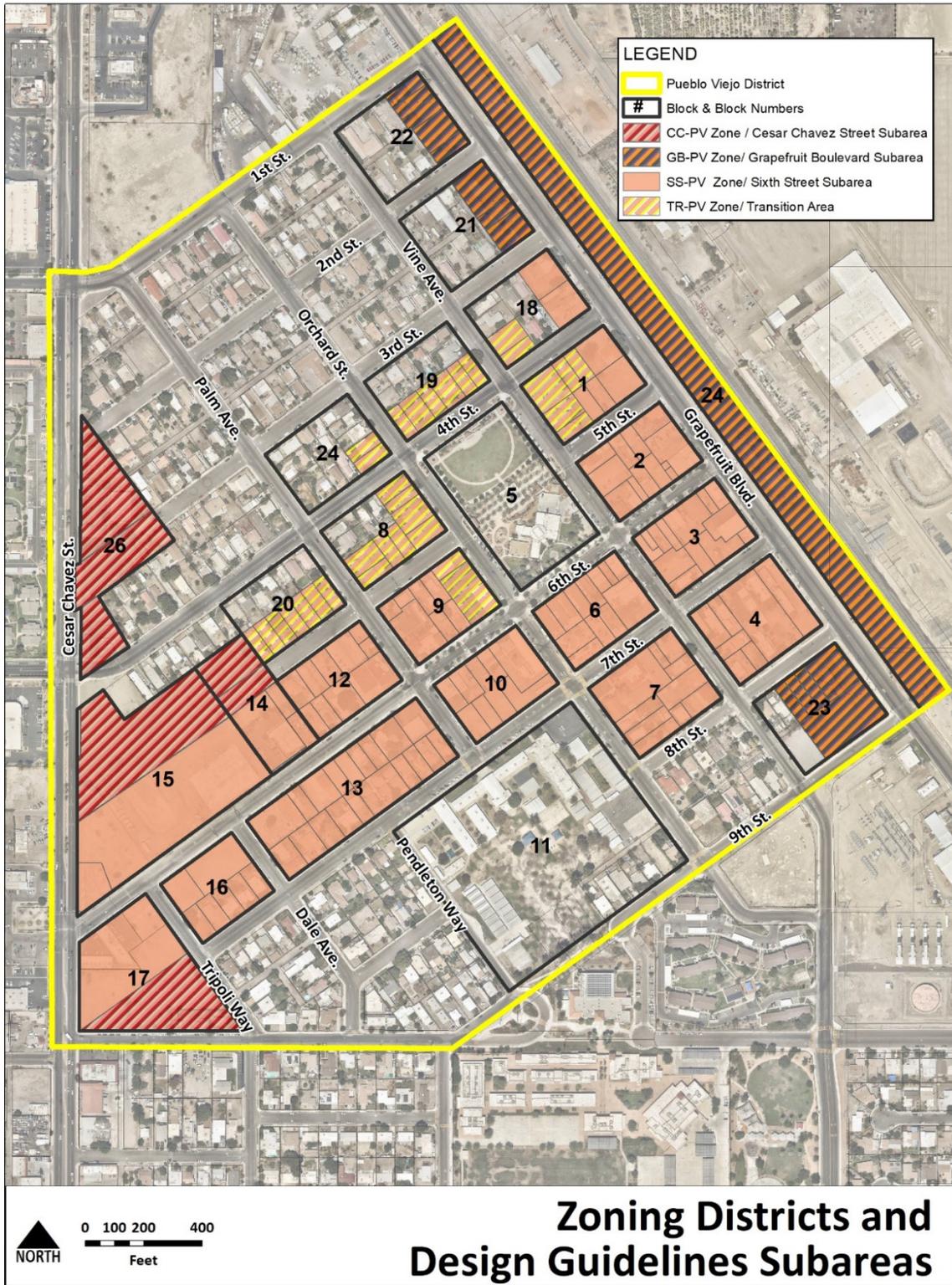
1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. The use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.025.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

3. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
4. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.
5. Changing of a use governed by this section to a use not permitted in this zone shall immediately terminate the application of this section, and such use shall be reclassified as an illegal non-conforming use and shall be subject to Chapter 17.78 of this ordinance.



CC-PV – CESAR CHAVEZ STREET PUEBLO VIEJO ZONE





17.23.010 Intent and Purpose.

This zone is intended to provide for and encourage the orderly development of the areas of the Pueblo Viejo that border Cesar Chavez Street and serve as gateways into the district. The Pueblo Viejo is envisioned as a higher-density downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. This zone is intended to be centered around a mixed-use core and encourages future mixed-use development but recognizes the need to support existing uses previously allowed under the C-G General Commercial Use Zone. It provides for an orderly transition to higher intensity development, defined as the Downtown Center in the city’s General Plan. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses, but allows for flexibility in reducing parking requirements and retrofitting existing development as market-demands call for new, innovative and higher intensity development styles.

17.23.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Retail, Mixed-Use Residential/Commercial, Office and Service
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-Use, Retail, Office, and Shopping Centers.
Minimum Building Height	Two (2) stories or twenty-five (25) feet
Front Setback	Zero (0) to ten (10) feet from property line except for where adjoining zoning is residential, then front setback shall be of equal depth to the average of the required front-yards of the adjoining residential zone.
Upper Floor Setbacks	Ten (10) foot setback for stories adjacent to a single-family residential zone.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0
Maximum Block Size	Five hundred (500) linear feet on Cesar Chavez Street
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent.



CC-PV ZONE

Encroachment for Colonnades or Arcades Allowed	On all streets, except Cesar Chavez Street, subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line.
Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater.

17.23.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. the Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Amusement Arcades (Indoor)
4. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
5. Antique Dealers and Shop
6. Appliance Repair and Maintenance
7. Art and Architecture Supply Shops and Studios
8. Art Dealers
9. Automobile Parts and Accessories Stores
10. Beer and/or Winemaking Supply Retail Stores
11. Business Professional, Labor, Political and Similar Organizations
12. Business Service Centers
13. Candle Shops
14. Caterers
15. Civic and Social Organizations
16. Clothing and Clothing Accessories Stores
17. Collectors Shops
18. Combined Live/Work Dwellings
19. Computer Systems Design and Related Services
20. Consignment Shops
21. Consumer Goods Rentals
22. Cosmetics, Beauty Supplies and Perfume Stores
23. Dance Halls



24. Child Day Care Centers
25. Diet and Weight Reducing Centers
26. Drug Stores or Retail Pharmacies
27. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
28. Educational Services
29. Electronic and Precision Equipment Repair and Maintenance
30. Electronics and Appliance Stores
31. Emergency Services Stations (Including Police and Fire)
32. Employment Services
33. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)
34. Fitness and Recreational Sports Centers
35. Flag and Banner Shops
36. Florist Shops
37. Food Service Contractors
38. Footwear and Leather Goods Repair
39. Fruit and Vegetable Markets
40. Funeral Homes and Funeral Services
41. Grantmaking and Giving Services
42. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
43. Hardware Stores
44. Health and Personal Care Stores
45. Home Furnishing Stores
46. Home Health Care Services
47. Home Security Equipment Stores
48. Hotels, Resort Hotels and Motels
49. Household Furniture or Stores
50. Independent Artists, Writers and Performers
51. Information
52. Interurban and Rural Bus Transportation
53. Investigation and Security Services (Except Locksmiths)
54. Jewelry and Silverware Manufacturing
55. Jewelry Repair Shops
56. Jewelry, Luggage and Leather Goods Stores
57. Laboratory, Research
58. Laboratory, Support
59. Libraries and Archives
60. Locksmiths
61. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
62. Medical and Diagnostic Laboratories
63. Office Administrative Services
64. Office Machinery and Equipment Rental and Leasing
65. Office Supplies, Stationary and Gift Stores
66. Office, Professional
67. Offices of Lessors of Other Real Estate Property



68. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
69. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
70. Offices of Construction Industries
71. Offices of Dentists
72. Offices of Finance and Insurance
73. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
74. Offices of Lessors of Residential Buildings and Dwellings
75. Offices of Management of Companies and Enterprises
76. Offices of Motion Picture and Video Industries
77. Offices of Newspaper, Periodical, Book and Directory Publishers
78. Offices of Other Health Care Practitioners
79. Offices of Physicians
80. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
81. Offices of Promoters of Performing Arts, Sports and Similar Events
82. Offices of Real Estate Agents and Brokers
83. Offices of Software Publishers
84. Optical Goods Stores
85. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)
86. Other Personal and Household Goods Repair and Maintenance
87. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
88. Paint and Wallpaper Stores
89. Pet and Pet Supply Stores
90. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
91. Photographic Services and Photofinishing
92. Post Services
93. Recreational or Youth Sports Teams
94. Religious Goods Store
95. Religious Institution
96. Residential, Multi-Family
97. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
98. Retail Bakeries
99. Reupholstery and Furniture Repair
100. Social Advocacy Organizations
101. Sound Recording Industries
102. Specialty Food Stores (No On-Site Slaughtering)
103. Sporting Goods, Hobby, Musical Instrument, Toy and Book Stores



CC-PV ZONE

- 104. Supermarkets and Other Grocery Stores
- 105. Tailor and Alterations Stores
- 106. Theaters and Auditoriums
- 107. Thrift Shops
- 108. Tourist Information Centers
- 109. Travel Arrangement and Reservation Services
- 110. Urban Transit Systems
- 111. Vocational Rehabilitation Services

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

- 1. Adult Novelty Stores
- 2. Bed and Breakfast Inns
- 3. Billiard and Pool Halls
- 4. Bowling Centers
- 5. Cannabis Retail Establishment
- 6. Community Gardens
- 7. Drinking Places
- 8. Drive-Thru Windows
- 9. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
- 10. Motorcycle and ATV Dealers
- 11. Museums, Historical Sites, and Similar Institutions (Except Zoos)
- 12. Outpatient Care Centers
- 13. Parking Lots
- 14. Parking Structures
- 15. Performing Arts Companies
- 16. Public Utility Substations and Storage Buildings
- 17. Recycling Center, Neighborhood Only
- 18. Scenic and Sightseeing Transportation, Land
- 19. Scientific Research and Development Services
- 20. Services to Buildings and Dwellings
- 21. Telephone Exchanges and Switching Equipment
- 22. Testing Laboratories
- 23. Tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
- 24. Water and Gas Company Service Facilities



C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Nurseries, Garden Center and Farm Supply Stores
6. Outdoor Dining Areas
7. Parking Lots

D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. New Car Dealers
4. Used Car Dealers
5. Automobile Service Station
6. Automotive Equipment Rental and Leasing
7. Automotive Repair and Maintenance
8. Blind and Shade Manufacturing
9. Blood and Organ Banks
10. Campgrounds
11. Cemeteries and Crematories
12. Chocolate Confectionary Manufacturing
13. Coffee and Tea Manufacturing



14. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
15. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, Office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
16. Communications and Microwave Installations
17. Communications Equipment Manufacturing
18. Community Food and Housing, and Emergency and Other Relief Services
19. Computer and Peripheral Equipment Manufacturing
20. Continuing Care Retirement Communities and Assisted Living Facilities For the Elderly
21. Convenience Stores with Gas Stations
22. Converted Paper Product Manufacturing
23. Dairy Product Manufacturing
24. Distribution Centers
25. Electric Lighting Equipment Manufacturing
26. Emergency Shelters
27. Equipment Sales, Rental and Storage
28. Facilities Support Services
29. Footwear Manufacturing
30. Freight Transportation Arrangement
31. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
32. Fuel Service Stations
33. Gambling Industries
34. General Medical and Surgical Hospitals
35. General Rental Centers
36. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
37. Glass and Glass Product Manufacturing
38. Golf Courses and Country Clubs
39. Grain and Bakery Products
40. Home and Garden Equipment Repair and Maintenance
41. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
42. Household Appliance Manufacturing
43. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
44. Lessors of Mini-warehouses and Self-Storage Units
45. Manufacturing of Reproducing Magnetic and Optical Media
46. Mattress Manufacturing
47. Medical Equipment and Supplies Manufacturing
48. Miniature Golf Courses
49. Mobile Food Services
50. Mobile Homes, Provided They Are Kept Mobile and Licensed Pursuant to State Law, When Used for Construction Offices and Caretaker's Quarters on Construction Sites for the Duration of a Valid Building Permit



51. Musical Instrument Manufacturing
52. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
53. Non-Chocolate Confectionery Manufacturing
54. Nursing Care Facilities
55. Office Furniture (Including Fixtures) Manufacturing
56. Office Machinery Equipment Rental and Leasing
57. Office Supplies (Except Paper) Manufacturing
58. Optical Instrument and Lens Manufacturing
59. Other Ambulatory Health Care Services
60. Other Residential Care Facilities
61. Other Support Services
62. Parcel Delivery Services
63. Photographic and Photocopying Equipment Manufacturing
64. Printing
65. Printing Machinery Equipment Manufacturing
66. Psychiatric and Substance Abuse Hospitals
67. Remediation and Other Waste Management Services
68. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
69. Residential, Accessory Dwelling Unit
70. Residential, Proprietor/Caretaker Dwelling Unit
71. Residential, Single-Family
72. Riding Stables
73. Rooming and Boarding Houses, Dormitories and Worker's Camps
74. Scale and Balance Manufacturing
75. Semiconductor and Other Electronic Component Manufacturing
76. Sign Manufacturing
77. Signs, On-Site Advertising
78. Soft Drink and Ice Manufacturing
79. Specialty Hospitals (Except Psychiatric and Substance Abuse)
80. Spectator Sports
81. Sporting and Athletic Goods Manufacturing
82. Telephone Call Center
83. Tree Nut Farming
84. Trophy (Including Awards and Plaques) Shops
85. Waste Collection
86. Waste Treatment and Disposal

17.23.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.



CC-PV ZONE

2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.

B. Building Types

1. Mixed-Use:
 - a. Mixed-use may be oriented in a horizontal and/or vertical development pattern if uses are integrated within the same block.
 - b. Residential uses may be allowed on the first floor of a building provided all the following are met:
 - i. the first-floor height meets requirement (C)(2) of this part;
 - ii. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
 - iii. Residential first floor development floor height must be elevated at least 3 feet above the sidewalk plane to provide for privacy for residents.
 - iv. No ownership tenure is allowed for first-floor residential use.
 - c. The Planning Director or their designee may waive the requirements of section (B)(2) of this part above except for section (B)(2)(c) of this part.
 - d. Vertical mixed-use buildings or integrated horizontal developments may reduce parking requirements by forty (40) percent.
 - e. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
2. The lower floor of proposed parking garages that face or partially face any street must include usable commercial space and are required to follow the architectural guidelines for parking garages as specified in the design guidelines.
3. All uses, except for outdoor nurseries, parking, and conditional or temporary outdoor uses permitted in section 17.23.030 shall be conducted entirely within a completely enclosed building.
4. Nurseries must be completely screened from view on all sides. See (I) of this section for screening and fencing requirements.
5. New buildings, that meet the minimum height criteria of this zone, must be built to structurally support future vertical expansion as market forces may command expansion or reuse as not to inhibit intensification of this zone as envisioned by the General Plan.

C. Building Orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.



D. Height, Massing and Articulation

1. Building height must be a minimum of two (2) usable stories or twenty-five (25) feet.
2. the first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. Buildings that are not two (2) floors or more in height must utilize a faux floor style on the exterior façade for minimum massing.
4. All buildings shall incorporate articulation and façade treatments as outlined in the applicable design guidelines for this zone.
5. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street.
6. An additional five (5) foot setback for every story shall be required on all building faces adjacent to a single-family residential zone.
7. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
8. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.

E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
 - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. the Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to



the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.

2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure.

H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than one (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in subsection (H)(8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
 - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces per 1,000 square feet of gross floor area.
 - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:
 - i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.



- v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
 - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.
4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
 - a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.
 - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
 - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.



- e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.
2. For nurseries, screening of not less than eight (8) feet in height and not more than twelve (12) feet in height shall fully encompass the nursery.
3. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.
4. All screening and fencing shall be subject to the design guidelines.

J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. The applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.
2. The applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo District upon approval of the Planning Director or their designee.



L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. For each additional bedroom beyond one bedroom: an additional one-hundred and fifty (150) square feet minimum dwelling unit size is required in addition to the minimum requirements above.

M. Development Standards Applicable to Specific Uses

1. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.



- g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
- h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.

17.23.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

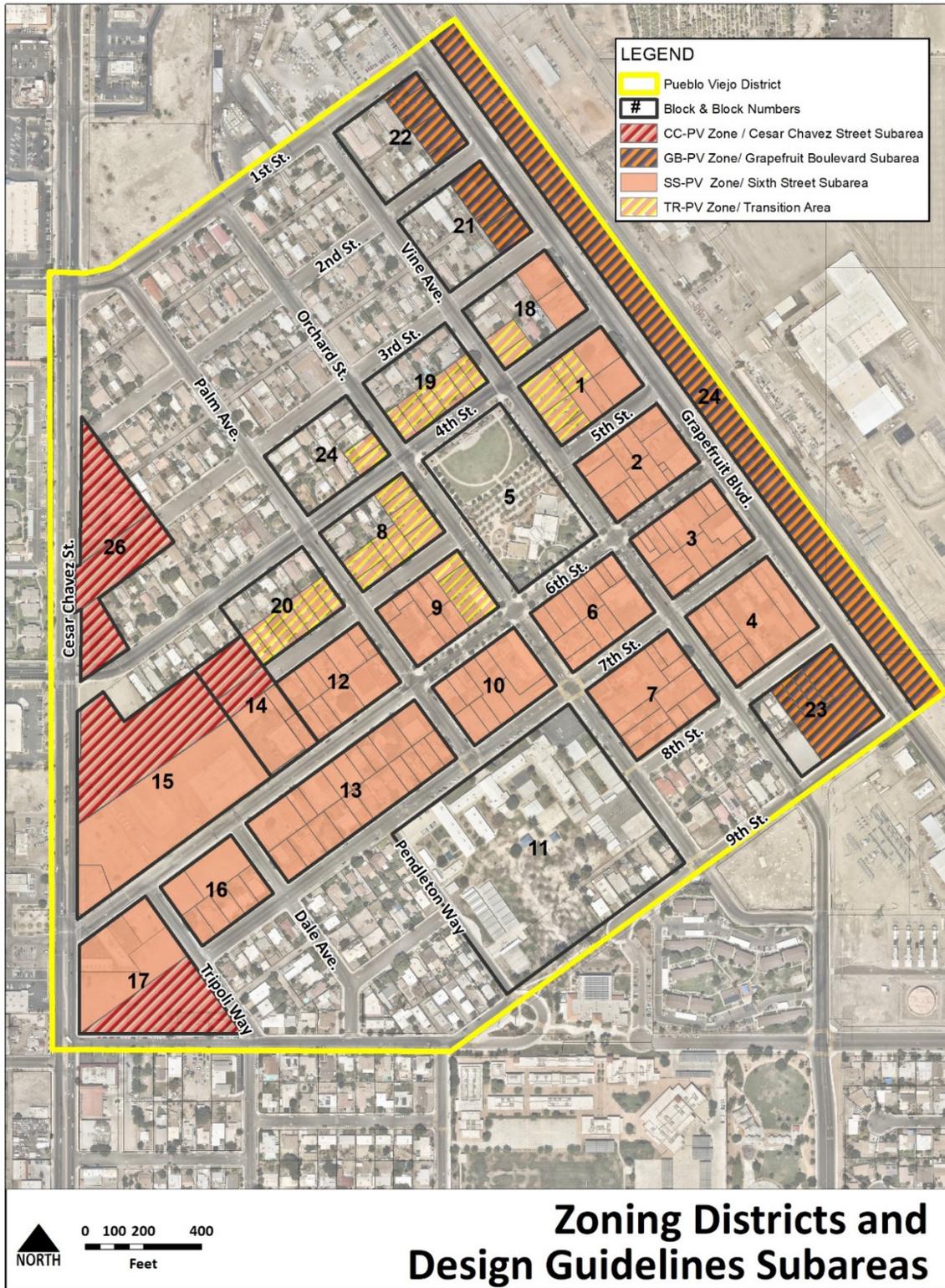
- 1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. The use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.029.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
- 2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

- 1. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
- 2. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.
- 3. Changing of a use governed by this section to a use not permitted in this zone shall immediately terminate the application of this section, and such use shall be reclassified as an illegal non-conforming use and shall be subject to Chapter 17.78 of this ordinance.



TR-PV – TRANSITION AREA PUEBLO VIEJO ZONE





17.27.010 Intent and Purpose.

This zone is intended to allow for an orderly transition in uses from single-family, industrial and mixed-commercial into a low-intensity commercial area that intends to utilize and improve existing structures, encourages infill development and co-exists with surrounding single-family residential use for convenience services and a transition between automobile uses and the core of the Pueblo Viejo. Uses would include professional offices, small retail establishments, bed and breakfasts, short-term rentals, and similar uses to the downtown area, except at a lower level of intensity that limits deliveries, on-site parking and impacts to existing residential land uses. The area would serve to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran’s Park and City Hall.

17.27.020 Summary of District Regulations.

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Transitional commercial, Office, and retail, surface parking, specialty lodging, and live-work units (see 17.27.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Architectural Guidelines
General Building Types Allowed	Adaptive reuse, Infill, Live-work Units (townhouse style)
Maximum Building Height	One story greater than surrounding properties with a maximum of three (3) stories and fifty (50) feet
Front Yard	Average of existing setbacks on block face
Side Yard	Five (5) feet, or ten (10) feet if adjacent to single-family residential use
Rear Yard	Ten (10) feet adjoining residential zone and if structure contains residential units, then a minimum of twenty (20) feet
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding three (3) facing existing single-family residential.
Allowed Residential Densities	Up to 25 dwelling units per acre
Allowed Office/Commercial/Retail Intensities	0.5 to 1.5 FAR
Maximum Block Size	Integrity of existing blocks shall be maintained
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	Fifty (50) feet
Maximum Lot Coverage	Seventy (70) percent
Housing Affordability Requirements	No



TR-PV ZONE

Public Open Space Requirements	Ten (10) percent, except for single-family residential uses.
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater

17.27.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Section 17.06 of this ordinance. The Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

A. Permitted Uses

1. Activities Related to Real Estate
2. Antique Dealers and Shop
3. Art and Architecture Supply Shops and Studios
4. Art Dealers
5. Bed and Breakfast Inns
6. Beer and/or Winemaking Supply Retail Stores
7. Business Professional, Labor, Political and Similar organizations
8. Business Service Centers
9. Candle Shops
10. Collectors Shops
11. Combined Live/Work Dwellings
12. Computer Systems Design and Related Services
13. Consignment Shops
14. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)
15. Flag and Banner Shops
16. Florist Shops
17. Footwear and Leather Goods Repair
18. Grantmaking and Giving Services
19. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
20. Household Furniture or Stores
21. Jewelry, Luggage and Leather Goods Stores
22. Live/Work Units
23. Office Administrative Services
24. Office, Professional
25. Offices of Lessors of Other Real Estate Property



26. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
27. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
28. Offices of Construction Industries
29. Offices of Dentists
30. Offices of Finance and Insurance
31. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
32. Offices of Lessors of Residential Buildings and Dwellings
33. Offices of Management of Companies and Enterprises
34. Offices of Motion Picture and Video Industries
35. Offices of Newspaper, Periodical, Book and Directory Publishers
36. Offices of Other Health Care Practitioners
37. Offices of Physicians
38. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
39. Offices of Promoters of Performing Arts, Sports and Similar Events
40. Offices of Real Estate Agents and Brokers
41. Offices of Software Publishers
42. Religious Goods Store
43. Residential, Single-Family detached
44. Residential, Single-Family attached
45. Social Advocacy organizations
46. Sporting Goods, Hobby, Musical Instrument, toy and Book Stores
47. Tailor and Alterations Stores

B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. All conditional uses are subject to Chapter 17.74 of this ordinance.

1. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
2. Caterers
3. Civic and Social Organizations
4. Community Gardens
5. Continuing Care Retirement Communities and Assisted Living Facilities for The Elderly
6. Child Day Care Centers
7. Employment Services
8. Independent Artists, Writers and Performers
9. Information
10. Interurban and Rural Bus Transportation
11. Investigation and Security Services (Except Locksmiths)
12. Jewelry Repair Shops



13. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
14. Museums, Historical Sites, and Similar Institutions (Except Zoos)
15. Optical Goods Stores
16. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
17. Outdoor Dining Areas
18. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
19. Public Utility Substations and Storage Buildings
20. Residential, Accessory Dwelling Unit
21. Residential, Multi-family
22. Residential, Proprietor/Caretaker Dwelling Unit
23. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
24. Retail Bakeries
25. Reupholstery and Furniture Repair
26. Scenic and Sightseeing Transportation, Land
27. Sound Recording Industries
28. Specialty Food Stores (No On-Site Slaughtering)
29. Supermarkets and Other Grocery Stores
30. Telephone Exchanges and Switching Equipment
31. Tourist Information Centers
32. Travel Arrangement and Reservation Services
33. Trophy (Including Awards and Plaques) Shops
34. Urban Transit Systems
35. Vocational Rehabilitation Services
36. Water and Gas Company Service Facilities

C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Drinking Places
6. Florist Shops
7. Fruit and Vegetable Markets
8. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
9. Mobile Food Services
10. Nurseries, Garden Center and Farm Supply Stores



TR-PV ZONE

11. Outdoor Dining Areas
12. Parking Lots

D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Outdoor Sales Areas

E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Adult Novelty Stores
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Amusement Arcades (Indoor)
4. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
5. Appliance Repair and Maintenance
6. Archery or Shooting Ranges
7. New Car Dealers
8. Used Car Dealers
9. Automobile Parts and Accessories Stores
10. Automobile Service Station
11. Automotive Equipment Rental and Leasing
12. Automotive Repair and Maintenance
13. Billiard and Pool Halls
14. Blind and Shade Manufacturing
15. Blood and Organ Banks
16. Bowling Centers
17. Campgrounds
18. Cemeteries and Crematories
19. Chocolate Confectionary Manufacturing
20. Clothing and Clothing Accessories Stores
21. Coffee and Tea Manufacturing
22. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
23. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, Office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
24. Communications and Microwave Installations



25. Communications Equipment Manufacturing
26. Community Food and Housing, and Emergency and Other Relief Services
27. Computer and Peripheral Equipment Manufacturing
28. Consumer Goods Rentals
29. Convenience Stores with Gas Stations
30. Converted Paper Product Manufacturing
31. Cosmetics, Beauty Supplies and Perfume Stores
32. Dairy Product Manufacturing
33. Dance Halls
34. Diet and Weight Reducing Centers
35. Distribution Centers
36. Drive-Thru Windows
37. Drug Stores or Retail Pharmacies
38. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
39. Educational Services
40. Electric Lighting Equipment Manufacturing
41. Electronic and Precision Equipment Repair and Maintenance
42. Electronics and Appliance Stores
43. Emergency Services Stations (Including Police and Fire)
44. Emergency Shelters
45. Equipment Sales, Rental and Storage
46. Facilities Support Services
47. Fitness and Recreational Sports Centers
48. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
49. Food Service Contractors
50. Footwear Manufacturing
51. Freight Transportation Arrangement
52. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
53. Fuel Service Stations
54. Funeral Homes and Funeral Services
55. Gambling Industries
56. General Medical and Surgical Hospitals
57. General Rental Centers
58. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
59. Glass and Glass Product Manufacturing
60. Golf Courses and Country Clubs
61. Grain and Bakery Products
62. Hardware Stores
63. Health and Personal Care Stores
64. Home and Garden Equipment Repair and Maintenance
65. Home Furnishing Stores
66. Home Health Care Services
67. Home Security Equipment Stores
68. Hotels, Resort Hotels and Motels



69. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
70. Household Appliance Manufacturing
71. Jewelry and Silverware Manufacturing
72. Laboratory, Research
73. Laboratory, Support
74. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
75. Lessors of Mini-warehouses and Self-Storage Units
76. Libraries and Archives
77. Locksmiths
78. Manufacturing of Reproducing Magnetic and Optical Media
79. Mattress Manufacturing
80. Medical and Diagnostic Laboratories
81. Medical Equipment and Supplies Manufacturing
82. Miniature Golf Courses
83. Mobile Homes, Provided They Are Kept Mobile and Licensed Pursuant to State Law, When Used For Construction Offices and Caretaker's Quarters On Construction Sites For The Duration of A Valid Building Permit
84. Motorcycle and ATV Dealers
85. Musical Instrument Manufacturing
86. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
87. Non-Chocolate Confectionery Manufacturing
88. Nursing Care Facilities
89. Office Furniture (Including Fixtures) Manufacturing
90. Office Machinery and Equipment Rental and Leasing
91. Office Machinery Equipment Rental and Leasing
92. Office Supplies (Except Paper) Manufacturing
93. Office Supplies, Stationary and Gift Stores
94. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
95. Optical Instrument and Lens Manufacturing
96. Other Ambulatory Health Care Services
97. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)
98. Other Personal and Household Goods Repair and Maintenance
99. Other Residential Care Facilities
100. Other Support Services
101. Outpatient Care Centers
102. Paint and Wallpaper Stores
103. Parcel Delivery Services
104. Parking Structures
105. Performing Arts Companies
106. Pet and Pet Supply Stores
107. Photographic and Photocopying Equipment Manufacturing
108. Photographic Services and Photofinishing



- 109. Post Services
- 110. Printing
- 111. Printing Machinery Equipment Manufacturing
- 112. Psychiatric and Substance Abuse Hospitals
- 113. Recreational or Youth Sports Teams
- 114. Recycling Center, Neighborhood Only
- 115. Religious Institution
- 116. Remediation and Other Waste Management Services
- 117. Residential Intellectual and Developmental Disability, Mental Health,
and Substance Abuse Facilities
- 118. Residential, Multi-Family
- 119. Riding Stables
- 120. Rooming and Boarding Houses, Dormitories and Worker's Camps
- 121. Scale and Balance Manufacturing
- 122. Scientific Research and Development Services
- 123. Semiconductor and Other Electronic Component Manufacturing
- 124. Services to Buildings and Dwellings
- 125. Sign Manufacturing
- 126. Signs, On-Site Advertising
- 127. Soft Drink and Ice Manufacturing
- 128. Specialty Hospitals (Except Psychiatric and Substance Abuse)
- 129. Spectator Sports
- 130. Sporting and Athletic Goods Manufacturing
- 131. Telephone Call Center
- 132. Testing Laboratories
- 133. Theaters and Auditoriums
- 134. Thrift Shops
- 135. Tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or
Hookah Shops and Lounges
- 136. Tree Nut Farming
- 137. Waste Collection
- 138. Waste Treatment and Disposal

17.27.040 Property Development Standards.

A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.



B. Building Type

1. Mixed-Use
 - a. Mixed-use may be oriented in a horizontal and/or vertical development pattern if uses are integrated within the same block.
 - b. Residential uses may be allowed on the first floor of a building provided all the following are met:
 - i. Residential first floor development floor height must be elevated at least 3 feet above the sidewalk plane to provide for privacy for residents.
 - ii. No ownership tenure is allowed for first-floor residential use.
 - c. The Planning Director or their designee may waive the requirements of section (B)(2) of this part above except for section (B)(2)(c) of this part.
 - d. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
2. The re-use of existing structures is encouraged. Existing structures may be expanded as long as they maintain their architectural character.
3. In-fill development should follow the requirements of part (A) of this section, but also incorporate architectural elements, massing and compatibility with surrounding structures.
4. Residential uses may include single-family detached, in similar massing to the surrounding residential neighborhood, or single-family attached units as townhouses.

C. Building orientation

1. Buildings shall maintain the general orientation of surrounding properties.
2. Non-residential entrances must be located at the level of the sidewalk plane.
3. For existing structures, non-residential entrances must be ADA accessible and adaptation such as site grading and/or ramps may be utilized.

D. Height, Massing and Articulation

1. The maximum building height may be up to one story greater than that of immediate surrounding properties with an absolute maximum building height of three stories or fifty (50) feet, whichever is greater.
2. Buildings greater than two stories that are adjacent to a single-family residential use must utilize a setback of ten (10) feet above the second story for the façade facing the single-family residential use.
3. All buildings must include articulation a minimum of every thirty (30) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
4. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.



E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
 - a. Residential: A maximum of twenty-five (25) dwelling units per acre.
 - b. Office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 1.5 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: Fifty (50) feet.
5. Maximum Lot Coverage: Seventy (70) percent.
6. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.

F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the average of front setbacks for existing primary structures on the block face is required. For corner lots, the side build-to line shall constitute the average setbacks for existing primary structures on that block face. The front yard shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4) of this ordinance.
2. SIDE YARD: The side yard shall be a minimum of five (5) feet. The side yard shall be a minimum of ten (10) feet if adjacent to a single-family residential use.
3. REAR YARD: Where the zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. In the case of a building or structure for residential use, there shall be a rear yard of not less than twenty (20) feet.
4. Waivers to yard requirements may be administratively approved by the Planning Director or their designee based upon justification and design intent of the applicant.

G. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than one (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in subsection (H)(8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:



- a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces per 1000 square feet of gross floor area.
- b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:
 - i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
- c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
 - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
 - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
 - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
 - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
 - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.
4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:



- a. the proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
- b. The proposed development incorporates paid parking into the development.
- c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
- d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
- e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

H. Screening and Fencing

1. All screening and fencing shall be subject to the design guidelines.

I. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. The applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.
3. The provisions of this section shall not apply to single-family detached residential development or the reuse of existing structures with no modification to the exterior of the structure.

J. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.



TR-PV ZONE

3. Ten (10) square feet per unit, or a minimum of one thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: one hundred and fifty (150) square feet in addition to the minimum requirement of c. in this section.

K. Signage

1. The provisions of Chapter 17.56 and the design guidelines shall apply to all signs within this zone. In addition, the following sign is defined and allowed for use in this zone with the following provisions:
 - a. Professional Shingle Sign:
 - i. Definition: A suspended sign that indicates the pertinent facts concerning a business or professional service conducted on the premises.
 - ii. A Professional Single Sign is allowed within this zone is the only allowed sign type for live/work units and/or former single-family detached structures changed to a commercial use.
 - iii. A Professional Shingle Sign may be suspended from a freestanding post that is no more than eight (8) feet high, any existing post, a mailbox post, or affixed to the building.
 - iv. A Professional Shingle Sign cannot exceed the dimensions of one (1) foot by three (3) feet, by three (3) inches, and cannot be internally lit.
 - v. A Professional Shingle Sign may be externally lit with a spotlight affixed to the sign or freestanding, that does not exceed the equivalent of one hundred (100) watts for a conventional light bulb.
 - vi. Any lit sign must not produce glare or projecting light that may spill onto another property or create a nuisance.

L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.



3. Ten (10) square feet per unit, or a minimum of one-thousand (1,000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
 - a. Micro-Unit: Three Hundred and Fifty (350) square feet
 - b. Efficiency: Six Hundred (600) square feet
 - c. One-bedroom: Seven-hundred and Fifty (750) square feet
 - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirements of this section.

M. Development Standards Applicable to Specific Uses

1. Residential, Proprietor/Caretaker Dwelling Unit
 - a. No structure originally designed or intended for single-family residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling unit by a proprietor, manager, custodian or caretaker of a permitted use.
2. Outdoor Dining Areas
 - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
 - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
 - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
 - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
 - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
 - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.



- h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.

17.27.050 Existing Uses and Structures at the Time of Adoption of this Section.

A. The Provisions of this Section Shall Supersede Section 17.78.010 of this Ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
 - a. The use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.027.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this district thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

B. Provisions for Ineligible Uses, Lots, Structures and Characteristics and Revocation of Legal Conforming Status:

1. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78.
 2. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78.
-
1. Changing of a use governed by this section to a use not permitted in this district shall immediately terminate the application of this section, and such use shall be reclassified as an illegal non-conforming use and shall be subject to Chapter 17.78.



STUDY REPORT

DESIGN GUIDELINES

Pueblo Viejo District

Design Guidelines

City of Coachella

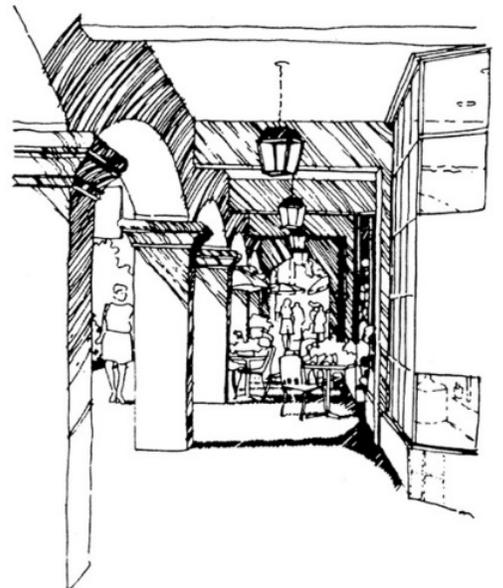


TABLE OF CONTENTS

1	INTRODUCTION.....	1-81
1.1	LOCATION	1-81
1.2	PURPOSE AND INTENT	1-82
1.3	HISTORY AND HERITAGE	1-83
1.4	DOCUMENT REVIEW	1-84
1.5	ORGANIZATION AND USE	1-85
2	CHARACTER AND DESIGN PRINCIPLES.....	2-87
2.1	DEFINED SUBAREA CHARACTER	2-87
2.2	COMMUNITY CHARACTER PRINCIPLES.....	2-90
3	PRIVATE REALM DESIGN GUIDELINES.....	3-93
3.1	INTERPRETATION AND APPLICATION	3-93
3.2	HOW TO USE GUIDELINES DOCUMENT	3-93
3.3	ALLOWED AND ENCOURAGED ARCHITECTURAL STYLES.....	3-95
3.4	PROXIMITY OF SIMILAR STYLES	3-107
3.5	GENERAL PROVISIONS	3-108
3.6	SIXTH STREET MIXED USE SUBAREA	3-122
3.7	GRAPEFRUIT BOULEVARD SUBAREA.....	3-136
3.8	CESAR CHAVEZ STREET SUBAREA	3-143
3.9	TRANSITION AREA.....	3-150
3.10	SIGNS AND PUBLIC ART.....	3-156
4	PUBLIC REALM DESIGN GUIDELINES.....	4-165
4.1	STREETSCAPE CONCEPTS	4-165
4.2	GENERAL GUIDELINES	4-171
4.3	TRAFFIC CALMING FEATURES	4-183
4.4	LANDSCAPING GUIDELINES AND PLANTING PALETTE	4-190

1 INTRODUCTION



1.1 LOCATION

The Pueblo Viejo District serves as the heart of the City of Coachella. The triangular district is bounded by Cesar Chavez Street (formerly Harrison Street) on the west, Grapefruit Boulevard on the east, and Bagdad Avenue on the south. The area houses a variety of businesses, institutional buildings such as the City Hall, the Post Office, the new Library, recreational facilities such as Veterans’ Park and numerous other uses. The area is also poised for additional growth with a County facility to be located at 6th Street and Cesar Chavez Street as well as interest in additional development at 6th Street and Cesar Chavez Street.

With Grapefruit Boulevard bordering the plan area, the Pueblo Viejo District is connected to the wider region and has the potential for attracting additional retail and retail customers through tourism, additional housing opportunities and maintaining and growing this unique place and heart of the community. As part of the implementation of the Pueblo Viejo Revitalization Plan, these Design Guidelines serve as a tool to maintaining and growing the sense of place that defines what the Coachella community loves about the Pueblo Viejo and how the community can attain its vision for a more vibrant and active district.

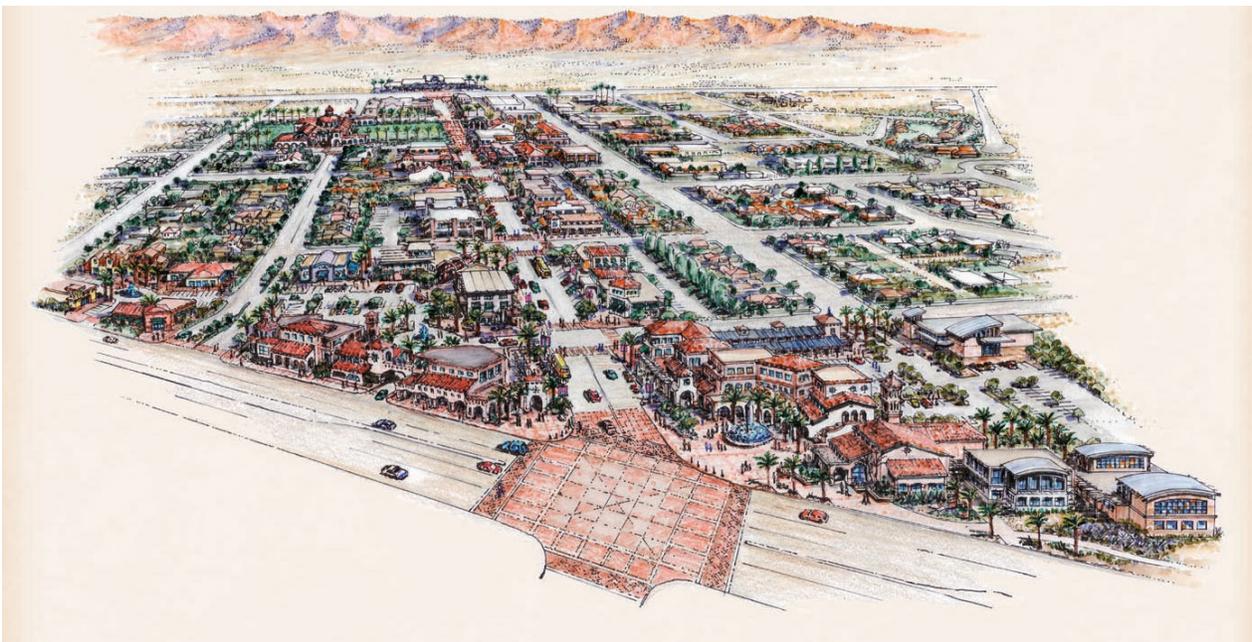
1.2 PURPOSE AND INTENT

The Pueblo Viejo Revitalization Plan, created in 2010, established a vision for the area following extensive public engagement and consultation with stakeholders and City officials. This plan established the following vision:

“Pueblo Viejo is the civic and cultural heart of Coachella. The community is proud of the historic charm, locally-owned businesses, and vibrant civic center. As you enter through the attractive gateways on Sixth Street, you are immersed in a lively street scene offering shady walkways, cooling water fountains, outdoor dining, and unique shopping. Once empty lots are now filled with mixed-use buildings that respect the heritage, climate, and community values. Family-friendly events and festivals fill the streets and public spaces. As you relax in the clean, well maintained civic center core, you know . . . you have arrived in Pueblo Viejo!”

The plan included tools for implementation of this vision including conceptual design guidelines. The City has already started implementing the plan with the revamping of the Veterans’ Park area and the streetscape along three blocks of Sixth Street and around Veterans’ Park and the construction of the new Library.

Pueblo Viejo Vision Diagram. SOURCE: Michael Baker International



As part of the implementation, these Design Guidelines were adopted to create a cohesive look and feel and maintain and enhance the sense of place that is the Pueblo Viejo. More specifically these Design Guidelines:

- Provide additional guidance on private realm architecture and site design to enhance the physical, visual, and functional compatibility between uses;
- Provide guidance on the development of the public realm, including streetscapes and public infrastructure; and
- Ensure that new public and private development in the District is compatible, honors the history of the City of Coachella, and contributes to the unique character of Pueblo Viejo District.

These Design Guidelines are intended to provide design professionals, property owners, residents, and the City a clear understanding of the City of Coachella’s expectations for the planning and design of properties in Pueblo Viejo. The Design Guidelines are supplemental to the City’s Municipal Code (including Zoning Ordinance and Sign Ordinance), General Plan and the Pueblo Viejo Revitalization Plan. These Design Guidelines replace the citywide Design Guidelines for the defined Pueblo Viejo District as outlined in Section 1.1.

1.3 HISTORY AND HERITAGE

Coachella’s early beginnings date back to 1898 when a wood terminal was established on a Southern Pacific Railroad siding. This terminal transported mesquite wood to Los Angeles. Many Mexican American railroad track workers, also known as Traqueros, came to the area to work on this siding and the extension of the Southern Pacific Railroad to the Coachella Valley.

Development of the city did not truly begin until the Rector Brothers, Jason L. Rector and Lon B. Rector, dug a well to access artesian water in November 1900. This well is now covered by the intersection of Grapefruit Avenue and Fifth Street. The first dwelling in the city was an adobe structure owned by Mr. Rector. Many businesses were established by Mr. Rector, including the Coachella Valley Produce Association and the Coachella Valley Refrigerating Company. These businesses served as the basis for growth and future industrial development in the city.

Due in part to the establishment of the Coachella Valley Produce Association, the city has a very strong agrarian history, and for many years, it was the closest place for mostly Mexican-American farmworkers to receive services. In an effort to secure fair wages for these farmworkers, Cesar Chavez, Dolores Huerta, and Gilbert Padilla founded Farmworkers United in 1962 in the Coachella Valley. Cesar Chavez led strikes and boycotts in the 1960s. He is highly regarded throughout the

The history and heritage of the City of Coachella is extremely important to the city’s residents. The Design Guidelines help create a unique place and combat the architecture of nowhere by striving to protect this history and heritage. The Design Guidelines encourage development that is sensitive to both, the existing and historically significant buildings in the District while allowing for innovation and growth that maintains the eclectic and unique sense of place that is the Pueblo Viejo District.

city. In 2018, Harrison Street at the eastern boundary of Pueblo Viejo District was renamed Cesar Chavez Street.

1.4 DOCUMENT REVIEW

1.4.1 2010 Pueblo Viejo Revitalization Plan

The Pueblo Viejo Revitalization Plan established the vision for the redevelopment of the revitalized District. The plan analyzed the current citywide Design Guidelines for the area and called for amending those guidelines in its implementation program. These Design Guidelines provide clear guidance as to how new development and existing development modifications should be designed to be compliant with the Vision for the Pueblo Viejo.

1.4.2 Coachella General Plan

These Design Guidelines help to implement the General Plan. More specifically this includes:

- Implementation of the General Plan’s Guiding Principles
- Land Use and Community Character
 - Downtown Center
 - Public Designations including Mini Parks and Plazas/Greens
 - Public Facilities and Buildings
 - Building Types
 - Subarea 2 – Downtown policies
- Mobility
 - Goal 1. Complete Streets
 - Goal 2. Traffic Calming
 - Goal 3. Pedestrian Network
 - Goal 4. Bicycle Trail Network
 - Goal 5. Transit Supportive Development Patterns
- Community Health and Wellness
 - Policy 2.3 – Housing diversity
 - Policy 8.24 – Public Plazas
- Sustainability and Natural Environment
 - Policy 1.6 – Climate-appropriate building types
 - Policy 1.10 – Adaptation strategy
 - Policy 1.11 – Urban forest
 - Policy 1.14 – Designing for changing precipitation patterns
 - Policy 2.2 – Passive solar design
 - Policy 2.3 – Alternative energy
 - Policy 2.8 – Renewable energy-open space areas
 - Policy 2.9 – Energy-efficient street lighting

- Policy 3.4 – Low impact development
- Policy 3.7 – Landscape design
- Policy 3.8 – Groundwater Infiltration
- Policy 4.6 – Public realm shading
- Policy 6.5 – Dark sky
- Infrastructure and Public Services
 - Policy 1.7 – Infill
 - Policy 1.9 – Land use compatibility
- Noise
 - Policy 3.2 – Traffic Calming
- Housing
 - Policy 1.5 – Housing Downtown
 - Policy 1.8 – Innovative Construction

1.4.3 Coachella Zoning Ordinance

These design guidelines provide additional guidance for the properties within the Pueblo Viejo District. The guidelines are not intended to replace or supersede the design standards included in the City’s Municipal Code, Title 17, Zoning. These guidelines are intended to enhance those items required by the City’s Zoning Ordinance and provide additional guidance for architectural review, as required in the zoning districts within Pueblo Viejo District. Where conflicts between the Municipal Code and these Design Guidelines occur, the Municipal Code shall prevail. However, the planning Director and Planning Commission will use these Guidelines as a policy document in conditioning the approval of new development projects or substantive remodel projects.

1.5 ORGANIZATION AND USE

This document is organized into five sections:

1. Introduction
2. Design Principles
3. Private Realm Design Guidelines
4. Public Realm Design Guidelines
5. Definitions

The **Introduction** orients the reader to the design guidelines document. The section opens with a description of the Pueblo Viejo District and introduces the purpose and intent of the Design Guidelines. It also provides a brief history of Coachella so that the reader understands the District’s setting and its importance in relation to the larger city. The Introduction summarizes related documents such as the City’s General Plan, 2010 Pueblo Viejo Revitalization Plan, and Zoning Ordinance that also form part of the policy framework for the Pueblo Viejo.

The **Design Principles** section paints a picture of the overall character that is to be achieved in various subareas of the Pueblo Viejo District rather than citing details. It sets forth the overarching principles and/or best practices that are to be followed when considering the Design Guidelines. The section also includes case studies of recent developments in the Pueblo Viejo District.

The **Private Realm Design Guidelines** section details the guidelines that are to be followed when developing private property. The section begins by describing the Pueblo Viejo's historic background and discusses appropriate architectural styles for the commercial areas of the district based on history, cultural influences, changing demographics, and public engagement feedback. It also includes detailed guidelines for various elements based on the styles of architecture that are allowed in the Pueblo Viejo's three commercial subareas. The section also includes suggestions and encouragement for public art, plazas, paseos and gathering spaces.

The **Public Realm Design Guidelines** section provides suggestions for development of public streets, alleys, and sidewalk areas. The section provides suggested typical cross sections and facilities for various streets. While detailed plans are to be created for streetscape concepts for each commercial street, the guidelines include best practices to incorporate in public infrastructure design or expectations the City has for private development of spaces to be included in the public realm. Residential streetscapes are not suggested; rather, traffic calming strategies are laid out for these streets. The section also provides guidance on landscape improvements and includes a planting palette for commercial areas.

The **Definitions** section explains various planning terms that have been used in the document. The words are arranged in alphabetical order for ease of use by the reader. Care has been taken to use simple terms in the document and to avoid planning jargon as much as possible.

2 CHARACTER AND DESIGN PRINCIPLES

2

2.1 DEFINED SUBAREA CHARACTER

The Pueblo Viejo District is divided into six distinct subareas. The focus of the Design Guidelines is on those subareas that may experience in-fill development, commercial and/or mixed-use development, such as the Sixth Street Subarea, Grapefruit Boulevard, Cesar Chavez Street, and the Transition Area surrounding Veterans’ Park. The Design Guidelines establish the character, architectural style, massing, materials, and colors for architecture in each of these subareas.

While most of the Pueblo Viejo District consists of low-density residential uses and will remain so, the vision calls for more mixed-use development throughout the core of the Pueblo Viejo. However, the guidelines do not suggest the nature and character of development that might occur in the residential areas except as envisioned in General Plan; rather, they focus on the public realm aspect in these areas and do not provide Design Guidelines for residential uses in these areas.

Below is a brief summary of the subareas, as shown on Map A.

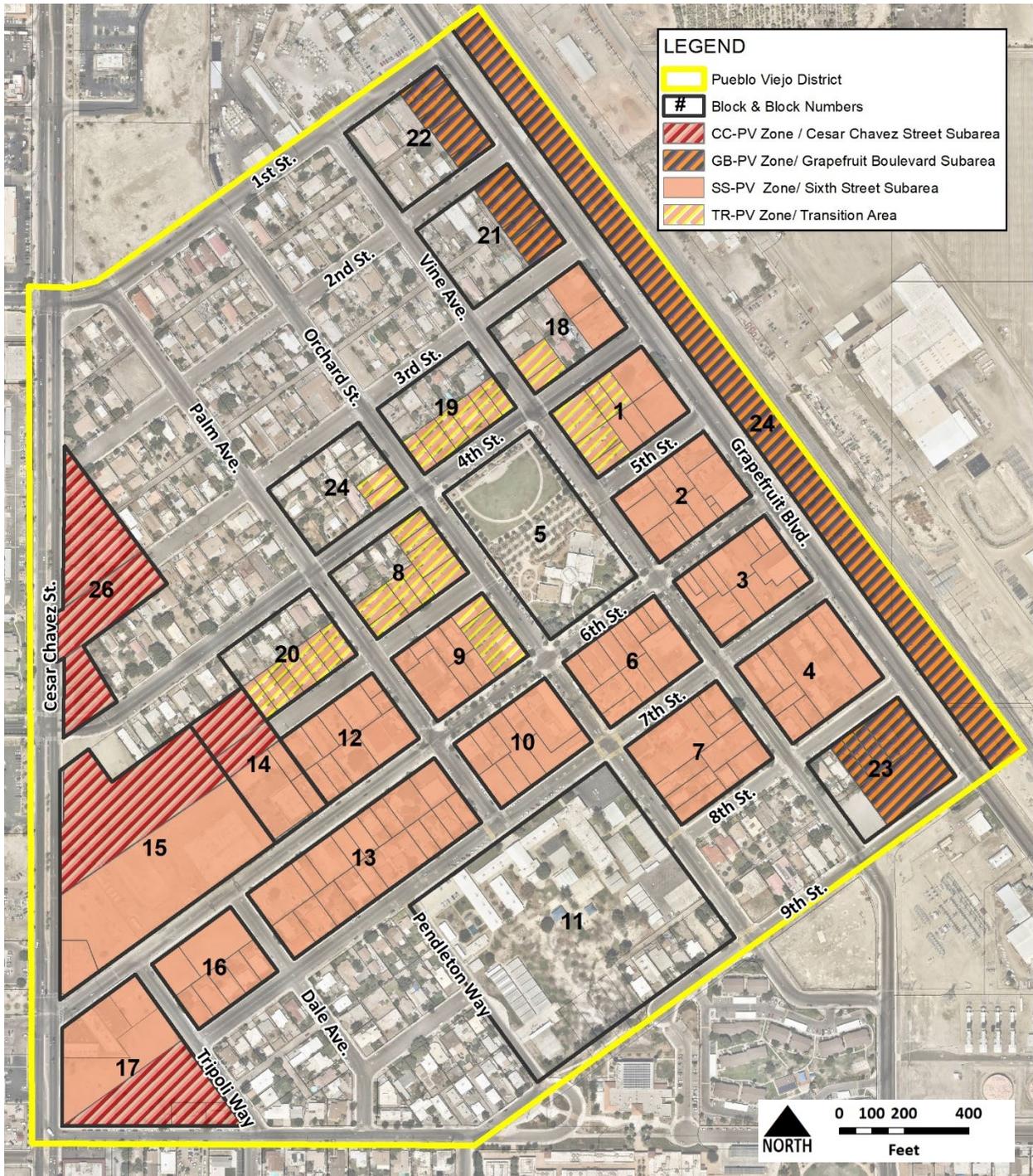
2.1.1 Sixth Street Subarea

The Sixth Street Subarea comprises the area along Fifth, Sixth, and Seventh Streets and includes the Post Office as well as the area surrounding intersections with Grapefruit Boulevard and Cesar Chavez Street. The area is envisioned as a walkable “main street” environment with higher densities, multistory structures with a mix of uses both horizontally and vertically. However, the density should not be overwhelming for a pedestrian, and building architecture should focus on the human scale by creating a superior pedestrian environment.

Sixth Street Subarea Views. SOURCE: Michael Baker International



Map A Subarea Limits Map. SOURCE: Michael Baker International



This is achieved by incorporating significant details in the buildings’ architecture, especially on the ground floor. Businesses should have good pedestrian scale frontages to provide a rewarding visual experience for the people passing by. Retail stores should incorporate displays that trigger the interest of pedestrians. The two newly built Library building and the County office building under construction at the time of this report) are good examples of architecture and details that will be suitable for Sixth Street Subarea.

*Library Building along Sixth Street.
SOURCE: Michael Baker International*



Fifth and Seventh Streets are expected to enjoy a spillover effect from Sixth Street and will follow similar development patterns. However, the predominant shaded walkway and wider sidewalks along Sixth Street will create a different look and feel for the space between the streets. The intersections with Grapefruit Boulevard and Cesar Chavez Street are also part of the Sixth Street Subarea. These are entryways to the Sixth Street main street; thus, greater detail in both the private and public realms is advocated in the guidelines to create an inviting environment.

*Sixth Street Subarea Views. SOURCE:
Michael Baker International*



2.1.2 Grapefruit Boulevard

The Grapefruit Boulevard Subarea is envisioned to be automobile focused but also a walkable and bikeable environments. The corridor caters to freestanding structures with their own parking lots and used for commercial, light industrial, and automobile-oriented uses. Multi-family structures may be integrated in the horizontal mix of the area.

*Grapefruit Boulevard Subarea Views.
SOURCE: Michael Baker International*



The Design Guidelines focus on the cosmetic improvement of existing building façades and enhancement of the streetscape to accommodate pedestrians and bicyclists. New development and modifications to existing development should experiment with architectural styles to create auto-oriented yet attractive buildings.



2.1.3 Cesar Chavez Street Subarea

Cesar Chavez Street is a commercial street with mainly auto-oriented franchise stores. The Design Guidelines for this area are similar to those for Grapefruit Boulevard and focus on the improvement of building façades and the implementation of complete and walkable streets. While the uses may differ, the style of architecture, density, height, and general ambiance/placemaking elements will follow the “main street” characteristics described above for Sixth Street as the district transitions towards 6th Street and away from the existing built retail in the subarea.

2.1.4 Transition Area

The Transition subarea refers to the parcels surrounding Veterans’ Park. Because the area is envisioned to serve as a transition between residential and commercial use utilizing the existing residential structures and maintaining similar density and massing. New development and modification of existing uses that fits a transition between residential and commercial scale should be encouraged.

Palm View Elementary subarea views



2.1.5 Palm View Elementary School

The block in which the school is located features institutional uses. Built in 1928, Palm View Elementary is the oldest school in the District and has been plagued for years by obsolescence due to the building age and materials originally used. The current school building features Spanish Revival style architecture with an arched opening at the entrance. It is proposed to be demolished and a new school is to be built on the existing property. The historic nature of the school will be taken into account and will be incorporated into the new design. Since the development is underway, and approved by the City, Design Guidelines are not provided for this subarea.

Civic Center and Veterans’ Park Subarea Views. SOURCE: Michael Baker International



2.1.6 Civic Center and Veterans’ Park

The 6th Street streetscape and Veterans’ Park projects provide a respite from the surrounding buildings. The wide sidewalks in this subarea can incorporate public art that complements the style of these developments. Since the development has recently taken place and is not expected to change in near future, the Design Guidelines are not provided for this subarea.

2.2 COMMUNITY CHARACTER PRINCIPLES

The physical city comprises both the public and the private realms. The public realm includes streets, sidewalks, and areas between the street and the sidewalk, as well as civic buildings, public plazas, parks, and greenways. Private property, including public gathering spaces not owned and operated as part of the public rights-of-way, are considered the private realm. Community character principles are the overarching principles that will define the character of the subareas. These principles are the basis for the specific guidelines pertinent to both the public and private realm that make up a neighborhood character.

2.2.1 Development Principles

- Promote dense and mixed-use development
- Promote development that is mixed both horizontally and vertically
- Promote development that is consisted to current market demand and flexible to accommodate future demand
- Promote reuse of existing historic buildings
- Promote context-sensitive infill projects and site planning
- Promote live building edges and articulated building façades emphasizing human-scale design
- Apply Crime Prevention through Environmental Design principles (CPTED) to development projects

Mixed Use Development Example. SOURCE: Brett VA



Placemaking Element Example. SOURCE: Sixflashphoto



2.2.2 Placemaking Principles

- Provide public places that are memorable and interesting
- Promote placemaking elements that pay tribute to history and tell a story of the City of Coachella
- Design public spaces to accommodate activity

2.2.3 Circulation, Mobility, and Connectivity Principles

- Integrate land use and transportation
- Utilize Complete Streets principles to create a multimodal environment
- Enhance connectivity to transit
- Create a comfortable pedestrian environment
- Create a safe environment for pedestrians and bicyclists
- Incorporate environmental design standards and green development techniques in street design
- Provide an adequate amount of on-street parking while maintaining block integrity.

Complete Streets Cater to All Users and Promote Activity. SOURCE: PeopleForBikes Foundation



3 PRIVATE REALM DESIGN GUIDELINES

3

3.1 INTERPRETATION AND APPLICATION

The guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be used during the City’s design review process to ensure new development implements General Plan goals and objectives and becomes a compatible part of the total community environment.

These guidelines shall apply to all new development within the Pueblo Viejo District. They shall also be used to review existing development for any reuse, additions, remodel, reconfiguration or other construction requiring a building permit. In the review of modifications or additions to existing development, the provisions of the guidelines will be imposed to the extent that they are applicable and practical to impose in the situation.

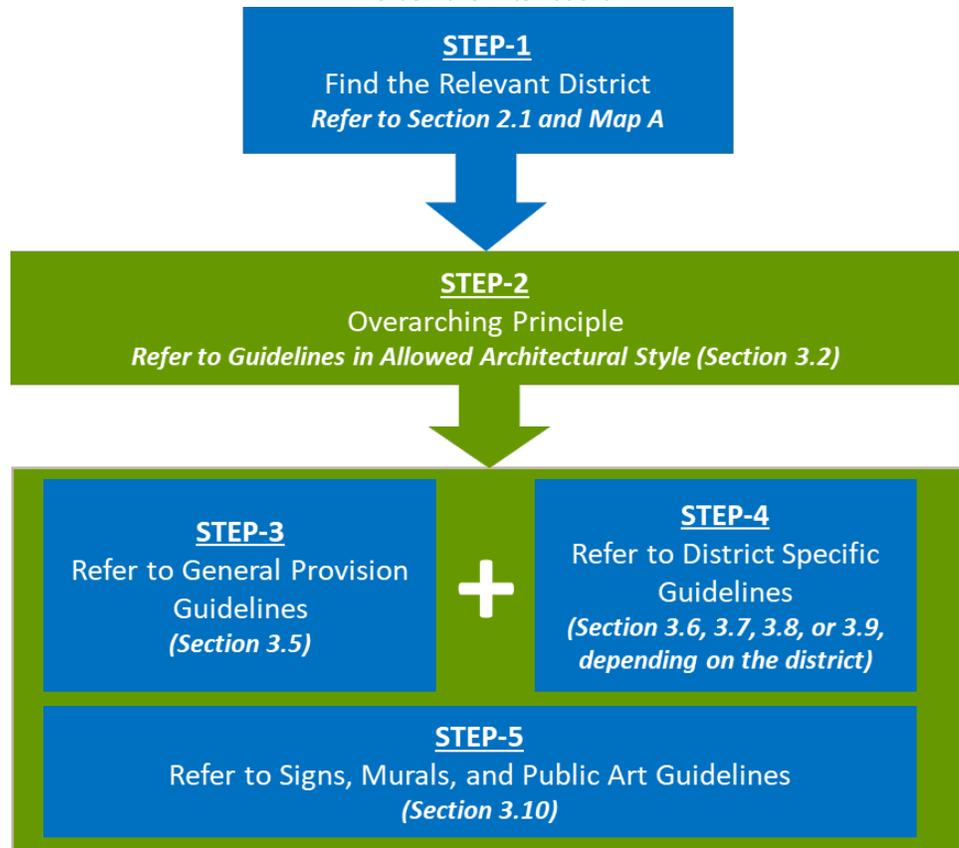
3.2 HOW TO USE GUIDELINES DOCUMENT

The Private Realm Guidelines correspond to development occurring on private property. The City’s Zoning Code should always be consulted as the first step of any development project. The guidelines are organized in various sections and the diagram below shows the process of referring to various sections of the guidelines.

- **Step 1:** First step in the usage of the guidelines is to find the relevant district of the project site based on Map A provided in Section 2.1. The section also provides an overall philosophy of the district.

- **Step 2: Overarching Principle:** Finalize the architectural style for the project and refer to Section 3.3 *Allowed and Encouraged Architectural Styles*. These guidelines are referred to in the general provisions as well as subarea guidelines.
- **Step 3:** The applicant should refer to the Section 3.5 *General Provisions*. This section applies to all subareas.
- **Step 4:** Refer to either Section 3.6, 3.7, 3.8 or 3.9 depending on the subareas that the project site is located. These sections give additional guidelines specific to the subarea in addition to general provisions.
- **Step 5:** The Section 3.10 *Signs, Murals, and Public Art*, should be consulted for all projects irrespective of the subarea. The section provides guidelines for each type of signage that is allowed in Pueblo Viejo District. Table A in this section provides a list of various signs and the suggested subareas in which they may be used. The Mural and Public Art guidelines are applicable to all subareas.

Guideline Document Usage Diagram. SOURCE: Michael Baker International



3.3 ALLOWED AND ENCOURAGED ARCHITECTURAL STYLES

A mix of architectural styles and details can create an authentic and timeless downtown. The allowed and encouraged architectural styles will support the Pueblo Viejo’s historic charm, locally owned businesses, and vibrant civic center. A vertical and horizontal mix of uses would set Coachella apart from other cities in the Coachella Valley. In addition, residents prefer a mix of architectural styles that reflect the city’s past and preserve its eclectic style and sense of place to further set the Pueblo Viejo District apart from other areas in the Coachella Valley.

Architectural styles incorporating elements that are responsive to the environmental needs of the desert, including sun-shading, are strongly encouraged. Features such as arcades and colonnades will create livable outdoor spaces that will encourage a vibrant street scene. The architecture of Pueblo Viejo District should support the vision of the district as a vibrant downtown with opportunities for fun, dining, conveniences, and livable residential communities that are close to and integrated with these uses and account for variable economic pressures of changing market conditions.

Pueblo Viejo District Architecture

The existing Pueblo Viejo District architecture in Coachella has been influenced by various architectural styles. A review of historic images captures structures that include elements of the following architectural styles: Classic Revival, Neo-Classical, Western False Front, Spanish Colonial Revival, International Style, and Art Deco.

More recent development is postmodern or international architectural styles. These styles create a platform for experimentation and playfulness often abstractly incorporating historic elements that make a place unique in one respect. It helps break the monotony of traditional styles and enables the creation of unique and iconic structures.

Classic Revival Brick Style



Classic Old West Architecture (Use of Colonnade)



Spanish Colonial Revival



Neoclassical Style



Vernacular Architecture (Use of Shaded Structures) International Style influenced by Mission Revival Style



Historic Images Source: Historic Society of Coachella

Allowed Architectural Styles

To preserve the architectural heritage of the Pueblo Viejo District, but also encourage its eclectic nature, four primary architectural styles are explicitly allowed.

- Spanish Colonial Revival
- Mission Revival
- Neoclassical
- Postmodern
- Architectural Innovation*

**In addition, applicants can depart from these styles with bold new contemporary design, but the design should be in context with the surrounding uses and pay homage to the heritage of the Pueblo Viejo District, the City of Coachella and the Coachella Valley. The detailed guidelines pertaining to each style and applicable to the Pueblo Viejo District are explained in the following sections.*

3.3.1 Spanish Colonial Revival Architecture

The Spanish Colonial Revival style revisits the traditional Spanish architectural themes seen in Spain’s early western colonial settlements. Within the U.S., this style gained national exposure at the 1915 Panama-California Exposition in San Diego. Many of the buildings designed and built for the exposition were in this style. The style is embraced principally in California and Florida and is characterized by a combination of detail from several eras of Spanish and Mexican architecture.

In the Pueblo Viejo District, architecture in the Spanish Colonial Revival style can be found along Sixth Street. Elements of this style that can be identified in Pueblo Viejo District are porch arcades with columns, round arches at entryways, and stucco exterior walls. The Coachella Public Library is designed in this style and bookends the Civic Center subarea.

This style was strongly preferred by stakeholders throughout the development of the 2010 Pueblo Viejo Revitalization Plan and these guidelines. The style blends Coachella’s Mexican heritage with a slightly modern twist and an elegance desired for Pueblo Viejo. Arcades and other attached shade structures are common features of this style and are appropriate to the local desert climate.

3.3.1.1 Overall Building Design

- Spanish Colonial Revival buildings are typically rectangular or L-shaped with horizontal massing and often include interior or exterior courtyards.

Courtyard. SOURCE: the 216



3.3.1.2 Walls

- Smooth or sand-float finish concrete stucco with tastefully placed adornments.

Smooth Stucco Walls. SOURCE: Camaclark



3.3.1.3 Roofs

- Slate or concrete shingles or half-cylindrical/ Spanish (S-shaped) modern concrete tiles should be used for durability.
- Lightly sloped or flat roofs are common to this style and are hidden behind domes or other false parapets.
- Shaped dormers/parapets.

3.3.1.4 Articulation and Decorative Elements

- Patterned cutouts in smooth stucco used to decorate walls, chimneys, and vents.
- Terra-cotta or cast concrete ornaments.

Tower, Arched entry and Windows.



Decorative Tiles SOURCE: Michael Baker International



- Decorative tiles used as a wall surface or as ornament.
- Circular or square columns can be used as vertical elements.
- Rafters and supports may be exposed on the building's exterior.
- Decorative wrought iron and wood brackets or railings.
- Towers are used as decorative elements and are encouraged. Generally round, square, or polygonal towers are used to mark entrances and stairwells.

3.3.1.5 Windows and Doors

- Deeply inset arched or rectangular windows can occur on any side of the building.
- Double-hung and French or wood casement windows are common to this style. Such windows have grilles and usually divide the upper sash into individual panes that are square or close to square, giving the appearance of divided-lite windows.
- Arched entry doorways that are oversized and imposing are a common element of this style.
- French doors are usually used to provide access to porches and verandas, creating a visual connection between the interior and exterior. These are usually made to look like the building's windows.
- The framing for doors and windows is preferred to be wood, though decorative powder-coated metal frames can be used.
- The window, grilles, and doors are typically earth tones such as dark browns, terra-cotta reds, and light greens.
- Windows should be clear glass. Decorative glass is also appropriate in some cases.

3.3.1.6 Porches and Arcades

- Long exterior arcades and galleries that wrap the building are common to this style. Semi-circular arches usually spring from square pillars to form outdoor corridors.
- Small balconies with transparent railings, typically wrought iron.
- Projecting rectangular porticos, porches, or outdoor rooms created with arched openings are prevalent, especially in residential architecture.

Square Pillars for Arcade. SOURCE: Ken Lund



3.3.1.7 Columns and Pillars

- Large square pillars are commonly used with arcades/ exterior corridors of the buildings.

3.3.1.8 Materials and Colors

- The suggested exterior material is smooth, or sand-float finish concrete stucco with a minimum thickness of 7/8 inch. Accent materials can include, but should not be limited to:
 - Natural stone
 - Wood
 - Wrought iron
 - Textured or glazed concrete masonry units
 - High-quality, pre-stressed concrete systems
 - Structural or Corten steel (if a drip area is provided)
 - Hand-painted or natural tile (decorative and otherwise)
- The preferred colors for this architectural style are earthy tone colors used as base color of the buildings. Use of different colors belonging to same family of earth colors is encouraged. Earthy tone colors come from natural things around us: brown soil, green leaf, cloudy sky, as well as the red and yellow sun. These palettes can create a warm, nature-friendly atmosphere.
- Accent colors such as light blues and greens and vibrant blues, greens, reds, and yellows are encouraged. These colors can often be bold or vivid and are used sparingly, to emphasize, contrast or create rhythm and are encouraged.
- Doors usually have a dark wood finish.

Earthy Tone Finishes. SOURCE: Alan



3.3.1.9 Lighting

- Spanish Colonial Revival–style outdoor lighting fixtures with the features listed below include:
 - Wrought iron lighting fixtures, including lanterns of many different shapes
 - Clear glass shades to accent candle-shaped bulbs or amber shaded glass
 - Grandly ornamented fixtures with scrolled metal accents
 - Fixtures are either mounted to the wall or hung using chains

3.3.2 Mission Revival Architecture

Mission Revival architecture in California was inspired by the original Spanish missions. These missions were established in the late eighteenth and early nineteenth century. Mission Revival gained popularity with the train depots of the Santa Fe and Southern Pacific rail companies. By the late nineteenth century, the style began influencing the architecture of residential, commercial, and other institutional buildings. Defining characteristics include roof parapets, simple stucco or plaster siding and

Mission Revival Architecture. SOURCE: Lordkinbote



exposed beams. Below are the suggested guidelines for buildings designed in the Mission Revival architectural style.

3.3.2.1 Overall Building Design

- Enclosed courtyards are common to Mission Revival architecture.

3.3.2.2 Walls

- Unadorned smooth or light-float stucco walls
- Reinforced masonry walls mimicking adobe mud brick

3.3.2.3 Roofs

- Half-cylindrical concrete tiles are common typically of terra cotta or earth tone.
- Low-pitched hipped roofs/ shallow roof lines with wide overhanging eaves and exposed rafters are preferred for the roof structure.
- Shaped dormers/parapets are often used.
- Bell gables can be incorporated as a façade element, along with shaped dormers.

Shaped Dormers. SOURCE: Chris English



3.3.2.4 Articulation and Decorative Elements

- Building designs are usually accompanied with bell gables and rose windows.
- Restrained decorative elements of tile, iron, and wood create articulation on the façade are used, but not to the extent of Spanish Colonial Revival.
- Circular, twisted, or square columns can be used as vertical elements and help break the monotony of the façade.
- While demarcation of floors is preferred, it is not necessary.

Rectangular and Arched Windows, Double Hung Windows and Framing. SOURCE: Jeffrey Beall



3.3.2.5 Windows and Doors

- Deeply inset arched or rectangular windows can occur on any side of the building.
- Double-hung and French or wood casement windows are common to this style. Such windows have grilles and usually divide the upper sash into individual panes that are square or close to square, giving the appearance of divided-lite windows.
- Round or quatrefoil windows are integrated with the building design and create decorative elements on the façade and are encouraged.

- Arched entry doorways are a common element of this style and are encouraged.
- French doors are usually used to provide access to porches and verandas, creating a visual connection between the interior and exterior. These are usually constructed of carved wood and appear heavy. Such doors are encouraged.
- The framing for doors and windows is preferred to be wood, though decorative powder-coated metal frames can be used.
- The windows, grilles, and doors should be of earth tone but can be in a contrasting color to the wall color.
- Simple articulation is preferred in the frames in order to create play of light and shadow.
- Windows should be clear glass. Decorative glass is also appropriate in some cases.

Quatrefoil Windows. SOURCE: Title Insurance and Trust Company



3.3.2.6 *Porches and Arcades*

- Long exterior arcades and galleries that wrap the buildings are common to this style and are encouraged. Arches usually spring from square pillars to form outdoor corridors.
- Projecting porticos, porches, or outdoor rooms created with arched openings are prevalent to this style and are encouraged, especially in residential architecture.

Porches, Pillars. SOURCE: Wolfgang Beckers and Peng



3.3.2.7 *Columns and Pillars*

- Twisted or circular columns are used as decorative elements. These also appear to frame windows in some buildings.
- Large square pillars are commonly used with arcades/ exterior corridors of the buildings.

Arcade. SOURCE: Pretzelpaws



3.3.2.8 *Materials and Colors*

- The suggested exterior material is concrete stucco with a minimum thickness of 7/8 inch. Accent materials can include, but should not be limited to:
 - Natural stone
 - Reinforced brick
 - Textured or glazed concrete masonry units
 - High-quality, pre-stressed concrete systems
 - Other high-quality metals
- The preferred colors for this architectural style are earthy tone colors used as base color of the buildings. Use of different colors belonging to same family of earth colors is encouraged. Earthy tone colors come from natural things around us: brown soil, green leaf, cloudy sky, as well as the red and yellow sun. These palettes can create a warm, nature-friendly atmosphere.

- Accent colors such as light blues and greens and vibrant blues, greens, reds, and yellows are encouraged. These colors can often be bold or vivid and are used sparingly, to emphasize, contrast or create rhythm.

3.3.2.9 Lighting

- Mission Revival–style lighting outdoor fixtures with features listed below:
 - Wrought iron or hammered copper
 - Opaque shades, especially made of amber glass that covers the bare bulbs
 - Use of chains for hanging fixtures is prevalent

3.3.3 Neoclassical Architecture

Neoclassical architecture originated in the eighteenth and early nineteenth centuries. The movement used Greek and Roman details to create structures that are characterized by grandeur of scale through the use of simple geometric forms and columns, as well as blank walls.

Some historic buildings in Coachella bear elements of neoclassical architectural style. However, unlike historic neoclassical buildings seen in other parts of the world that are highly ornate in nature, these buildings are a utilitarian version of the same. The shape and form of buildings, use of columns and other features suggest neoclassical style. Such architectural style with lesser ornamentation compared to traditional neoclassical buildings complements the other styles such as Mission Revival and Spanish Colonial Revival. Hence, this style is suitable for the Pueblo Viejo District.

Rhythm, Order, Geometry and Grandeur in Simplified Form. It is important to note that the overall building height of this example is not appropriate to the Pueblo Viejo.
SOURCE: Jörg Zügel



3.3.3.1 Overall Building Design

- The building architecture should have order and harmony. Building elements should be symmetrical with a clean geometry, and all parts should fit together to create a cohesive and balanced design.
- Neoclassical buildings usually use the Greek rule of proportion drawn from the golden ratio to design the architectural elements as well as for the overall composition of the building. Such consideration is encouraged.
- Neoclassical architecture style had no domes or towers, so they are discouraged in buildings using this style.
- The building façade is to be flat and long. A screen of freestanding columns, or windows or other elements that mimic columns is usually used. Historic examples within the Coachella valley did

not typically utilize true Greek or Roman columns, but simpler vernacular style.

3.3.3.2 Walls

- The façades are characterized by restrained ornamentation.

3.3.3.3 Roofs

- Roofs are usually flat and horizontal or low-pitched gable.

3.3.3.4 Articulation and Decorative Elements

- While the buildings can have restrained decoration and minimal ornamentation, blank façades are not permitted.
- Corner stones, or quoins, are encouraged to give a sturdy appearance.
- Trims are encouraged to be used around windows and doors.
- Use of a balustrade on upper levels is encouraged.
- Use of dentil molding—a series of closely spaced, rectangular blocks that form a molding—is encouraged below the cornice, along the roofline of a building.
- The decorative dentil molding band is encouraged to be used anywhere on a structure.
- Pilasters—a rectangular support or decorative protrusion that resembles a flat column—are encouraged to be used on the façade. Pilasters should project slightly from the wall and have a base, a shaft, and a capital like a column.

Balustrade and Use of Pilasters, Corner Treatment of Buildings. SOURCE: Jörg Zägel



3.3.3.5 Windows and Doors

- Doorways should have decorative surrounds and pediments (the triangular section found above the entranceway).
- Windows should have vertical proportions with double-hung sashes. Division into six or eight panes is encouraged.
- Windows should be evenly spaced across the building's façade.
- Windows are encouraged to be flanked by shutters.
- Fanlight windows can be used in gables or above doors on the upper floors.

Vertical Proportioned Windows, Decorative Entryways, Pediment. SOURCE: A.Savin



3.3.3.6 Porches and Arcades

- A temple-like pediment over the entry porch is usually seen as a characteristic of neoclassical architecture. However, these architectural features do not reflect the local neoclassical style in Coachella and hence, are discouraged.

- Buildings should have a full-height front porch supported by a row of columns.
- A balustrade along the second-story porch is encouraged.

3.3.3.7 Columns and Pillars

- More vernacular columns or pilasters are preferred over Greek or Roman columns.
- Columns should be even in number.
- Repetition of columns in porches and along the façade is encouraged.

3.3.3.8 Materials and Colors

- Heavier materials such as exposed reinforced brick/brick cladding are to be used in the lower portion of the structure, with lighter materials such as wood used in the upper portions of the façade.
- Exterior materials include:
 - Exposed reinforced brick, stone, and plaster on walls.
 - Trims should be made of wood or materials that are like wood and are durable. The use of foam molding is not permitted.
- If plastered, the buildings are usually in shades of white.

3.3.3.9 Lighting

- Neoclassical outdoor lighting fixtures integrating Greek and Roman ornamentation with the features listed below are encouraged:
 - Wrought iron lighting fixtures, including lanterns of many different shapes
 - Clear glass shades to accent candle-shaped bulbs or amber shaded glass
 - Grandly ornamented fixtures with scrolled metal accents
 - Fixtures are either mounted to the wall or hung using chains

3.3.4 Postmodern Architecture

Postmodernism emerged in the latter half of the twentieth century. It was a reaction against the rigid doctrines of the modernist movement that included austerity, simplicity, functionalism, uniformity, and a lack of ornamentation, color, and human scale, as well as lack of tribute to the

history and culture of the community. Modernist architectural style is a movement based on certain characteristics and features of the building as explained previously (and is not to be confused with contemporary architecture that means architecture of today). Complexity and contradiction of form, style, color, and material is the underlying theme of all postmodern buildings. Postmodernism is a broad movement that draws from a variety of architectural styles, history, culture and heritage and molds them together to create new typically more abstract design.

It is not the intention of this style to limit expression of architectural elements such as roofs, doors, windows, walls, and so on based on strict rules. Rather, the style allows for free expression and leaves room for diverse implementation and is represented by the major characteristics described below. The structures developed in the postmodern style are encouraged to draw from the other architectural styles described in this section: Spanish Colonial Revival, Mission Revival, and neoclassical. The architecture should also draw from local heritage, history and culture, as well as Mexican heritage. Ornamentation, color, and articulation drawn from these styles will allow for continuity while fostering unique architectural expression and respecting the history of the community. Buildings range from using ornamentation on the façade to being works of sculpture themselves.

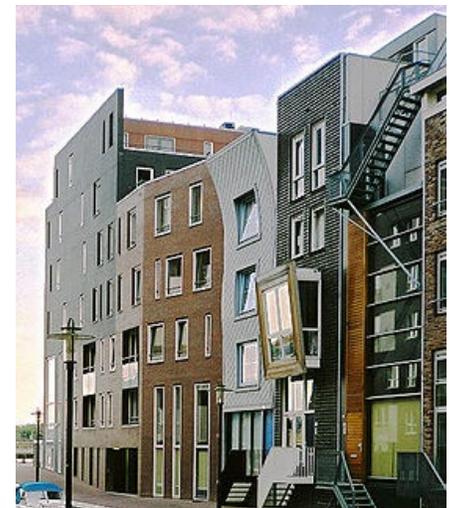
3.3.4.1 Overall Building Design

- Postmodern buildings often combine astonishing new forms and features with seemingly contradictory elements of earlier periods and architectural styles.
- Contradiction of form with function is also a common element. Using traditional elements with connotations of very modern technology is a prevalent feature of postmodern architecture.
- Fragmentation of one structure into several smaller structures and forms is common with the use of different materials and styles. The concept aligns well with the overall vision of encouraging a building that respects human scale.
- Newer postmodernist compositions are rarely symmetrical, balanced, and orderly. Asymmetrical forms and curved and oblique buildings that tilt, lean, and give a sculptural quality are common. These buildings lend a whimsical character to the street and break the uniformity and order of modernist and international architectural styles.
- Trompe-l'œil, the art of making a two-dimensional object look like it is three-dimensional, makes buildings appear to be more spacious and bigger than they are. This is prevalent in postmodernism.

Use of Architectural Elements and Ornamentation from Different Styles.



Fragmentation of Buildings and Unsymmetrical Structure. SOURCE: Maksim.



Use Colors, Texture and Shapes. SOURCE: Andrew Bossi Laurel,



3.3.4.2 Ornamentation and Colors

- Articulation and ornamentation range from abstraction to monumental and informal forms, as well as traditional and high-tech representations.
- The accumulation of elements freely borrowed from past styles is encouraged to derive ornamentation from Spanish Colonial Revival, Mission Revival, and neoclassical styles.
- Colors and textures are important elements. It is common to use bright vibrant colors as well as different hues and contrasts to make the shapes stand out. Colored glass, ceramic tiles, or stone are also used to add texture.
- Exaggeration of forms is common and is encouraged.

3.3.5 Architectural Innovation

While repeating or reinterpreting the above-mentioned styles of architecture is encouraged, the design guidelines are not intended to curb innovation and the exploration of the evolution of architecture and the built environment. The use of innovative architecture that provides a building superior for its intended use and a benefit to the community can contemporary and international style architecture. The following must be considered if innovative architecture is proposed:

- A narrative explaining the connection of the proposed architecture to the vision, heritage, and/or history of the Pueblo Viejo District
- The use of materials, colors, and design elements that do not clash or disrupt with the surrounding context of structures and uses
- The building's ability to create a positive impact on its surroundings
- The building's ability to create a vibrant, inviting environment for its users

Buildings in an innovative style can push the barriers and create developments that are exceptional in their functionality while being unique in their aesthetics but will also be scrutinized during architectural review more closely based upon the criteria as described above. Proposed developments in an innovative style will be reviewed on a case-by-case basis. As part of the approval process, developers may be asked to provide additional architectural drawings and details, research, graphics, visualizations, and narrative to explain the building's inspiration.

3.4 PROXIMITY OF SIMILAR STYLES

To avoid the creation of mono-architecture that departs from the authenticity and current character and eclectic mix of architecture within the Pueblo Viejo District, buildings of the same architectural style should not be placed directly adjacent to each other. It is recommended that buildings of the same style are placed with at least one building of another style in between them. If buildings of the same architectural style are placed next to one another, the two buildings should use different materials, colors and articulation to avoid a monotonous façade. Buildings of the same style located near one another should also incorporate varied features of the architectural style and varied coloring to ensure the preservation of the downtown charm that currently exists in Pueblo Viejo District. Proximity to similar styles will be considered during the architectural review process.

Breaking Monotony- Use of Variety in Architectural Styles, Materials, Colors and Articulation. SOURCE: Loseto



3.5 GENERAL PROVISIONS

3.5.1 Existing Buildings

Certain existing buildings in the Pueblo Viejo District tell a story of the City's development through years and significantly contribute towards Coachella's heritage. These buildings have distinctive features, finishes, materials, spaces, construction techniques that render a unique character to the buildings and hence the corridor. These buildings and its unique elements should be preserved, restored and/or adapted in creative way for newer use.

- If a building or site has been designated as having historic significance by the Coachella City Council, any development on the site or work to the building should comply with Chapter 15.48, Historic Districts and Site, of the Coachella Municipal Code.
- Applicants/ owners are encouraged to refer to the older pictures of the City and apply preservation, rehabilitation, restoration or reconstruction standards as suggested in the "Secretary of the Interior's Standards for the Treatment of Historic Properties" (<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>).
- Development in out-lots, additions/ alterations to historic structures and adaptive reuse should be done in a manner that they maintain the character of the primary structure and are compatible with the mass, scale, and form of original structure. Such changes should not hinder the ability to interpret the design character of the original building. Compatibility does not necessarily mean imitating the architectural style of the structure but the ability of different components, whether similar or dissimilar, to function together and stand together in harmony.
- Expansions to existing buildings should provide for continuity between the old building and the new addition. It is not necessary to match the existing building but should include prominent design elements of the old building to provide architectural compatibility between old and new.
- New structures built in the outlots shall be treated as new construction and shall comply with the Design Guidelines for new structures.
- Additions to original structures should not interfere with the distinctive or character defining features of the structure and should be limited in the size to preserve the relationship with the existing building
- When adapting the use of a historic building, they should be designed to have the least impact on the historic character of the building. Character defining, and distinctive architectural features should be preserved.

- Original details and materials should be preserved as much as possible. When it is not possible to do so due to extreme financial burden, or safety reasons the replaced materials and details should be as close as possible to the original.
- Regular maintenance and repair are preferred over the replacement of any historic materials or features.
- Energy efficiency during adaptive reuse is encouraged but should be done while being true to the historic character of the building.
- A building’s original orientation should not be changed, and the original primary entrance should be used as the building’s primary entrance. If an original storefront/ façade has been altered over the years, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Uncovering Original Details of Historic Structures. SOURCE: Michael Baker International



Covered-up facade



Uncovered original facade

3.5.2 Energy Efficiency and Conservation Design

Building construction, operation and maintenance can have a significant impact on the environment through use of energy, material resources, water usage and stormwater runoff. The applicant is encouraged to employ efficiency and conservation principles from established assessment systems such as LEED, BREEAM, BEES, or other rating systems during the design and construction of the project in order to create sustainable built environment.

- **Energy Efficiency:** Use of Passive Solar Design principles and energy efficient systems can greatly help with energy conservation.
 - Consider use of renewable energy sources such as small solar or small wind energy, which can increase energy security and reduce greenhouse gas emissions associated with energy use.

Solar Panels in the Parking- Provides Shade and Renewable Energy. SOURCE: Carol M. Highsmith



- Window orientation should have a good balance between efficiency and other benefits such as bright indoor spaces and views south and should be shaded during the heating season by other buildings or trees. North windows lose significant heat energy and gain very little useful sunlight in the winter. East and west windows are likely to increase air conditioning needs unless and hence should be designed with careful attention to shading.
- The South-facing window should include enough solar glazing for good performance in winter, but not so much that cooling performance in summer will be compromised.
- As much as possible windows should be designed to be operable for easy natural ventilation.
- While building entrances are oriented towards primary streets, daylighting opportunities should be fully investigated, and effort should be made to incorporate daylighting in the design of the building.
- Landscape design should strive to provide trees for summer shading that will help reduce heat load to the building and/or outdoor spaces.
- Use efficient building shapes keep this exposed surface area to a minimum there by saving energy.
- Use efficient insulation systems to reduce heat flow in and out of the building from conduction through attic, sidewalls, basement walls and doors.
- **Materials:** Choices of materials and construction methods are important to reduce energy consumption of a building through reduced solar heat gain or loss, lower maintenance and increase life of the building.
 - Design for long life and adaptability for a variety of uses
 - Use durable low maintenance materials with low embodied energy that are locally sourced (including materials salvaged on site). Low embodied energy materials such as concrete, bricks, and timber will help to reduce energy consumed through mining, processing, manufacturing and transporting the materials as opposed to high embodied energy materials stainless steel, aluminum, and plastics.
 - Select materials that can be re-used or recycled easily at the end of their lives using existing recycling systems.
 - Use efficient and right sized building design to minimize materials

■ **Water Conservation**

- Consider employing system for collecting and using rainwater and grey water for irrigation. This will reduce the consumption of treated water.
- Use low-demand native plants and xeriscaping techniques to reduce water consumption on site.
- Avoid over watering and consider using underground drip irrigation systems, which reduces water loss caused by evaporation of surface water during watering.
- Employ design and construction strategies that reduce storm water runoff and polluted site water runoff.

■ **LID and BMPs**

- Low impact development (LID) best management practices (BMPs) are encouraged in public as well as private landscaped areas including parking areas to encourage infiltration and natural water quality treatment. Traditional retention/detention should be used only if LID options are shown not to work in a particular site due to topography, soil conditions, etc. Examples include:

- Infiltration basin
- Infiltration trench
- Permeable pavement
- Harvest and use BMPs
- Bioretention and/or biofiltration facilities
- Sand filter basin
- Extended detention basin

- Pervious paving and other permeable surface finishes appropriate for the soil conditions and hydrology are encouraged in hardscaped areas. These paving surfaces add texture and facilitate stormwater management. Particular care should be given to the installation, maintenance, and life cycle of such materials.
- Consult the Riverside County Watershed Protection “Whitewater BMP Design Handbook for Low Impact Development” and City of Coachella Municipal Code Section 13.16.047 for more information.

Xeriscaping. SOURCE: Potomacpalms



Low Impact Development. SOURCE: Chris Hamby



Pervious Paving. SOURCE: Jason Johnson



3.5.3 Exterior Building Materials

- Exterior building materials should be durable to avoid rapid wear and tear, economically maintainable, and of a quality that will retain their appearance or age well over time. For example, the use of foam molding of any kind is not permitted due to its lack of durability.
- In selecting exterior building materials, consideration should be given to the appropriateness of the materials based on the building's architectural style.
- Exterior building materials and colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to the Pueblo Viejo District.
- Materials should be authentic whenever possible, although more durable contemporary materials are acceptable if the quality and appearance truly mimics the original authentic material.
- New inventions and established synthetic materials, if used, should age, in a similar manner to the natural materials they replace (i.e. patina).
- Materials should discolor naturally and only if intended as for historic purposes. Materials that unintentionally discolor should be avoided. Architectural styles that do not depend upon a historical context should be maintained in a manner to avoid discoloration and utilize proper maintenance and replacement.
- Reflective materials should be avoided.
- The combination of materials and colors on a building façade should be appropriate to its style and design.
- A variety of materials or colors should be used that emphasize differentiation between the various components of the building.
- A color palette with a minimum of five colors (with a minimum of three-color families) should be provided unless justification is provided for variation from this guideline.
- Adjacent buildings should have a differing color palette.

Changes in Materials, Colors, and Textures. SOURCE: Christopher L. Riley

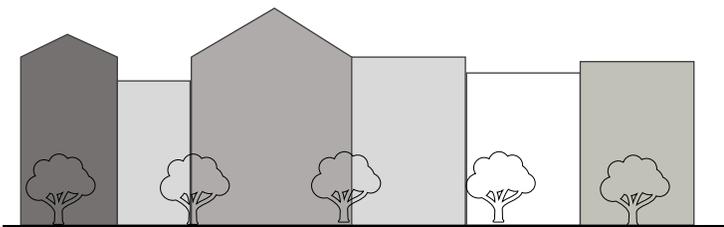


- Larger developments are encouraged to break the monotony of the façades using color and material differentiations in addition to the roofline variations to reflect the small-scale street frontage.

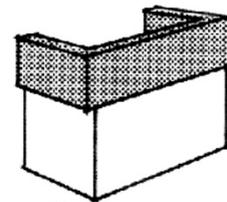
3.5.4 Roofs

- Rooflines should be designed to create architectural interest and to “break” large structures into smaller forms. Rooflines should employ distinctive profiles depending on the building’s architectural style as described in Section 3.3.

Changes in Roofline to Break Monotony. SOURCE: Michael Baker International



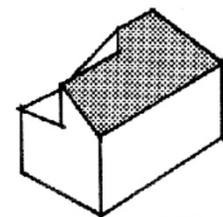
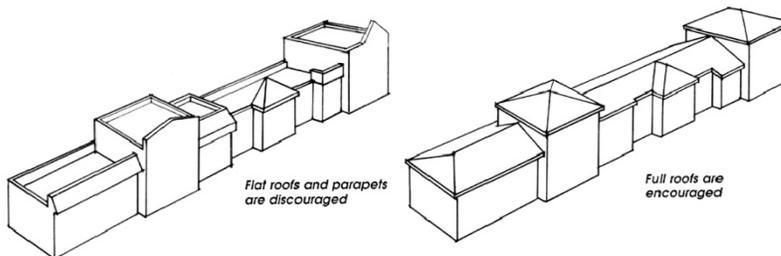
Roofline to Screen the Mechanical Equipment. SOURCE: Michael Baker International



Partial mansard roof discouraged

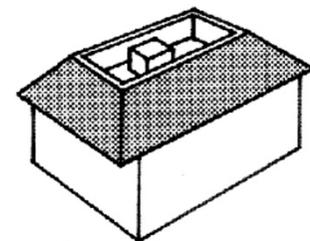
- Parapets facing the street should be subdivided into recognizable segments with shifts in height and architectural treatments.
- Use of flat parapets is discouraged and use of full roofs are encouraged

Flat Parapet vs, Full Roofs. SOURCE: Michael Baker International



Clipped roof to hide rooftop equipment

- The form, color, and texture of the roof should be an integral part of the building design and compatible with both the natural and built settings.
- Rooflines should be designed to screen roof-mounted mechanical equipment. The screening should reflect the architectural style.
- Roof materials should be durable, energy efficient, and relate to the building’s design and architectural style. Roofs should be detailed to be consistent with an appropriate use of the chosen material.



Full mansard roof will hide rooftop equipment

3.5.5 Shade Structures- Awnings

- Refer to subarea guidelines for allowability of awnings on first floor. Awnings are allowed on upper floors of all sub areas.
- Awnings if allowed on first floor should be no longer than a single storefront. Upper-floor awnings should be no longer than the window width.
- Awnings should not be internally illuminated nor used for signage except for lettering on variance.
- Hard material, fabric and canvas awnings with a matte finish are encouraged.
- Awnings with a high gloss finish and plastic awnings are prohibited.
- Awnings should be made of a durable material that is not susceptible to sun-bleaching. If the awnings become unsightly, they should be replaced immediately.
- Awning colors will be compatible with the overall color scheme of the façade from which it projects. Solid colors or subtle striped patterns are preferred.
- Awnings for principal structures if allowed on first floor should be mounted at a consistent height of 9 feet.

Outdoor Furniture Examples.

SOURCES: Top- K.Артём.1; Middle- Lee Cannon; Bottom- lienyuan lee.



3.5.6 Outdoor Furniture

- Areas open to public at all times are encouraged to have a combination of movable as well as fixed furniture. Movable chairs give flexibility and are encourage public gathering in plaza area.
- All furniture used in outdoor dining area and outdoor gartering spaces shall be situated in a manner to maintain adequate and safe pedestrian and consistent with provisions of the Americans with Disabilities Act and State of California accessibly standards.
- Furniture used in outdoor dining area and outdoor gartering spaces shall be of substantial quality to withstand outdoor use, and maintained in good visual appearance, condition, quality and repair at all times.
- All furniture in outdoor dining area and outdoor gartering spaces should be compatible with the building’s architectural style and consider the climatic conditions. For example, the area receiving direct sunlight should refrain from using metal furniture unless there is enough shade to keep the furniture cool.
- The use of the following materials is encouraged for furniture, in or adjacent to sidewalk areas, while still maintaining quality and structure:
 - Metal, Aluminum and wrought iron

- Wood treated for weather and sun- example “French Bistro” dining sets
- Outdoor furniture including but not limited to tables, chairs and umbrellas, used in an Outdoor Dining Area shall not encroach on the property line or frontage of an adjacent business or property.

3.5.7 Perimeter Fences and Walls

- While security fences are allowed, chain link, barbed wire and razor wire, fences should not be used.
- The design of fences, walls, and other structural landscape features should be compatible with and complementary to the architecture of the building and the surrounding setting.
- Fences and walls should be constructed of durable materials and compatible with the architectural style of the building.
- All fences, walls, and other related features should be accompanied by landscaping to better integrate the structure within the site and reduce its visual impact.
- Walls and fences are generally discouraged along the public realm. But if necessary for safety and aesthetic reasons, wrought iron fences with landscaping are preferred over solid walls unless the walls also double as seating and are combined with landscaping.

Perimeter Fence Examples. SOURCES: Top- Thomas1313; Bottom- C&CGabrielle



3.5.8 Exterior Building Lighting

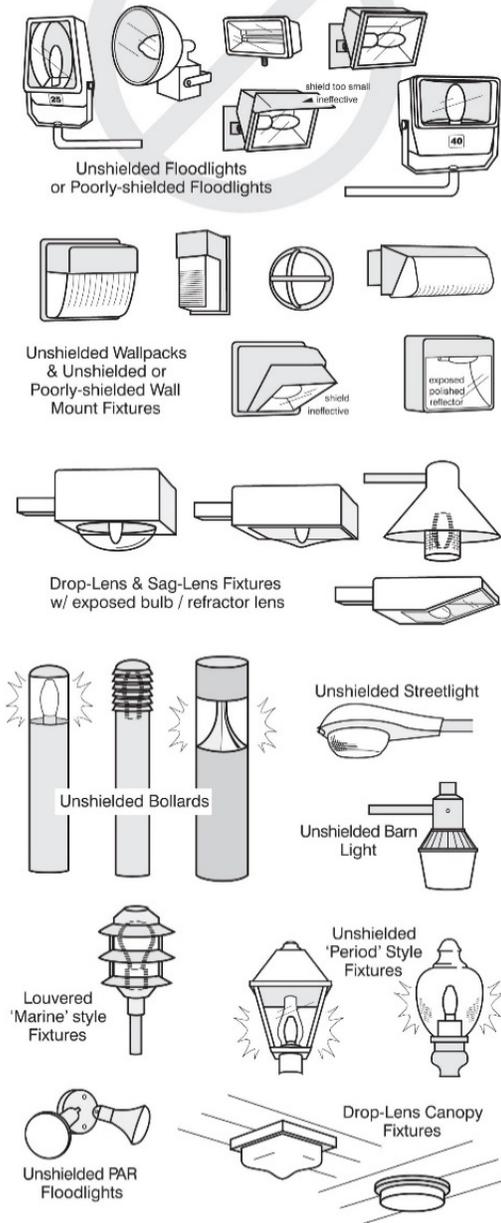
- Exterior building lighting should be used to light building architecture and site areas so as to accentuate design features and promote security in an attractive and understated manner that minimizes off-site impacts.
- Lighting fixtures should complement the façade and be of a style that suits the architectural style of the building.
- Shielded fixtures that minimize sky glow, glare and light trespass should be used. Site lighting should not be directed off-site.
- Direct façade lighting should be provided at all building entrances and along walkways.
- White light that interferes with the circadian rhythms of wildlife and people, and also creates safety issues due to its impact on the retina, should be avoided. Outdoor lighting should be no greater than 3000 degrees Kelvin color temperature as recommended by the American Medical Association.
- Lighting reduction and energy-efficient timer systems should be required after normal business hours except for lighting that is mandated for general safety and security.
- While up-lighting may be allowed to accentuate certain architectural features, care should be taken to make sure that such features minimize sky glow,

- Exterior building lighting should remain in operation till the general peak hours of the Subarea as determined by the City Staff in order to keep the consistency of lighting in the subareas and to encourage pedestrian activity. The lighting may be reduced during non-peak hours, but lighting should not be completely eliminated in parking lots or structures at any time.

Examples of Acceptable and Unacceptable Lighting Features. SOURCE: International Darksky Association (IDA) (<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>)

DISCOURAGED

Fixtures that produce glare and light trespass



ENCOURAGED

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

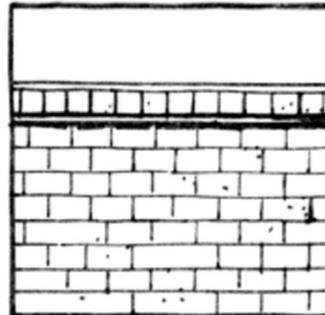
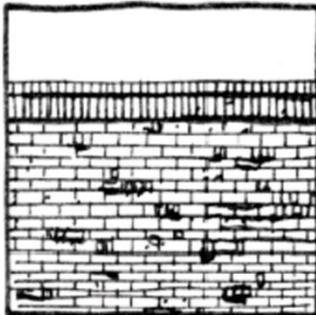


Illustrations by Bob Crelin© 2005. Rendered for the Town of Southampton, NY. Used with permission.

3.5.9 Trash and Recycling Enclosure

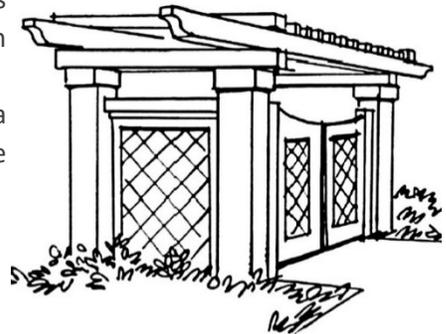
- Trash collection, trash compaction, outdoor storage, utility meters, HVAC equipment, and other service functions should take place behind buildings or on the side of structures and should be visually screened.
- Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.
- The enclosure shall be placed on a concrete pad and have a concrete apron with a minimum depth of 4 inches. Adequate drainage shall be provided around the pad area.

Examples of Solid Masonry or Concrete Tilt-up. SOURCE: Michael Baker International



- All refuse containers shall be screened with a six-foot high (minimum) enclosure of solid masonry or concrete tilt-up with an exterior finish compatible to the main structure.
- Gates shall be solid, heavy-gauge metal or of a heavy-gauge metal frame with a covering of wood or other suitable, opaque material compatible to the main structure.
- The perimeter of the recycling and trash enclosure shall be planted where practical with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines. Attractive xeriscaping may be used as a landscaping option.
- Safety boulders made of durable materials such as steel or concrete should be used to protect recycling and trash enclosure from moving traffic especially in parking and loading area.

Use of Trellis to Screen Trash Receptacle Area. SOURCE: Michael Baker International



Use of Landscaping Around Trash Receptacle Area. SOURCE: Michael Baker International

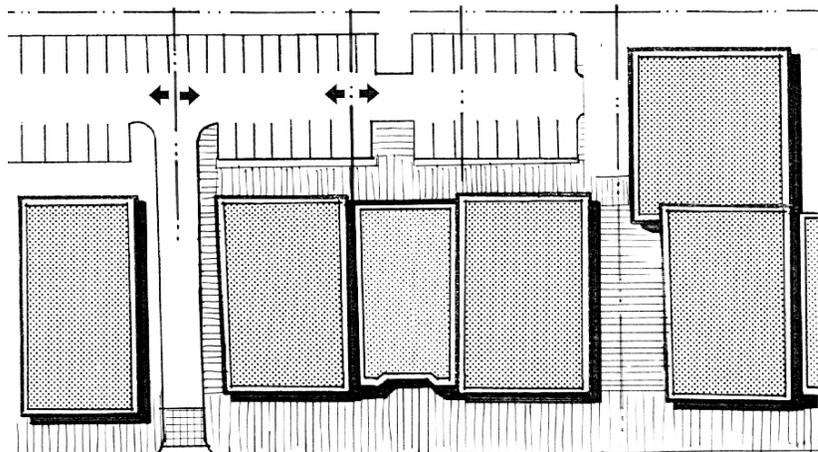


3.5.10 Off-Street Parking Design

3.5.10.1 Parking Lots/Surface Parking

- Landscaping and other architectural features should be used to create attractive buffer and screening between pedestrian pathway and the parking area.
- To avoid large expanses of paved areas, large parking lots should be divided into smaller parking areas. However, Multiple access points to parking areas should be avoided in order to minimize driveways along the street. This in turn minimizes traffic safety conflicts, street congestion, and unnecessarily disrupted street frontage.
- Adjoining properties are encouraged to share access driveways to minimize the number of driveways along public streets.

Shared Access and Shared Parking are Encouraged. SOURCE: Michael Baker International



- Side streets are encouraged to be used for ingress and egress to allow for smoother flow of traffic
- The driveways should be located as far from intersection as possible. However, the location of the driveway is based on available street frontage, site design, expected use of driveways, and traffic safety.
- Traffic calming features within parking lots, including but not limited to speed humps, are encouraged to enhance pedestrian safety in parking areas.
- Connections between parking facilities and building entrances should be considered and enhanced to provide a pleasurable experience and transition from parking lot to building entrance. This includes the use of canopies or other shade structures, landscaping and protected pedestrian facilities.
- Pedestrian walkways should connect parking lots to main building entrances. Enhanced colors and texture materials should

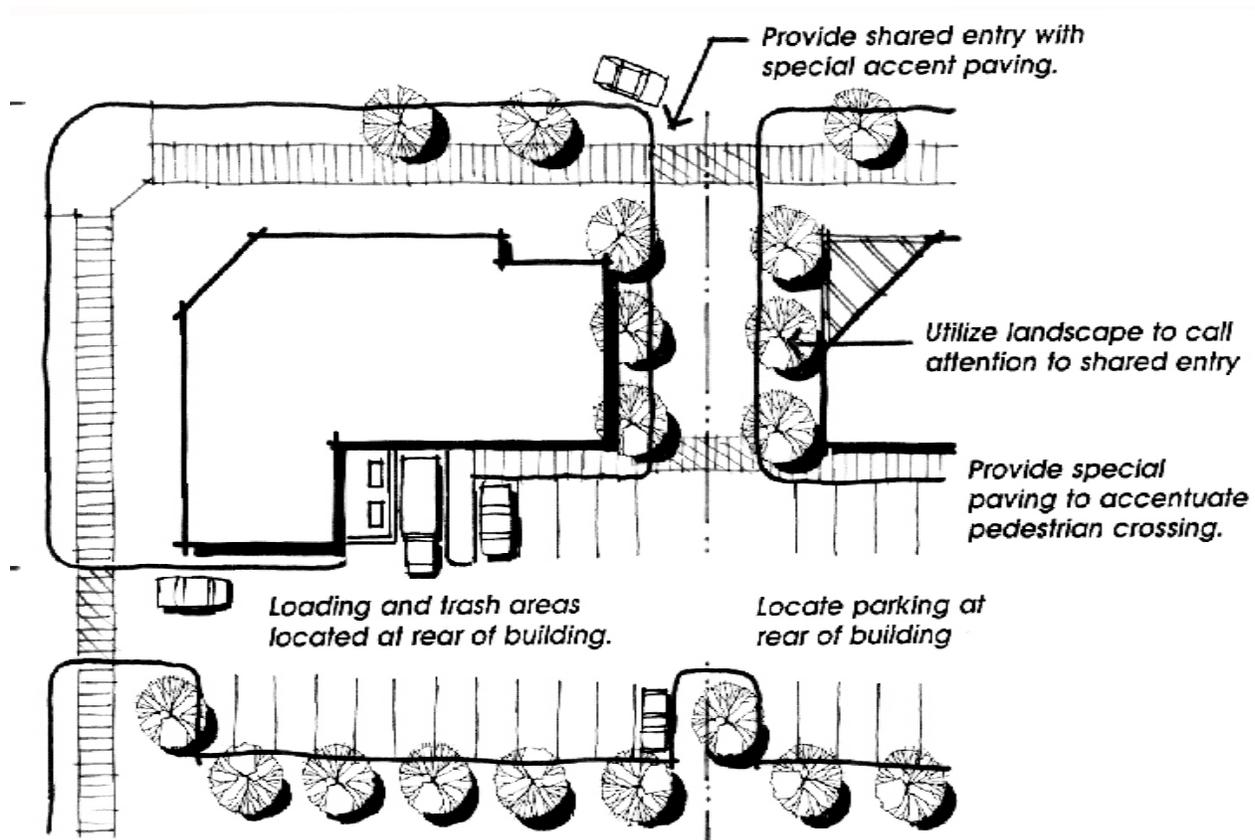
Well-designed Pedestrian Access in Parking Areas. SOURCE: Pi.1415926535



be incorporated into walkway or sidewalks within parking areas. Landscaping should be used to make the pedestrian experience pleasurable.

- Patterned pavement and integral colored concrete are encouraged, especially in areas that will have multiple uses, access from parking lots, and in other areas visible to the public.

Best Practices in Design of Parking Areas. SOURCE: Michael Baker International



3.5.10.2 Parking Garages

- Parking structure design must consider architectural compatibility size, scale, and bulk as it relates to adjacent properties and the overall design of the project.
- The first floor of parking garage should be programable if the garage abuts the primary street in the subarea so as to encourage pedestrian activity on the street.
- If the first floor cannot be programable the walls of first floor should be articulated per the architectural style of the primary structure and/or screened and landscaped to create a pedestrian-friendly environment.

Using Articulation and Landscaping of Non-Programmable First Floor. SOURCE: Top-MTA of the State of New York; Bottom-Nyttend



- Exterior elevations of parking garage shall draw architectural design cues from primary building and incorporate design components and materials utilized and compatible with the primary building(s). Long expanses of shear walls are not permitted.
- The exterior elevations of the parking structure should exhibit horizontal rather than sloping design elements.
- Landscaped planters are encouraged to be incorporated with the garage design
- Landscaping guidelines as described in Section 4.4 should be used to provide screening.

Programmable First Floor Space of Parking Garage. SOURCE: Michael Rivera



3.5.10.3 Bicycle Parking

- Bicycle parking may be placed as close to the entrance of a building as possible or may be organized into larger racks in an easily accessible location.
- It is highly encouraged that bicycle racks contribute to art installations. If unique bike racks that contribute to art installations are not provided, bicycle parking racks should be of the following types: Inverted "U", "A", and Post and Loop.
- The amount of bicycle parking facilities that are provided should be consistent with Section 12.40.050 of the City of Coachella Municipal Code.

Artistic Bike Racks- Creates District Identity. SOURCES: Left- Agremon; Right- Jim.henderson



3.5.10.4 Landscaping, Buffers, and Aesthetics

- Landscape buffering should be included as preferred in the landscaping guidelines in Section 4.4.
- Shade trees and drought-resistant planting should be planted in and around parking lots to reduce the heat island effect and offer visual relief in accordance with landscaping guidelines in Section 4.4.
- The landscaped islands are encouraged to use LID techniques/ bioswales to reduce storm runoff.

Shade Trees and Landscaping in Parking Areas. SOURCE: FASTILY



3.5.10.5 Parking Area Lighting

- Parking areas should be done in a consistent, attractive and unobtrusive manner that minimizes off-site impacts. The lighting fixtures should complement the street lighting fixtures.
- Lighting should use LED luminaires to reduce energy consumption and greenhouse gas emissions.
- Lighting should be dark skies compliant and use full or partial cutoffs to reduce light pollution.
- Adequate light should be provided for the safe movement of traffic and pedestrian but avoid glare on adjacent uses.

3.5.10.6 Pedestrian Safety

- Safe and highly visible pedestrian access should be provided from parking lots and garages to structures.
- The walkways should be minimum 6 feet wide and comply with ADA [Americans with Disabilities Act] regulations.
- Traffic calming features, including but not limited to speed humps and high visibility crosswalks may be used to enhance pedestrian safety in parking areas.

Painted Walkways and High Visibility Crosswalks. SOURCE: thisisbossi

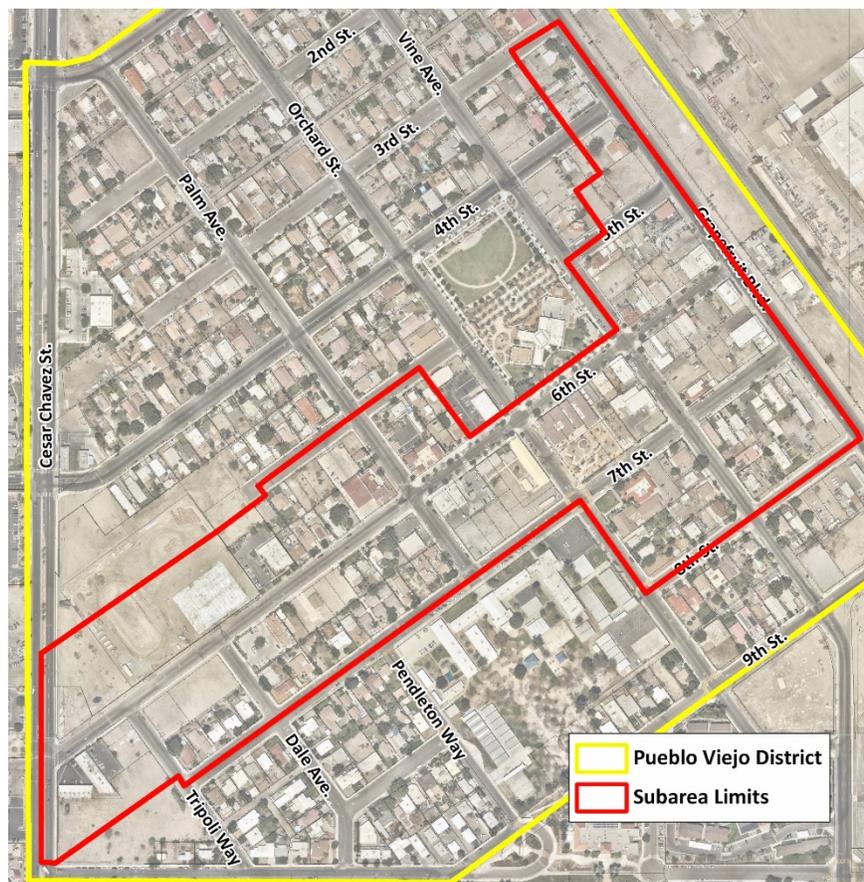


3.6 SIXTH STREET MIXED USE SUBAREA

The Sixth Street Subarea comprises parcels along Fifth, Sixth, and Seventh Streets and includes the Post Office area as well as the area surrounding intersections with Grapefruit Boulevard and Cesar Chavez Street (Refer to Map B).

Sixth Street is envisioned as a pedestrian-friendly horizontal and vertical mixed-use street with pedestrian-scale architecture. The interactive commercial uses on the ground floor and the articulation of buildings will make walking a pleasurable experience. Colonnades and arcades are encouraged as an extension of the building while maintaining harmony with adjacent buildings. These structures also provide much-needed shade. Plaza spaces that create mini gathering areas boost pedestrian activity and are encouraged. Buildings are expected to follow the architectural styles explained in Section 3.3. Architectural styles other than those described in the Section 3.3 may be allowed but are subject to more scrutiny. The City will require visualizations.

Map B Sixth Street Subarea Extents. SOURCE: Michael Baker International, Riverside County GIS



The buildings on Fifth and Seventh Streets also promote horizontal and vertical mixed-use development, though multifamily residential structures with no ground-floor commercial are also allowed.

Unless specified, the Sixth Street mixed use guidelines apply to structures oriented on Fifth, Sixth, and Seventh Streets.

3.6.1 Existing Buildings

Certain existing buildings along Sixth street enforce the feeling of a downtown district with small setbacks and pedestrian-oriented entrances. Preservation, restoration and adaptive reuse of these buildings is especially encouraged, where existing buildings. Refer to Section 3.5.1 for guidelines related to existing buildings

Preserve Existing Structures that Enforce a Feeling of Historic Downtown. SOURCE: Michael Baker International

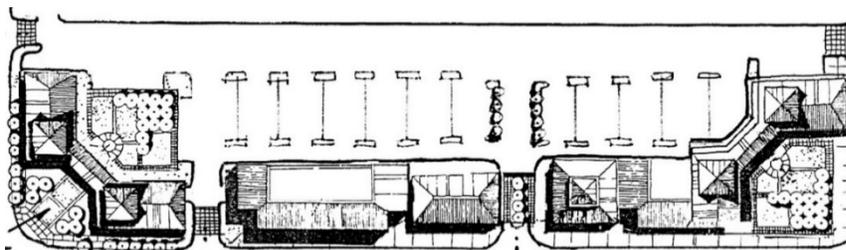


3.6.2 Site Design

3.6.2.1 Building Orientation and Setting

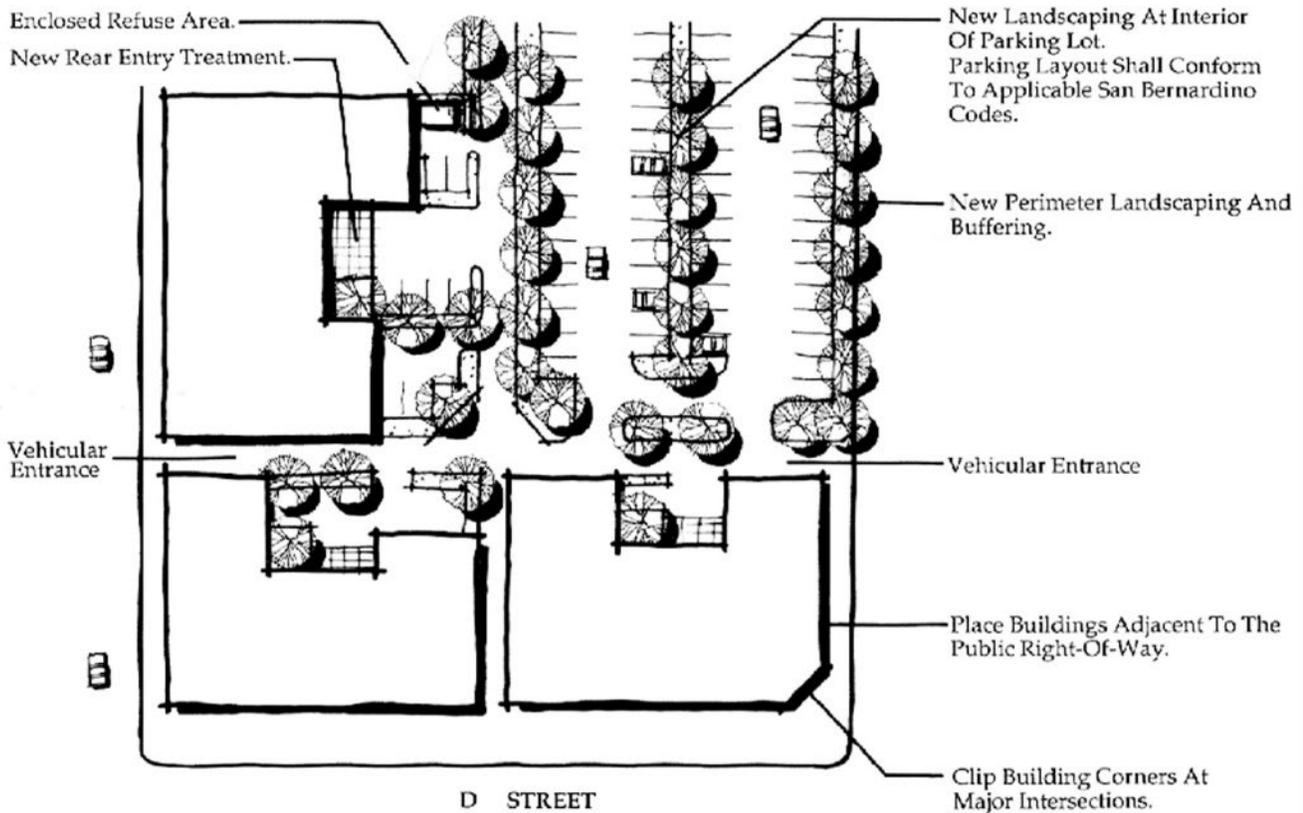
- Building orientation facing the primary street is important for creating street appeal, enhancing aesthetics, and drainage considerations and encouraged.

Building Orientation Towards the Street. SOURCE: Michael Baker International

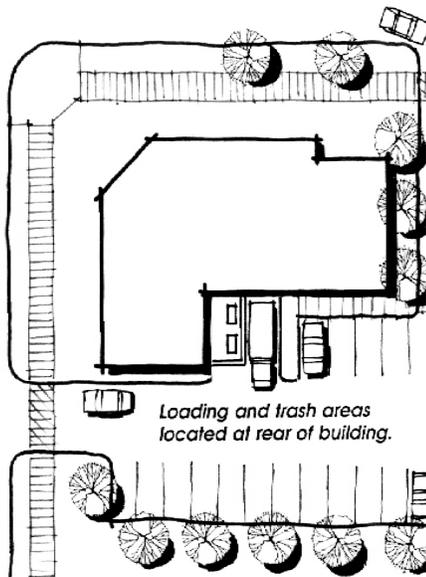


- When possible, the entry to parking and loading areas should be from the side streets. This orientation will help reduce the number of driveways on the primary street and create a pedestrian-friendly environment.

Typical Building Site Setting for Sixth Street Subarea. SOURCE: Michael Baker International

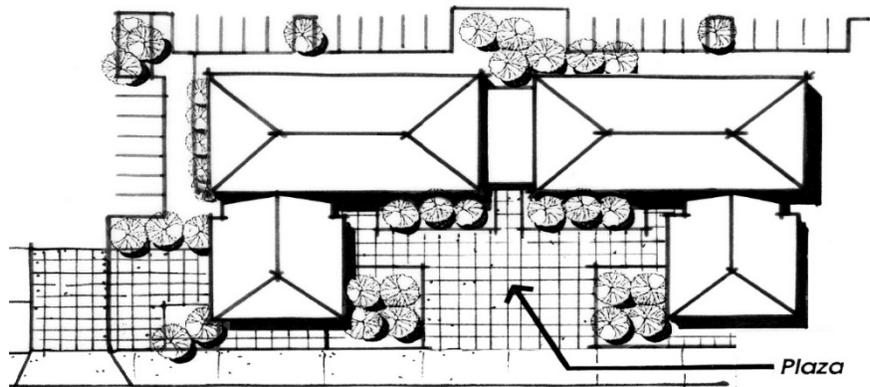


Loading Areas Bend the Buildings. SOURCE: Michael Baker International



- Parking and loading areas should be located at the rear of the buildings.
- Plazas, outdoor dining, or other open spaces should be oriented toward the street (see Section 3.6.4.1, Plazas, Open Space, Paseos, and Outdoor Dining).

Public Gathering Areas Orientation Towards the Street. SOURCE: Michael Baker International



3.6.3 Architecture

3.6.3.1 Massing and Articulation

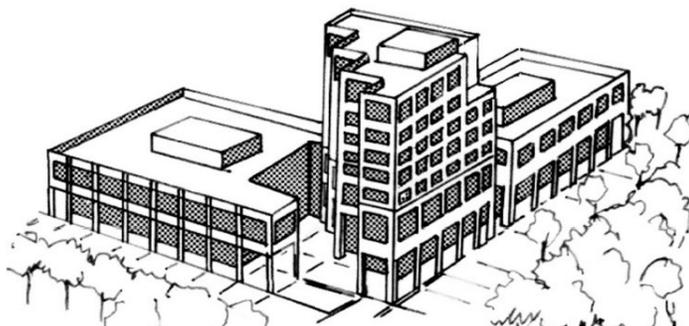
- Buildings should use four-sided architecture, meaning all visible sides of the building should have façade treatment. However, the primary entry will be on the primary street.

Use of four-sided Architecture. SOURCE: M.O. Stevens



- Where the side walls are required to be blank for architectural or structural reasons, and are visible from the street, the developer should partner with the City for mural installation in accordance with the City’s mural program. See Section 3.10, Signs, Murals, and Public Art.
- Changes in height, materials, articulation style, massing, rooflines, and so on break the monotony of the façade and create interest for pedestrians. These changes should occur often (every 25 to 35 feet) along a building façade to retain pedestrian interest. Larger projects should be designed to reflect a small-scale street frontage.

Changes in height. SOURCE: Michael Baker International



Painted murals on blank walls help with placemaking. SOURCE: Thomas R Machnitzki



Changes in articulation. SOURCE: Michael Baker International



- Any articulation should comply with the maximum setback limits provided in the Zoning Ordinance.

Pedestrians Observe Details. SOURCES: Top-Tim Kiser; Bottom- Stanley Walker



3.6.3.2 Articulation and Detailing

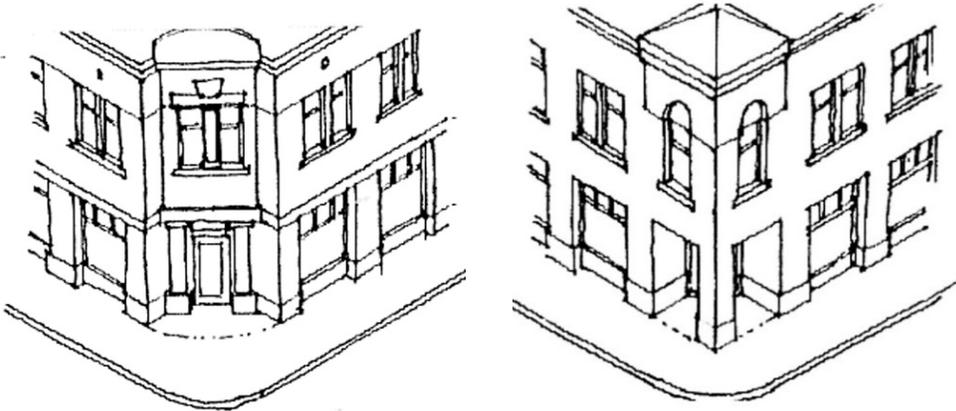
Pedestrians move slower than vehicular traffic and are more likely to observe articulation and smaller details. In order to retain pedestrians' interest and make walking a pleasurable experience, buildings should have architectural elements that are detailed to be appreciated by the pedestrians and authentic representations of architectural styles. Variation in materials and colors and/or use of cornices, decorative columns, and other features are different ways of providing articulation.

- Depending on the architectural style, articulation or framing around the windows and doors using varied materials or colors can create interest in building façades.
- On façades that do not include entrances, windows, or display windows, articulation using vertical and/or horizontal elements, should be used on the façade to add visual interest. Applicant should refer to the Articulation and Decorative Elements and Windows and Doors subsection under Allowed and Encouraged Architectural Styles in Section 3.3 depending on the architectural style of the project
- All facades should emphasize three-dimensional detailing depending on the architectural style used. Such detailing provides depth and play of shadows creating visual interest on the façade.

3.6.3.3 Entry Orientation

- Primary entries should be on the primary street. The entry should be accentuated to make it visible from the street, depending on the architectural style.
- Entries oriented toward Sixth Street should be integrated with the colonnade or arcade structures.
- Entries providing access to uses on the upper levels should clearly visible from the street and integrated with the ground-floor façade to highlight the access location.
- Corner lots at the intersection of Streets are encouraged to have corner entries thus enabling entry from both streets while maintaining single point of entry.
- Development on corner lots should make a strong architectural statement and place more emphasis on the building corner.

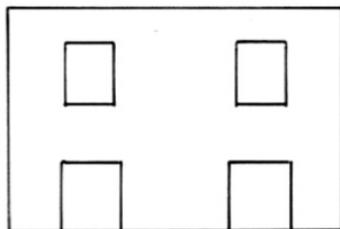
Corner Buildings, Strong Architectural Statement, Corner Entries. SOURCE: Michael Baker International



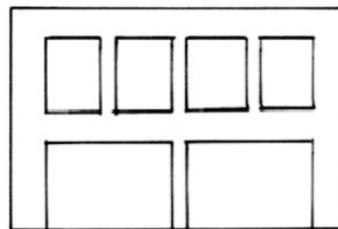
3.6.3.4 Window Design

- Windows should be used as architectural elements that add relief to the façade and wall surface while being true to the architectural style.
- The window design can be modified on upper levels to allow for the functionality of the space as intended. However, it should follow the rhythm established by the ground floor articulation.

Windows as Architectural Element. SOURCE: Michael Baker International



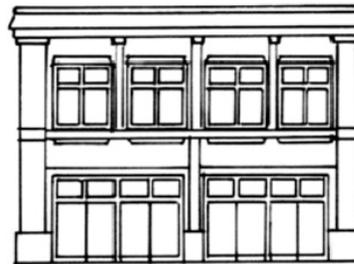
Proportion of opening sizes to building mass is too small



Increase opening sizes

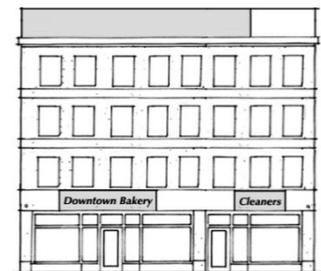


Articulate openings

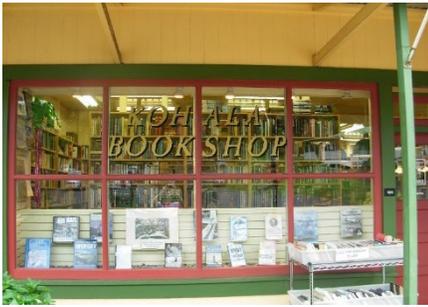


Break up building mass

Modified Upper Level Windows. SOURCE: Michael Baker International



Display Window- Providing Visual Access to the Interior. SOURCE: Brewbooks from near Seattle



Display Window- Providing No Visual Access to Interior. SOURCE: Editor5807



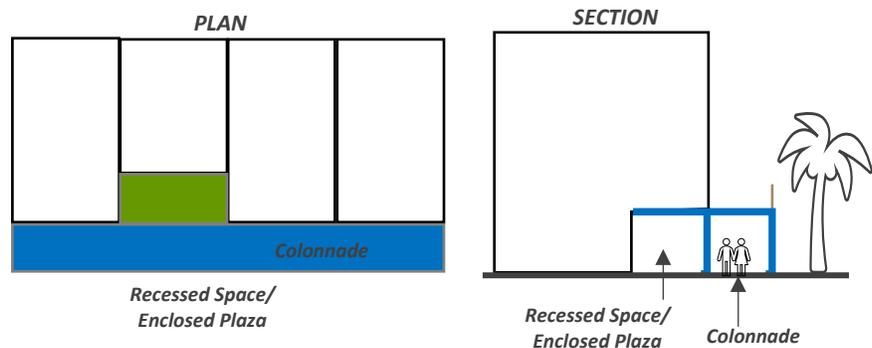
- Commercial storefronts should include street-oriented display windows in order to engage pedestrians. These windows should provide visual access to the building interior while also serving as an area for merchandise display.
- Enclosed display windows that provide minimal to no visual access to storefront interiors should be included where actual windows cannot be provided due to the nature of the building’s use.
- Exceptions to window display requirements can be made where display windows (open and enclosed) are not feasible. In this case, exterior walls should be designed to offer architectural relief or be screened by landscaping and designed to provide pedestrian amenities such as wider sidewalks or benches.
- Clear glass windows are encouraged especially for retail use to promote interaction between pedestrians and the businesses and to provide light and views into store interiors. The tinting of glass should be no more than 20% on all windows. Highly reflective window film is prohibited as the application can interfere with moving traffic.
- For both commercial and mixed-use buildings, real windows that face the street should be provided on the second floor. In mixed-use buildings, the second-floor windows should be fully functional and able to be opened.

3.6.3.5 Porches, Balconies, and Decks

3.6.3.5.1 Porches

- Porches are not conducive to the Main Street style of the Sixth Street Subarea. Instead, a continuous colonnade structure spanning entire blocks is desired. See Section 3.6.3.6 for Shade Structures. However, enclosed plaza spaces or recessed porches are allowed.

Commercial Uses Oriented Toward Sixth Street. SOURCE: Michael Baker International



- Recessed spaces are encouraged for buildings on Fifth and Seventh Streets as well as for buildings oriented on minor streets. Such a space should be designed to be consistent with the architectural style of the building to which they are attached and have sufficient depth and width to be occupiable spaces.

3.6.3.5.2 Balconies

- Window balconies if compatible with architectural style are encouraged on the upper floors if they do not interfere with street uses or detract from the common building line or patterns.

Window Balconies on Upper Floor. SOURCE: Pixie



- Faux balconies with windows are acceptable provided they integrate features from the architectural style of the building.
- Refer to Zoning Ordinance for setback considerations related to Balconies.
- When balconies on the upper floor run the entire length of the façade, they should be integrated with a colonnade structure on the ground floor. The depth of such balconies should not be more than the depth of the colonnade structure and should be made of lighter materials to give a feel of openness and maintain the visual continuity of the main building structure.
- Where possible, balconies should be oriented toward the street and not toward internal block parking areas.

*Lower and Upper Level Deck Examples.
SOURCES: Top- Jonathan Billinger;
Bottom- Aleniromswit*



*Examples of shade structure for decks.
SOURCE: Top- MB298; Bottom- Dan
Rademacher*



3.6.3.5.3 Decks and Patios

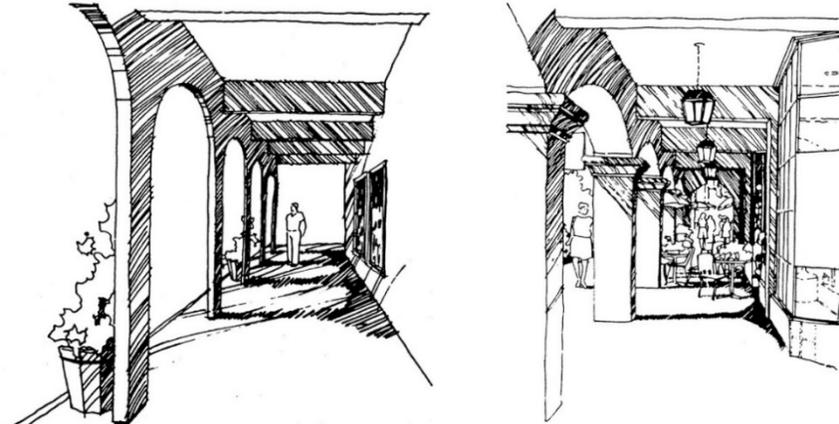
- Decks and patios are encouraged as they provide outdoor gathering/ dining spaces and activate the street life. Refer to Zoning Ordinance for allowable size, setback, and location of patios.
- Decks and patios should be ADA accessible
- Decks should have sufficient depth and width to be occupiable spaces.
- Upper level decks should have a minimum parapet of 36 inches. Though encouraged, parapets are not required if decks and patios are 30 inches above grade or lower.
- The parapet and other articulation of the deck structure should draw from the architectural style of the building or should be designed in away so as to not interfere with the character of the building.
- Decks should be made with durable materials with low heat absorption and should take climatic conditions into consideration. Some suggested materials are natural wood such as redwood, cedar and pressure-treated wood, Composites composed primarily of wood fibers and recycled plastic and Aluminum.
- Decks should be maintained in usable condition free from chipping, cracks, and tripping hazards. Staining and coloring should be done per manufacturer’s instructions on a regular basis.
- Decks and patios are encouraged to use shade structures in order to provide relief from harsh desert climate and rain. These structures can be such as Pergolas, Trellis, Tension membrane structures (TMS) or shade sails, retractable devices, such as canvas awnings or louvres.
- The shade structures should be maintained regularly. If such structures become unsightly, they should be replaced immediately.

3.6.3.6 *Shade Structures*

3.6.3.6.1 Colonnades and Arcades

- Shade structures such as colonnades and arcades are encouraged, especially on Sixth Street. Such structures should incorporate architectural features from the building’s style while ensuring the visual continuity of the walkway.

Colonnade Should Complement Architectural Style. SOURCE: Michael Baker International



These columns are much too thin. Columns with mass and integrity.

- On corners, colonnades or arcades may wrap around the side of the building facing the side street.
- The space above colonnades can be used as occupiable space.

3.6.3.6.2 Awnings

Awnings are not permitted on the first floor of buildings on Sixth Street Subarea. Awnings may be used on the upper floors to provide shade. Refer to Section 3.5.6 Shade Structure- Awnings in General Provisions for materials, design and maintenance guidelines.

3.6.4 Outdoor Gathering Areas

The outdoor gathering areas include paseos plazas/open spaces, courtyards, and outdoor dining areas. These areas give vitality and vibrancy to the place.

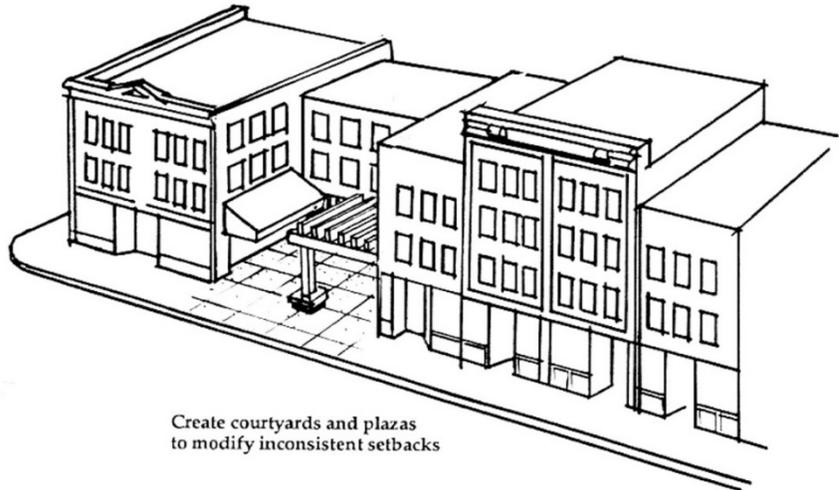
- **Paseos** are outdoor passages dedicated to pedestrian use. They establish connection between streets, parking areas, plazas and courtyards, and building entrances. These areas can be used for spillover dining and gathering spaces.
- **Plazas** are common open spaces that are readily accessible from the street. They provide for large gathering spaces. They can be integrated within single building design or can be created with the placement of 3 or more buildings to form a shared open space.
- **Courtyards** are similar to plazas but at smaller scale.
- **Outdoor dining area** are generally within the setback of the building and separated from sidewalks using a divider such as a

fence. They are generally used by people patronizing the business.

3.6.4.1 Plazas, Open Spaces, Gathering Areas

- Plazas, Open Spaces, Gathering Areas usable by the general public should be physically and visually connected to the public sidewalk.

Plaza Oriented Towards the Street. SOURCE: Michael Baker International



Placemaking Elements Example for Plaza Area. SOURCE: Charvex



Shade Structure Example for Plaza Area. SOURCE: Sekretärin



- Plazas, Open Spaces, Gathering Areas are should incorporate attractive landscaping.
- Plazas are encouraged to be designed to give an inviting feel using high-quality hardscape and focal elements such as water features public art, and murals.
- Use of Interesting shade structures is encouraged but such structures should not prohibit the penetration of sunlight to the ground floor or obstruct view of the storefronts.
- Escalators or elevators should not dominate the function and appearance of the plaza.
- Provision of seating in form of fixed furniture and seating walls is encouraged.
- Plazas developed as a part of residential development on the ground floor can remain private.

3.6.4.2 Paseos

- Paseos should connect interior spaces such as courtyards and parking to the primary street also in order to provide a pedestrian the ability to pass through the block without walking around it.

- Vehicular access, loading, or parking uses are prohibited within the paseo except during restricted hours as determined by the City.
- Paseos should be wide enough to feel safe for a pedestrian. Narrow spaces, even when lit, will tend to not be utilized. Increasing a Paseo’s size can also allow for multiple uses such as dining and gathering spaces.
Paseos may be used as outdoor dining areas. However, they should be wide enough to accommodate a clear walking path for pedestrians and provide for ADA accessibility.
- Entries to the paseo, and storefront entries within the paseo, shall be designed and lighted so they do not create hiding places.
- Lighting should be provided from overhead fixtures, either mounted on the building facade or suspended from cables spanning the paseo so they do not obstruct the free-flow of pedestrians.
- Murals, sculptures, artwork, archways, water features, landscaping and other features that help with placemaking by creating interest for the users and thereby activating space in paseo areas are encouraged. These placemaking elements should be compatible with the architectural style of the building.

Active Paseo Space. SOURCE: Martin Falbisoner



Example of Active Paseo Area Connecting Two Streets. SOURCE: Comercio y Justicia



Example of Sidewalk Dining Areas in Frontage Zone. SOURCE:



Example of Sidewalk Dining Areas in Furnishings Zone, SOURCE: Runner1928



3.6.4.3 Sidewalk Dining Areas Fences and Barriers

- Fences and barriers are required to demarcate the outdoor gathering areas when they are in Frontage Zone (area between pedestrian walkway and the property line), so they do not encroach cause obstruction for pedestrians and provide a clear walkway for passersby.
- Fences may not be needed on pedestrian side if the outdoor dining is in the Furnishings Zone (area between pedestrian walkway and street. However, fence will be required on the street side of dining area.
- Fences and barriers shall be removable at any time if required; however, they shall be properly secured when the corresponding business is closed or not in use.
- This fencing or barrier should be semitransparent and architecturally compatible with the building's architectural style. Refer to Zoning Ordinance for maximum allowable height of the fence or barrier.
- Fencing materials should be of good quality and durable, such as wrought iron, steel, or wood and be compatible with the architectural style of the building.
- No fence or barrier shall have any sharp or pointed pickets that could cause injury. All finishes should be clean and free of any exposed screws or other fasteners.
- Fences are encouraged to incorporate planter boxes that are easily removable. The planters should be and should be maintained at all free of dead plants. The plants should not exceed the height of the fence. Artificial plants are discouraged.

Example of Sidewalk Dining Areas in Frontage Zone. SOURCE: Will Buckner

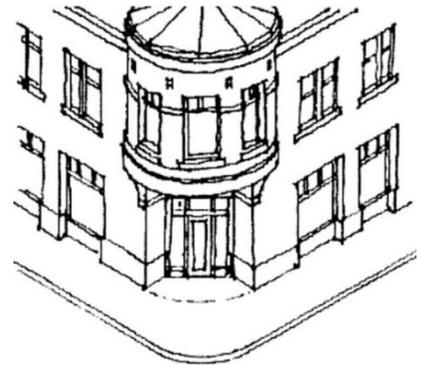


3.6.5 Buildings at Intersections

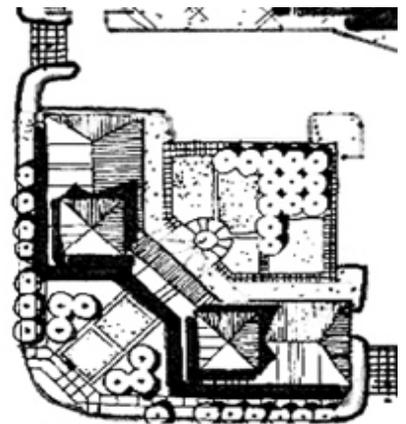
The buildings at the intersections of two streets are the most visible and have a greater effect on passersby. They provide entry to the street; thus, more articulation is desired. The architectural and other guidelines above are also applicable to the buildings at the intersections of Sixth Street with other major or minor streets. However, it is expected that these buildings will be treated as gateway buildings, especially at major intersections—Cesar Chavez Street and Grapefruit Boulevard.

- Several ideas are listed below for the corner buildings that will help create the gateway effect.
 - Buildings can be higher than the rest of the buildings on the street/ block.
 - Buildings can be recessed to create a small plaza space and include art, a fountain, or a focused landscaping feature.
 - Buildings can have a corner element appropriate to the architectural style, such as a bell tower.
 - Buildings can creatively use projections on the façade at the corners to emphasize the effect of the entryway.
 - Materials or colors could be varied at the corner, depending on the architectural style.
- A greater degree of ornamentation or articulation is desired appropriate to the architectural style compared to the rest of the structure.
- The corner buildings are encouraged to have corner entries to enable entering the building from both streets.

Greater Degree of Ornamentation and Projection of Corner Element. SOURCE: Michael Baker International



Create a Small Plaza Space at the Corner Entrance. SOURCE: Michael Baker International



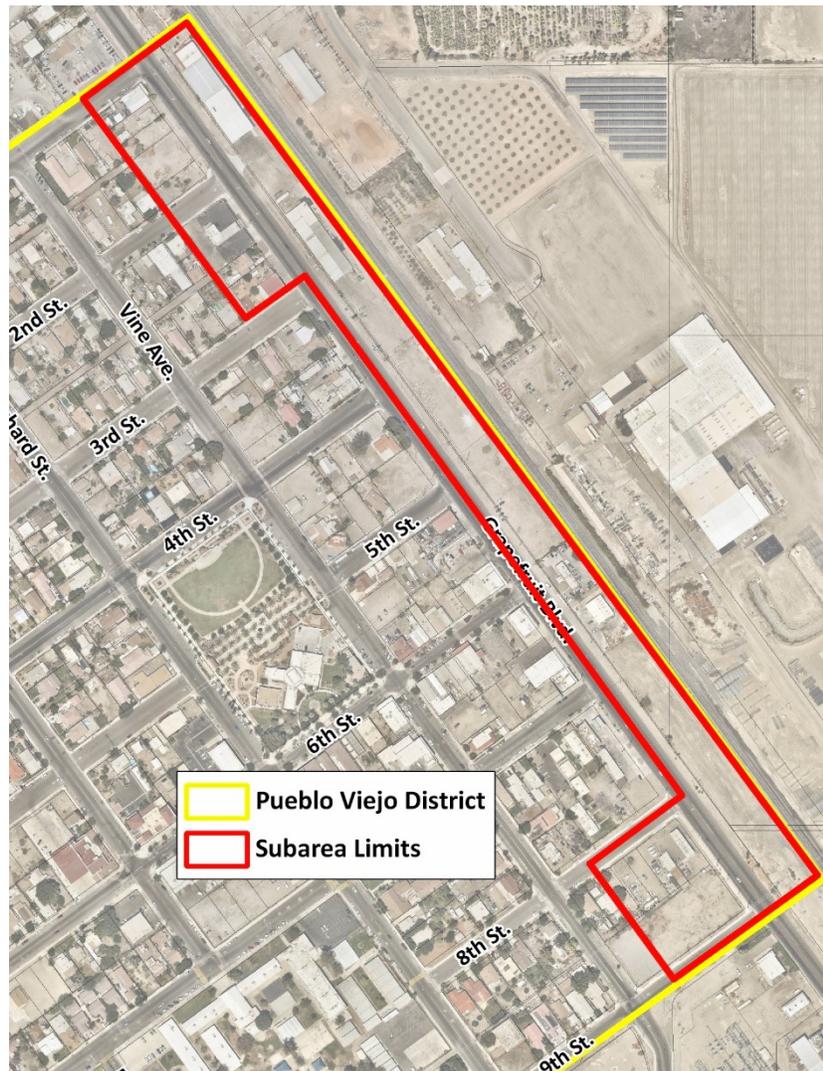
Greater Degree of Ornamentation and Projection of Corner Element. SOURCE: M.O. Stevens



3.7 GRAPEFRUIT BOULEVARD SUBAREA

Grapefruit Boulevard Subarea includes the parcels along highway 111 in the Pueblo Viejo District. These parcels have highway oriented light industrial businesses ranging from automobile repair, auto sales, gas stations, small stores and offices. Most of these businesses are expected to remain in place. The new buildings are also envisioned to be industrial or highway commercial making Grapefruit Boulevard a vehicle-oriented commercial corridor with automobile-scale buildings. Hence, the guidelines related to scale, massing, articulation and signage will be suited to an auto centric setting. However, it is also expected that the development of out-lots, vacant parcels and adaptive reuse of the structures could lead to development of uses such as bars and restaurants and hence, pedestrian-friendliness is a necessary part of the

Map C Grapefruit Boulevard Subarea Extents. SOURCE: Michael Baker International, Riverside County GIS



guidelines. The goal of design guideless for this area focus on creating a cohesive appearance using certain common elements and a unique look by incorporating colloquial architectural elements and art and history that relates to Coachella.

Grapefruit Boulevard between First and Ninth Streets should stand out from the majority of this thoroughfare and encourage passing automobiles to stop and enjoy all that Pueblo Viejo District has to offer. The intersection of Sixth Street and Grapefruit Boulevard is one of the three Gateways to Pueblo Viejo District and hence should be designed to reflect that. Refer Section 3.6 for Sixth Street Subarea guidelines. Buildings are expected to follow the architectural style guidance as described below.

3.7.1 Existing Buildings

Certain buildings on Grapefruit Boulevard though automobile oriented, have unique historic industrial characteristics and are encouraged to be restored and/or adapted to newer uses and/or additional uses. Some of the existing buildings if adapted to newer uses can result in outlots that can be developed with additional compatible uses. Preservation, restoration and adaptive reuse of these buildings is encouraged. Refer to Section 3.5.1 for guidelines related to existing buildings.

Unique Architectural Features. SOURCE: Michael Baker International



3.7.2 Site Design

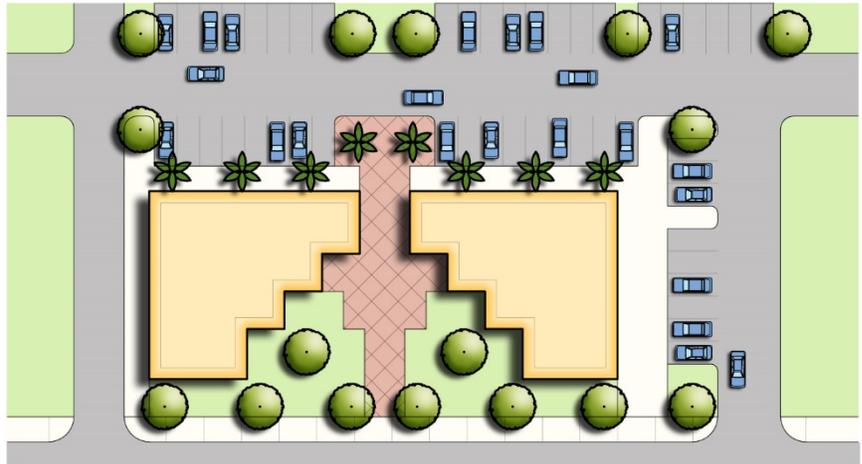
3.7.2.1 Building Orientation and Setting

The larger lot sizes and automobile-oriented uses along Grapefruit Boulevard should be designed in a manner that fits in with the surrounding development pattern and context. However, ensuring that the new buildings establish a more appropriate development pattern is also necessary.

- Primary façade of buildings should be oriented toward Grapefruit Boulevard; Developers are encouraged to treat side facades visible from the street with similar design principles as they treat primary facade.
- Buildings should not be located in a manner that make them appear like “islands” surrounded by paved areas.
- As much as possible the office portions or pedestrian oriented uses should be oriented toward Grapefruit boulevard to create a pedestrian friendly environment.
- Developments should include usable outdoor open space (courtyards, plazas, shaded arcades and functional landscaped areas) whether located in setbacks or other areas. These could also be used as outdoor employee break/lunch areas.

- Mature trees and tree groupings, and significant vegetation should be preserved and incorporated into development's usable open space where possible. Such features should be considered as strong site design determinants.
- Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as setbacks, screening, effects of industrial operations.

Pedestrian Friendly Building with Parking Behind the Building. SOURCE: Michael Baker International



Pedestrian oriented building parking in the front



Examples of Pedestrian Friendly Automobile Oriented Commercial/ Light Industrial Buildings. SOURCE: Michael Baker International



3.7.3 Architecture

3.7.3.1 Massing and Articulation

The automobile-oriented commercial uses and light industrial structures along Grapefruit Boulevard are expected to have larger building footprints. The larger the mass of a building with unbroken building walls and rooflines, the larger and bulkier it will appear. While faster moving traffic might not need building mass to be broken to the extent that a pedestrian oriented corridor such as Sixth Street might need, it should

not be forgotten that the Grapefruit Boulevard is also envisioned to house pedestrian oriented uses such as bars and restaurants and hence, there should be a balance between automobile-centric and pedestrian centric design with respected to massing and articulation. Bulkiness of buildings can be reduced through several methods that break massing and incorporating articulation. Guidelines include, but are not limited to:

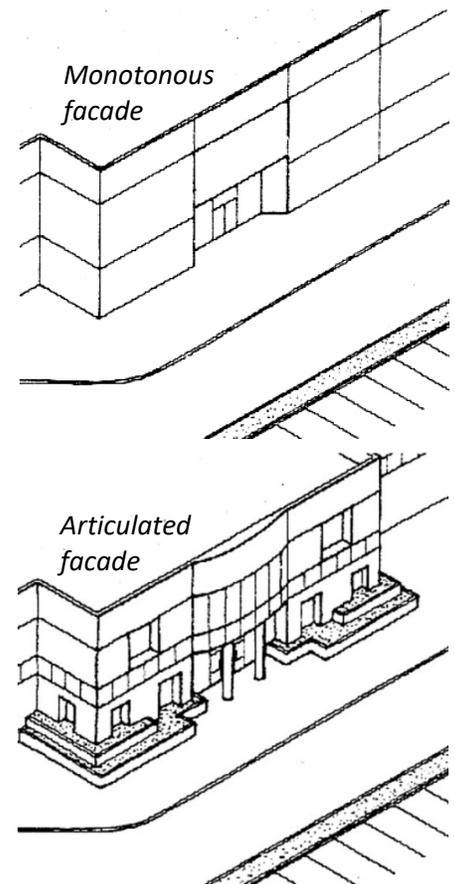
- At an intersection with a minor street, the side of the building facing the minor street should have a façade treatment.
- Developers are encouraged to uses techniques such a recessing building floors and changing rooflines to break the mass of the building
- Breaks in building mass should be used to provide visual relief for long building facades. Vertical or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses, depending on the architectural style of the building helps with breaking the monotony as well as mass of the building. Such treatments are encouraged every 30 to 50 feet
- Applicants are encouraged to incorporate other structures on the site instead on a single dominant building
- Articulating details around doors, windows, balconies and other openings help with breaking the monotony of the façade and are encouraged
- Building façade design oriented towards Grapefruit Boulevard should avoid long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation is
- Façade design should incorporate play of colors and materials depending on the architectural style of the building to break the monotony of façade

The collective architecture of buildings along a street defines the character of the corridor and gives it an identity. Developers are encouraged to draw cues from existing light industrial buildings, automobile repair shops and other existing structures along Grapefruit Boulevard that have distinctive architectural elements and style and in cohesion can create a unique industrial architecture inspired corridor.

3.7.3.2 Entry Orientation

- Primary entrances should be oriented toward Grapefruit Boulevard. Warehousing and industrial uses may have secondary entrances on the sides or rear of the building.
- Primary building entries should be readily identifiable by the moving traffic and well defined through the use of projections, recesses, columns, roof structures, or other design elements

Changes in Materials/ Colors and Using Articulation Interest and Breaks the Monotony of Façade. SOURCE: Michael Baker International



Prominent Entry Feature. SOURCE: Dfadden



based on the architectural style. The single massing break provided by the entry in long blank façade is not acceptable.

- Entries to the upper floors if used by different business offering should be readily visible by the moving traffic.

3.7.3.3 Door and Window Design

- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear and the Architectural style of the building. Windows and doors can establish character by their rhythm and variety.
- Clear glass windows are encouraged unless they are not feasible due to the nature of functional use.
- The tinting of glass should be no more than 20% on all doors and windows. Highly reflective film is prohibited as the application can interfere with moving traffic.

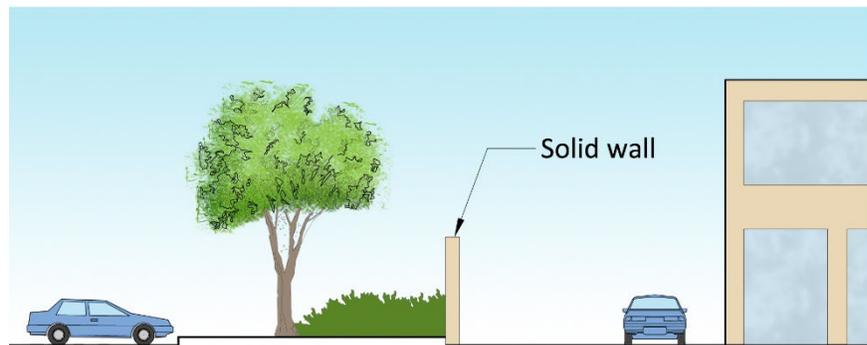
3.7.3.4 Awnings

- Awnings are permitted both on first as well as upper floors. Refer to Section 3.5.6 Shade Structure- Awnings in General Provisions for materials, design and maintenance guidelines.

3.7.3.5 On-site Screening

- Less visually aesthetic components necessary for industrial/commercial development such as loading areas, trash enclosures, mechanical equipment, and noise and odor producing functions should be located at the sides and/or rear of

Screening- Solid wall and Landscaping. SOURCE: Michael Baker International



main buildings, and screened with compatible architectural features and walls, and/or landscaping.

- Solid walls if necessary for screening should be no more than 6 feet high and made of solid masonry or concrete tilt-up with an

exterior finish compatible to the main structure. Landscaping should be used to reduce the starkness of such walls

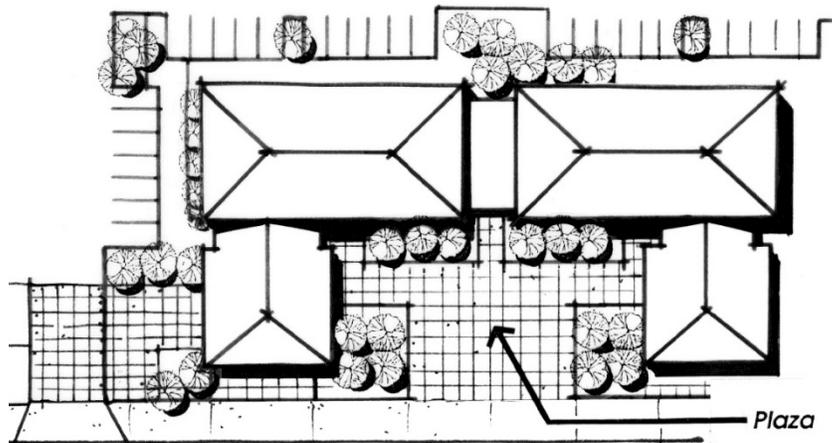
3.7.4 Off-Street Parking

- Parking lots should not be the dominant visual element of the site. Refer to Section 3.5.11 Off Street Parking guidelines in the General Provisions
- Developers are encouraged to locate parking on the sides or rear of the buildings.

3.7.5 Outdoor Gathering Areas

- Required setback areas are encouraged to be used as public open space, plazas, and other public amenities like sidewalks.
- The plazas are encouraged to be integrated with building design and to give an inviting feel using elements such as public art, landscaping, interesting shade structures, murals, arched walls creating gateways, and so on.

Plaza Integrated with Building. SOURCE: Michael Baker International



- Provision of seating in form of fixed furniture and seating walls is encouraged.
- Pedestrian walkways should be provided to connect building entrances with parking areas. It is strongly encouraged that these walkway areas provide pedestrian improvements including but not limited to shade structures, benches and furniture, and dining areas, if appropriate.
- Plazas, open spaces, and dining areas should be buffered from the high-speed traffic by a landscape buffer, architectural feature, or building.

Plaza Area Seating. SOURCE: Andy C



Pedestrian Walkways Connecting Parking to Entrance. SOURCE: Øyvind Holmstad



- Fences or barriers are encouraged to separate dining areas from open space and plazas where there is pedestrian traffic.
- Fences should be of good quality and made of wrought iron, steel, or wood. Other materials may be permitted if they are compatible with the architectural style of the adjacent building and the style of the dining furniture.

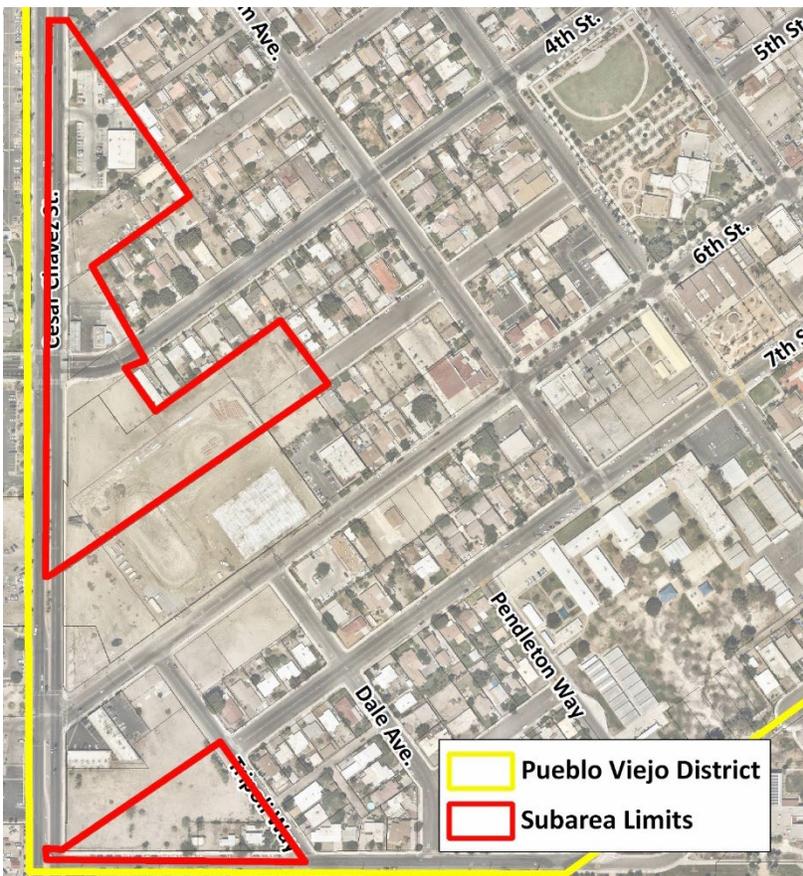
Plaza Space in Commercial Area. SOURCE: Payton Chung



3.8 CESAR CHAVEZ STREET SUBAREA

Cesar Chavez Street Subarea consist of parcels on the east side of Cesar Chavez Street as shown on Map D. The parcels on the southern side of the street are currently vacant while northern side houses auto-related uses such as gas station, AutoZone and so on. The rest of the corridor though not in the study area is developed in a conventional strip commercial style with single storied franchise stores and large expanse of parking. If unchecked the development of vacant parcels in this subarea as well as any redevelopment opportunity of existing built areas could follow the similar development patterns that is not conducive to pedestrian and bike traffic and will cater largely to automobile users. While uses along this fast-moving corridor are expected to remain primarily auto-centric, the areas are in immediate vicinity of Sixth Street and is positions for spillover effects and hence should be planned as a pedestrian and bike friendly corridor. Site design, massing, articulation, open space development and other placemaking elements play a role in creating such an environment that encourages pedestrian activity while catering to automobile users.

Map D Cesar Chavez Street Subarea Extents. SOURCE: Michael Baker International, Riverside County GIS



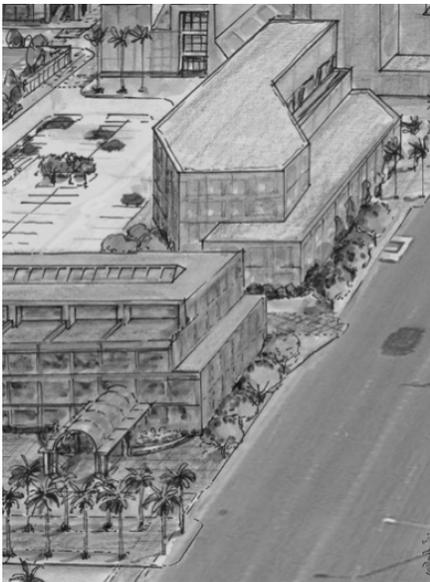
3.8.1 Existing Buildings

- Renovations and additions to existing structures in order to introduce new uses should be done appear as an originally conceived part of the design. New additions should match the current scale and proportions of the existing buildings. However, they need not replicate the existing structures. construction. Refer to Section 3.5.1 for guidelines related to existing buildings.

3.8.2 Site Design

3.8.2.1 Building Orientation and Setting

*Buildings Oriented Towards Primary Street.
SOURCE: Michael Baker International*



- Primary façade of buildings should be oriented toward Cesar Chavez Street; Developers are encouraged to treat side facades visible from the street with similar design principles as they treat primary facade.
- Development design should not lead to creation of superblocks. A finer pedestrian friendly block design no greater than 400 feet in length is preferred. These internal routes should be designed to connect to existing street grid. Such blocks also provide increased street frontages on the internal through-routes of these centers create more walkable setting for new buildings and public open spaces.
- Internal streets should contain no more than two through-lanes and sidewalks leading to parking areas
- Buildings should not be located in a manner that make them appear like “islands” surrounded by paved areas. Shared parking concepts and developments encouraging “park-once-and-walk” experience is encouraged.

Orientation and Articulation. SOURCE Michael Baker International



- Organize buildings and the spaces between them to cultivate street life. The arrangement of the buildings should entice customers out into the public spaces between the buildings.
- Where surface parking is required for development feasibility, surface lots should be to the rear of primary building frontages

and configured to allow their conversion to structured parking as land values rise and development intensity increases. Walkways connecting these parking spaces to front of buildings can be doubled as open spaces or paseos that are strategically located to be visible from large portions of development as well as street.

- Developments should include usable and attractive outdoor open space (courtyards, plazas, shaded arcades and functional landscaped areas) located in strategic locations to attract and promote pedestrian activity. These locations can that connect parking to the front of the buildings and can also be used as outdoor dining areas, mini playground spaces and other activity generating uses.
- Mature trees and tree groupings, and significant vegetation should be preserved and incorporated into development’s usable open space where possible. Such features should be considered as strong site design determinants.

3.8.3 Architecture

3.8.3.1 Massing and Articulation

- At an intersection with a minor street, the side of the building facing the minor street should have a façade treatment.
- Other facades directly visible from the street should have façade treatment.
- The central portion of development as well as bookends should be designed to be visibly taller and denser than rest of the development as these are most visible from the street.

Dominant Central Portion and Bookends. SOURCE: Michael Baker International

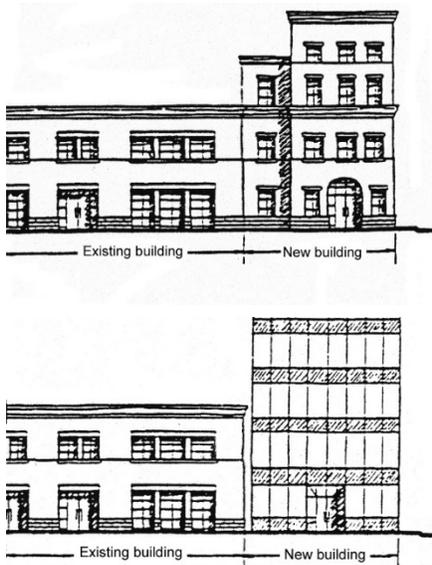


- Building design should avoid blank façades. A single, dominant building mass should not be used for larger buildings. Breaks in building mass should be used to provide visual relief for long building facades.
- In order to break the mass of a large store, consider expressing internal functions (i.e. bank, deli, and florist) as minor storefronts.

Articulation and Breaking the Facade. SOURCE: Michael Baker International



*New Expansion to Compliment Old Structure. (Image on the top shows addition using same architectural style. Bottom image shows different style but follows the banding thus complementing the existing building architecture).
SOURCE: Michael Baker International*



Franchise store Architecture Using Prescribed Architectural Guidelines.



- Incorporate two (or more) entrances along the front of large stores. If two entrances are not possible, consider partially wrapping the front of a large store with smaller stores. Wall planes should not run in one continuous direction for more than 30 feet without an offset or some form of articulation dependent on architectural style of the building.
- Substantial variations at massing breaks should include changes in height and the horizontal plane.
- Changes in materials, textures and the utilization of other architectural enhancements by use of vertical or horizontal architectural elements based on architectural style of the building that help break massing and create interest for passersby are also encouraged.

Frequent Changes in Façade. SOURCE: Michael Baker International



- Murals and landscape screening are greatly encouraged as they help in breaking mass of the building.
- Expansions to existing buildings should provide for continuity between the old building and the new addition. It is not necessary to match the existing building but should include prominent design elements of the old building to provide architectural compatibility between old and new.
- When using architecture of a franchise business such as fast food, it should be compatible with the neighboring buildings and should integrate features from architectural styles prescribed in Section 3.3. These franchise businesses should not be standalone structures but a part of overall development and should incorporate the architectural style of the overall development in their design.
- Buildings that derive their image primarily from applied treatments that express corporate identity are discouraged.

3.8.3.2 Entry Orientation

- Primary building entries should be readily identifiable by the moving traffic and well defined through the use of projections, recesses, columns, roof structures, or other design elements based on the architectural style. The single massing break provided by the entry in long blank façade is not acceptable.
- Entries to the upper floors if used by different business offering should be placed on the front of the building.

Identifiable Entry. SOURCE: Michael Baker International



3.8.3.3 Door and Window Design

- Windows and doors are key elements of any structure’s form and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety.
- Windows set back from the exterior wall surface to create variety and shadows in the wall planes are encouraged though the architectural style used will dominate the appearance, rhythm and design of these elements.
- Clear glass windows are encouraged unless they are not feasible due to the nature of functional use.
- Reflective glazing is prohibited.

3.8.3.4 Shade Structures

3.8.3.4.1 Colonnades and Arcades

- Shade structures such as colonnades and arcades are encouraged as part of internal site design to provide shaded walkways within the development or from parking lots or structures to building entrances.
- Developers should explore the possibility of connecting different buildings in large developments using colonnades and arcades and integrate them with open spaces such as courtyards, plazas, outdoor dining spaces and so on.

Awnings. SOURCE: Michael Baker International



3.8.3.4.2 Awnings

- Awnings are permitted both on first as well as upper floors. Refer to Section 3.5.6 Shade Structure- Awnings in General Provisions for materials, design and maintenance guidelines.

3.8.3.5 On-site Screening

- Less visually aesthetic components necessary for large commercial developments such as loading areas, trash

enclosures, mechanical equipment, and noise and odor producing functions should be located at the sides and/or rear of main buildings, and screened with compatible architectural features and walls, and/or landscaping.

- Solid walls if necessary for screening should be no more than 6 feet high and made of solid masonry or concrete tilt-up with an exterior finish compatible to the main structure. Landscaping should be used to reduce the starkness of such walls

3.8.4 Off-Street Parking

- Parking lots should not be the dominant visual element of the site. Refer to Section 3.5.11 Off Street Parking Guidelines in the General Provisions
- Developers are encouraged to locate parking on the sides or rear of the buildings.

3.8.5 Outdoor Gathering Areas

- Required setback areas are encouraged to be used as public open space, plazas, and other public amenities like sidewalks.
- The plazas are encouraged to be integrated with building design and to give an inviting feel using elements such as public art, landscaping, interesting shade structures, murals, arched walls creating gateways, and so on.
- Provision of seating in form of fixed furniture and seating walls is encouraged.
- Pedestrian walkways should be provided to connect building entrances with parking areas. It is strongly encouraged that these walkway areas provide pedestrian improvements including but not limited to shade structures, benches and furniture, and dining areas, if appropriate.
- Plazas, open spaces, and dining areas should be buffered from the high-speed traffic by a landscape buffer, architectural feature, or building.
- Fences or barriers are encouraged to separate dining areas from open space and plazas where there is pedestrian traffic.
- Fences should be of good quality and made of wrought iron, steel, or wood. Other materials may be permitted if they are

Buffering Plaza Space. SOURCE Michael Baker International



compatible with the architectural style of the adjacent building and the style of the dining furniture.

Examples of Outdoor Gathering Areas. SOURCE: Michael Baker International



3.9 TRANSITION AREA

The Transition area comprises of parcels surrounding the Veterans’ park areas a block south of Seventh Street and east of Orchard Street. As the name suggest this is an areas in between residential and commercial areas. Design of site and structures are expected to integrate the surrounding characteristics of the land and the residential development pattern though used for commercial land uses. Most existing structures in this area are expected to remain with infill development occurring in the vacant parcels. The existing structures are expected to be converted to low traffic producing commercial uses as directed by zoning. The area is expected to have spillover effect from Sixth Street development with uses that are geared towards providing accommodations for tourists as well as locals and lighter commercial uses. The existing and new developments will have a view of newly redesigned Veterans’ Park and streetscapes. Similar to the Sixth Street Subarea, this area is envisioned as a pedestrian and bike friendly area. Horizontal and vertical mix of uses- residential, institutional, commercial, offices- is encouraged. However, building design should consider pedestrian scaled buildings and balancing it with need for privacy especially if there are residential uses on the ground floor. New buildings are expected to follow the architectural styles explained in Section 3.3. Other architectural styles other than the ones stated in the Section 3.3 may be allowed but subject more scrutiny and will require visualizations.

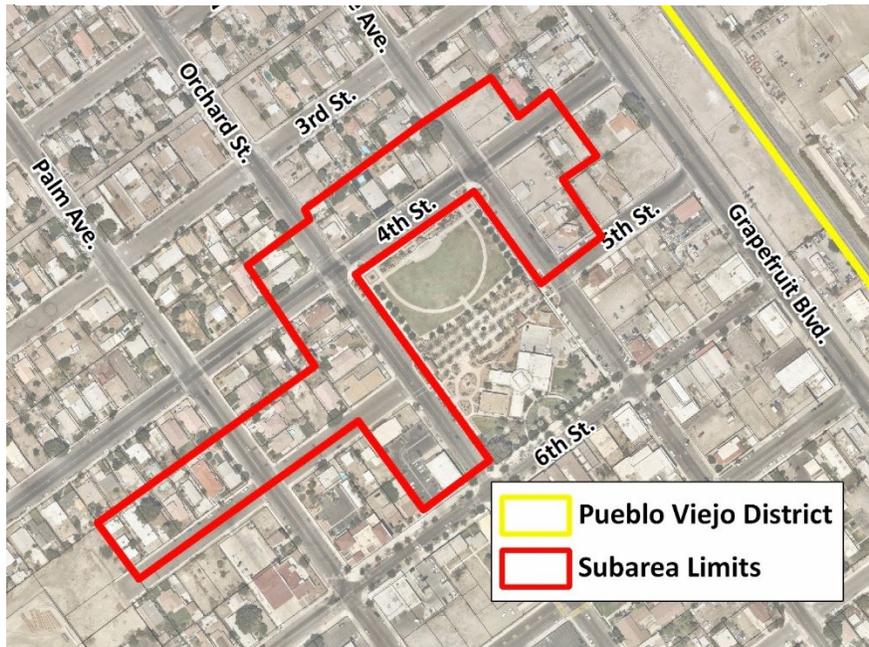
Existing Buildings Converted to Medical Office. SOURCE: Sardaka



Existing Buildings converted to artist's studio. SOURCE: Ildar Sagdejev



Map E Transition Area Subarea Extents. SOURCE: Michael Baker International, Riverside County GIS



Pueblo Viejo District
 Subarea Limits

Existing Buildings Converted to Medical Office. SOURCE: Rept0n1x



Existing Building Converted to an Inn. SOURCE: Roger Kidd



3.9.1 Existing Buildings

- Any additions/ renovations to existing structures, conversion of uses to commercial, changes in parking area, and addition of signage should be done in a manner that it does not change the residential character of the area and compatibility with the surrounding neighborhood.
- Additions should respect the scale and massing of existing structure and should not become dominant part of the development.

Existing Buildings. SOURCE: Michael Baker International



- The architectural and articulation of new addition should draw from style of the existing building. However, they need not replicate the existing structures.
- Refer to Section 3.5.1 for additional guidelines related to existing buildings.

3.9.2 Site Design

3.9.2.1 *Building Orientation, and Setting*

- Building orientation facing the primary street is important for creating street appeal, enhancing aesthetics, and drainage considerations and encouraged.
- Parcels surrounding the park should be oriented to take maximum advantage of visual and physical access to the park.
- Buildings should use four-sided architecture, meaning all visible sides of the building should have façade treatment. However, the primary entry will be on the primary street.
- Open spaces should be oriented toward the street (see Section 3.6.4.1 and 3.6.4.2 in Outdoor Gathering Areas Section).

3.9.3 Architecture

3.9.3.1 *Massing and Articulation*

Due to spillover effects of Sixth Street development and existence of Veterans' Park, pedestrian activity is expected in this area. Hence, the massing and articulation should be designed to appeal to the slower moving pedestrian traffic rather than vehicular traffic. Emphasis on detailing and use of quality materials will be important since pedestrians move slower than vehicular traffic and are more likely to observe articulation and smaller details.

- In order to retain pedestrians' interest and make walking a pleasurable experience, buildings should incorporate changes in massing as well as articulation and detailing that are authentic representations of architectural styles. Changes in the architectural style, variation in materials and colors materials, horizontal and vertical articulation elements, framing around the windows and doors, changes rooflines and wall planes and so on break the monotony of the façade and create interest for pedestrians.
- All facades should emphasize three-dimensional detailing depending on the architectural style used. Some examples are use of elements such as cornices, window moldings and reveals to cast shadows and create visual interest on the facade.

- Tile artwork, plaques, decorative glass, and lighting fixtures are encouraged to provide visual relief to façades. These elements should reflect the building’s architectural style.
- Artwork and architectural relief integrated into building design is encouraged and should be appropriate to the setting.

3.9.3.2 *Entry Orientation*

- Primary entries should be on primary street. The entry should be accentuated to make it visible from the street depending on the architectural style.
- Direct and visible ground floor access to uses located in upper levels should be noticeable from the street and integrated with ground floor façade to highlight their location. Entries should be further emphasized if the uses are located on the front facade.

3.9.3.3 *Door and Window Design*

- Doors and Windows should be used as architectural elements that add relief to the facade and wall surface while being true to the architectural style.
- Commercial storefronts (if on ground floor) should include street-oriented display windows in order to engage pedestrians.
- Windows for residential uses on ground floor should be designed to provide privacy to the residents while creating a pedestrian scale environment. An example would be to provide windows above pedestrian sight level with articulation is provided at the pedestrian level.
- Exceptions to window covering requirements can be made where display windows (open and enclosed) are not feasible. In this case, exterior walls should be designed to provide architectural relief or be screened by landscaping and designed to provide pedestrian amenities such as wider sidewalks or benches.
- Clear glass windows are encouraged unless they are not feasible due to the nature of functional use.
- Clear glass windows are encouraged especially for retail use to promote interaction between the pedestrians and the businesses. Highly reflective window film is prohibited as they can interfere with moving traffic.

3.9.3.4 *Porches, Balconies, and Decks*

3.9.3.4.1 Porches

- Porches are encouraged and should be designed to be consistent with the architectural style of the building to which they are attached and provide sufficient depth and width to be occupiable spaces.

Porch Example. SOURCE: Stalane



3.9.3.4.2 Balconies

- Window balconies if compatible with architectural style are encouraged at the upper floors. Faux balconies with windows are acceptable provided they integrate features from the architectural style of the building.
- Where possible, balconies should be oriented towards the street/ park area and not towards internal block or parking areas.

Deck Example. SOURCE: Acabashi



3.9.3.4.3 Decks

- Decks should be designed to be aesthetically unobtrusive and should provide sufficient depth and width to be occupiable spaces.
- The parapet and other articulation of the deck structure should draw from the architectural style of the building.

3.9.3.5 *Awnings and Canopies*

- Awnings and canopies may be used on first floor as well as upper floors of the building. Refer to Section 3.5.6 Shade Structure-Awnings in General Provisions for materials, design and maintenance guidelines.

3.9.4 **Outdoor Gathering Areas**

3.9.4.1 *Plazas, Open Spaces, Gathering Areas*

Due to transitional and residential nature of the area large plazas or paseos are not expected in this area. Rather front yard space converted to small plaza, open space or gathering areas is envisioned.

- Required setback areas are encouraged to be used as public open space, plazas, and other public amenities like sidewalks.
- Open spaces, gathering area and dining areas should be buffered from the high-speed traffic by a landscape buffer, architectural feature, or building.
- Pedestrian walkways should be provided to connect building entrances with sidewalks. These should be separate from vehicular access.
- Attractive landscaping and use of elements such as water fountains, art work, playground equipment and so on make smaller gathering spaces lively and are encouraged. However, installation of such elements should respect the scale of the building.
- Perimeter fencing separating sidewalks from gathering areas is generally discouraged unless used for outdoor dining areas.

3.9.4.2 Sidewalk Dining Areas Fences and Barriers

- If open spaces oriented towards sidewalks are used for dining, fencing or barriers should be provided to separate dining areas from sidewalks. Refer to Section 3.6.4.3 under Sixth Street Subarea for guidelines related to Sidewalk Dining Area Fences and Barriers

3.10 SIGNS AND PUBLIC ART

3.10.1 Signs

Signs are important element of commercial/ mixed use corridors and play an important role in establishing the visual character of a place. They are vital component for many businesses because they serve as the primary identification tool for an establishment and often advertise goods or services that businesses may provide. However, a sign that has a cluttered look will undermine the character of the building and overall street appearance, while clean, attractive, and aesthetically pleasing signage can give a unique identity to the street and contribute to the overall visual appeal of the area. The general guidelines in this section provide guidelines that are applicable to all sign type that are further detailed in this section. A matrix is also provided that suggests permitted sign type by subarea.

3.10.1.1 *General Sign Guidelines*

- Repetitious signage should be avoided.
- No more than three signs are allowed for each building.
- The signs should not be placed closer together than 5 feet. A-frame signs can be placed closer than 5 feet from another sign for the same business.
- The design of each sign should incorporate a maximum of four colors. All signs of a single business should be of a similar color palette.

3.10.1.1.1 Sign Message

- The primary sign should only display the business's name. Secondary signs may include information regarding products provided.
- Sign message should be aesthetical pleasing and should not give a cluttered appearance.

3.10.1.1.2 Sign Lighting

- Any external spot or flood lighting should be directed at the sign and away from pedestrian walkways and/or roadways. Lighting should not create a glare for motorists or pedestrians.
- External spot or flood lighting fixtures should be simple in design, should blend into the appearance of the sign, and should not obscure the sign's graphics.

- Back-lit signs are discouraged unless back lighting is used for individually cut letters
- Halo-lit illumination or reverse channel letters are encouraged.
- Cabinet lit signs are prohibited.
- Blinking or flashing lights are prohibited.
- All mechanical equipment for the lighting of a sign should be hidden from view.
- Where signs face residential areas, lighting should be minimal.

Backlit Lighting for Individual Letters.
 SOURCE: Nina Stössinger



3.10.1.2 Sign Types by Subarea

The following text describes the various types of signs that can be used in each subarea. However, the choice of sign type should be based on the subarea’s character, land uses, traffic, and the audience the sign attracts. For example, Sixth Street is expected to be transformed into a pedestrian-friendly environment with restaurants and ground-floor retail. Signs in this subarea should cater to slower-moving traffic and even slower pedestrians that will appreciate detailing and articulation. As such, a pedestrian scale is appropriate for projecting signs, hanging signs, and other sign types. In contrast, motorists in the faster-moving vehicles on Grapefruit Boulevard or Cesar Chavez Street appreciate larger signs with illumination and larger lettering that makes signs easy to read while driving. While other pedestrian-level signs will give character to these two subareas, the signs may not be as frequent as those seen on Sixth Street. Table AA shows various signs and the suggested subareas in which they may be used.

Table AA: Sign type by subarea

Sign Type	Suggested Subarea (Frequent Use)	Remarks
Projecting	<ul style="list-style-type: none"> ■ Sixth Street Subarea ■ Transition Area ■ Grapefruit Boulevard 	These signs are to be used frequently in the Sixth Street Subarea and in the Transition Area, both of which are expected to attract pedestrians. Projecting signs can be used by businesses along Grapefruit Boulevard that may cater to pedestrian traffic.
Hanging	<ul style="list-style-type: none"> ■ Sixth Street Subarea ■ Transition Area ■ Grapefruit Boulevard 	These signs are to be used frequently in the Sixth Street Subarea and in the Transition Area, both of which are expected to attract pedestrians and have shade structures.

<p>Window</p>	<ul style="list-style-type: none"> ■ Sixth Street Subarea ■ Transition Area ■ Grapefruit Boulevard ■ Cesar Chavez Street 	<p>Window signs cater to pedestrian traffic and are expected to be used in pedestrian-oriented areas such as the Sixth Street Subarea and the Transition Area. They are expected to be used less frequently along Grapefruit Boulevard and Cesar Chavez Street.</p>
<p>A-Frame Sign</p>	<ul style="list-style-type: none"> ■ Sixth Street Subarea ■ Transition Area 	<p>Window signs cater to pedestrian traffic and are expected to be used in pedestrian-oriented areas such as the Sixth Street Subarea and the Transition Area. They are not expected to be used on Grapefruit Boulevard and Cesar Chavez Street.</p>
<p>Wall Sign</p>	<ul style="list-style-type: none"> ■ Transition Area ■ Grapefruit Boulevard ■ Cesar Chavez Street 	<p>These signs are effective in areas with faster-moving traffic where the signs are to be read in a relatively shorter amount of time. Larger signs with bigger text facilitate quick reading and are to be used along Grapefruit Boulevard and Cesar Chavez Street. They can be used in the Transition Area though are not encouraged. Wall signs are not to be used in the Sixth Street Subarea.</p>
<p>Monument Sign</p>	<ul style="list-style-type: none"> ■ Grapefruit Boulevard ■ Cesar Chavez Street 	<p>These signs are effective in areas with faster-moving traffic where the signs are to be read in a relatively shorter amount of time. Larger signs with bigger text facilitate quick reading and are to be used along Grapefruit Boulevard and Cesar Chavez Street. Monument signs are not to be used in the Sixth Street Subarea and the Transition Area.</p>

3.10.1.3 Sign Types

This section describes various sign types and includes guidelines for their use.

3.10.1.3.1 Projecting Signs

Projecting signs are attached to a building façade and project at a 90-degree angle from the face of the building. Projecting signs should be oriented toward pedestrians and should only be used when a shade structure is not located on the building’s façade. Along Grapefruit Boulevard, projecting signs should only be used along pedestrian walkways that connect parking areas with building entrances and on storefronts adjacent to plazas or open space.

- Projecting signs should be flat in nature, with signage details embossed into or projecting slightly from the sign material.
- Sign design, supports, and brackets should be compatible with the architectural style of the building from which the sign projects.
- Projecting signs should be mounted to the ground-floor façade, with a vertical clearance of 8 feet.
- Signs should be of a visually interesting design that may include irregular outlines, internal cutouts, and/or two- or three-dimensional symbols or icons.
- Projecting signs (excluding supports or brackets) should fit within a rectangle with a maximum area of 6 square feet.
- A minimum clearance of 12 inches is required between the building façade and the beginning of the sign, with a minimum projection of 36 inches.

3.10.1.3.2 Hanging Signs

Hanging signs are attached to the underside of a shade structure (for example, a colonnade, arcade, or canopy) and should be placed at a 90-degree angle from the building façade. Hanging signs should be oriented toward pedestrians and should only be used under shade structures. If shade structures are included along pedestrian walkways between parking areas and building entrances, hanging signs may be appropriate for businesses along Grapefruit Boulevard.

- Hanging signs should not project farther than the shade structure to which they are attached.
- Hanging signs should not be attached to shade structures whose height is greater than that of the ground floor.
- A minimum vertical clearance of 8 feet is required.

Projecting Signs. SOURCE: Michael Baker International



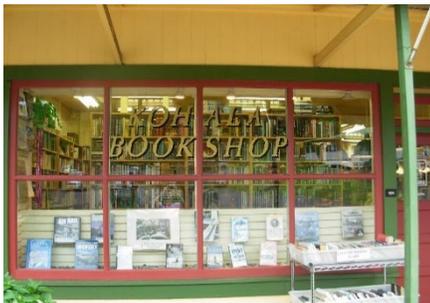
Hanging Signs. SOURCE: Michael Baker International



- Hanging signs (excluding supports or hangers) should fit within a rectangle with a maximum size of 4 square feet.
- A minimum clearance of 12 inches is required between the building façade and the beginning of the sign, with a minimum projection of 36 inches.
- Signs should be of a visually interesting design that may include irregular outlines, internal cutouts, and/or two- or three-dimensional symbols or icons.

3.10.1.3.3 Window Signs

Window Sign. SOURCES: Top- Michael Baker International; Bottom- Brewbooks from near Seattle



Window signs are signs that are painted, etched, or adhered to windows or doors within the façade of a building. These signs can be only text or a combination of text with graphic items.

- Window signs should not occupy more than 15 percent of the available window area of a building façade.
- Sign text should not be more than 8 inches in height.
- Window signs should be applied directly to the interior of the window or hung on the inside of the window as close to the glass as possible. Any blank space should be transparent.
- Window signs should be made of high-quality materials, including but not limited to paint, gold leaf, and/or neon. Etching or sandblasting are also appropriate methods of window sign installation.
- Window signs and associated graphics should complement the architectural style of the building and the design of the storefront interior.
- Neon signs should only be hung in windows.

3.10.1.3.4 A-Frame Signs

A-frame signs are temporary signs that stand on their own and are usually placed on the sidewalk in front of the business they advertise.

- A-frame signs should be made of durable, sturdy materials, including but not limited to wood or metal, with open bases that can withstand a variety of weather conditions and will not be easily sun-bleached.
- Glass, breakable materials, paper or laminated paper, PVC pipes, or illumination are prohibited for A-frame signs.
- Signs should be designed to look organized, with minimal text and large graphic elements.

- A-frame signs should be easily movable and should not be installed permanently.
- A-frame signs should have a maximum sign area of 8 square feet and can have a maximum of two sides of this size.
- All text on A-frame signs should be between 2 and 4 inches high. Text associated with the business’s logo should be exempted from this guideline.
- Rectangular A-frame signs should be no more than 4 feet in height and 2 feet in width. These signs should have an open base.
- Shaped silhouette A-frame signs should be no more than 5 feet in height and 3 feet in width. These signs should not exceed the maximum sign area of 8 square feet.
- A-frame signs should be placed on the sidewalk in such a way that 5 feet of sidewalk area is still available and doorway access is not impeded.
- A-frame signs should be placed only along the business’s frontage.
- A-frame signs should be placed on the sidewalk no sooner than half an hour before the business’s posted opening time and should be taken in from the sidewalk no later than half an hour after the business’s posted closing time.
- A-frame signs should be placed along the curb on the street side of the sidewalk.
- Each business should only have one A-frame sign.

A-frame Signs. SOURCE: Infoqmaton



3.10.1.3.5 Wall Signs

Wall signs are attached directly to the façade of a building and are of a three-dimensional shape.

- Wall signs should project no more than 12 inches from the wall of the façade to which they are attached.
- Wall signs should not extend beyond the edges of the building façade to which they are attached and should not cover doorways or windows.
- Wall signs should not cover more than 15 percent of the building façade.
- Wall signs should complement the architectural style of the building, in style and proportion.
- Signs should be designed to provide shadow relief and a well-designed substantial appearance.

Wall Signs. SOURCE: Michael Baker International



3.10.1.3.6 Monument Signs

Monument signs are freestanding signs that primarily draw the attention of motorists. These signs are often used for developments in which the main building is set back from the street right-of-way.

Monumental Sign. SOURCE: Dj1997



Monumental Sign. SOURCE: ReptOn1



- Monument signs should be installed on two posts or a substantial base.
- Monument signs should be designed to be architecturally compatible with the building for which they provide signage.
- The base should consist of stone, brick, stucco, or other sturdy, permanent, and durable material and should be at least 18 inches in height.
- The sign face should consist of durable materials, including but not limited to metal, aluminum, and/or wood.
- Landscaping should be integrated into the sign and should surround the entirety of the base. The landscaping should be designed to ensure sign legibility for the life of the sign.
- Monument signs should avoid identifying multiple tenants. However, monument signs should be no closer than 100 feet from each other. If lot width and building design do not permit multiple monument signs on the property, the sign should be designed to incorporate the development's anchor tenants.
- Monument signs should be externally lit. Internally lit monument signs are prohibited. In the case of neon, exceptions may be made.
- Site addresses should appear on the monument signs and will not count as part of the sign area. Addresses should be no less than 9 inches in height.
- Monument signs should be perpendicular to the adjacent street and sidewalk and should have not more than two parallel sign faces.
- Monument sign face should be no more than 50 square feet. The height of the sign's side should be no more than 6 feet.

3.10.2 Public Art

Public art refers to murals, statuary, and installations in public realm and areas of private realm accessible to general public. Public art projects come in many forms and can be permanent or temporary art installations with varied viewpoints. They create a vibrant environment and give a uniquely identity and placemaking aspect to an area. However, establishing clearly defined criteria for art installations is necessary to avoid conflicts and tensions between various sects of people using a place

and providing a cohesive look. Along with artwork itself, its siting and maintenance should as be clearly defined.

Murals are categorized as public art and are an important part of the urban fabric of Pueblo Viejo. They represent not only the residents of Coachella but also the zeitgeist of the time at which they were installed. New development offers an opportunity to plan for mural locations in a way that will complement the intended architectural style of the buildings. Murals should be consistent with Chapter 5.70, Art Murals, of the City of Coachella’s Municipal Code.

3.10.2.1 Site Selection and Placement

- Public art is encouraged to be installed in areas experiencing or expected to experience high levels of pedestrian traffic such as sidewalks and plaza areas or places that create entrance to the area such as medians, and circles.
- Public art should be easily visible and accessible to the public and serve as gathering places for people
- Public art should be part of the City's circulation system and enhance the overall public environment and pedestrian streetscape experience
- Public art should establish landmarks and neighborhood gateways.
- The placement of public art should not block entrances, windows, signage, and pedestrian circulation.
- The placement of public art should not interfere with the line of sight of the oncoming traffic

3.10.2.2 Content

- Public art should not include commercial signage, logos, or advertising. However, they may include dedications.
- Public art projects are encouraged to be diverse and derive content from local history, community, geography, and environment.
- Public art should be expected to integrate into the overall design of the larger
- context in which it is placed. It should not be conceived as an afterthought.

Public Art in Sidewalk Area. SOURCE: Géza Stremeny (sculpture) / Yoav Dothan (photo)



Temporary Art Installation. SOURCE: Martin Falbisoner



Public Art in Plaza Area. SOURCE: Beyond My Ken



3.10.2.3 Materials and Construction

- Public Art should be constructed with durable materials that will withstand the elements and can be washed to remove dirt and graffiti.
- Public art projects are encouraged to be made of environmentally sustainable materials.
- Temporary installations may be allowed for no more than two weeks, using non-durable materials based on with City's approval. However, such installations should be firmly anchored to ground or structure depending on the type of installation. The City may ask for its removal prior to time limit if it suffers significant damage/ deterioration.

3.10.2.4 Maintenance

- The maintenance of public art on private property will the responsibility of property owner.
- The artwork should be presentable at all times and devoid of unpleasant look due to conditions such as discoloration, rust, and so on.

Existing Mural in Pueblo Viejo District. SOURCE: Michael Baker International



4 PUBLIC REALM DESIGN GUIDELINES

4

The public realm refers to the street right-of-way and includes sidewalk space and roadway space. Planners and designers are focusing on a variety of ways to integrate multiple modes of travel—not just motorized vehicles—with the land uses they serve. Alongside traditional transportation by car, new developments are rediscovering multimodal transportation by improving transit, pedestrian, and bike connectivity that lead to amenity-rich, walkable, bikeable, and sustainable communities. These approaches are designed to provide transportation choice, reduce air pollution and other environmental impacts, enhance public health, and support amenities. The public realm guidelines concentrate on the commercial/mixed-use streets in the Pueblo Viejo District although traffic calming features are suggested for the residential streets. The chapter begins with explanation of streetscape concepts for each of the commercial street along with an illustrative section. This section is followed with General Guidelines that are applicable to all commercial streets. Traffic Calming section lays out various ways of calming traffic in both commercial and residential areas of the District and Landscaping Guidelines provides plant palette for various streets.

4.1 STREETScape CONCEPTS

In 2015, the City implemented new streetscape design along three blocks of Sixth Street from Palm Avenue to Grapefruit Boulevard. This streetscape will inspire the streetscape design on the remaining commercial streets. However, all streets are different and should be designed per the space available, context, pedestrian activity, and land uses to which they cater. Each street should have its own distinct character, though some elements such as street furnishings, lighting, and signage act as tying elements that give uniformity and order to the whole District. Streetscapes should continue the design principles, materials, planting, lighting, furnishings, and general streetscape design per the newly built streetscape on Sixth Street.

While detailed streetscapes are to be designed as and when the City is ready to implement these projects, shown below are the typical streetscapes that are suggested to create a multimodal public realm along the commercial/mixed-use streets of Pueblo Viejo.

- Sixth Street, from Grapefruit Boulevard to Cesar Chavez Street
- Fifth Street, from Grapefruit Boulevard to Cesar Chavez Street
- Seventh Street, from Grapefruit Boulevard to Tripoli Avenue

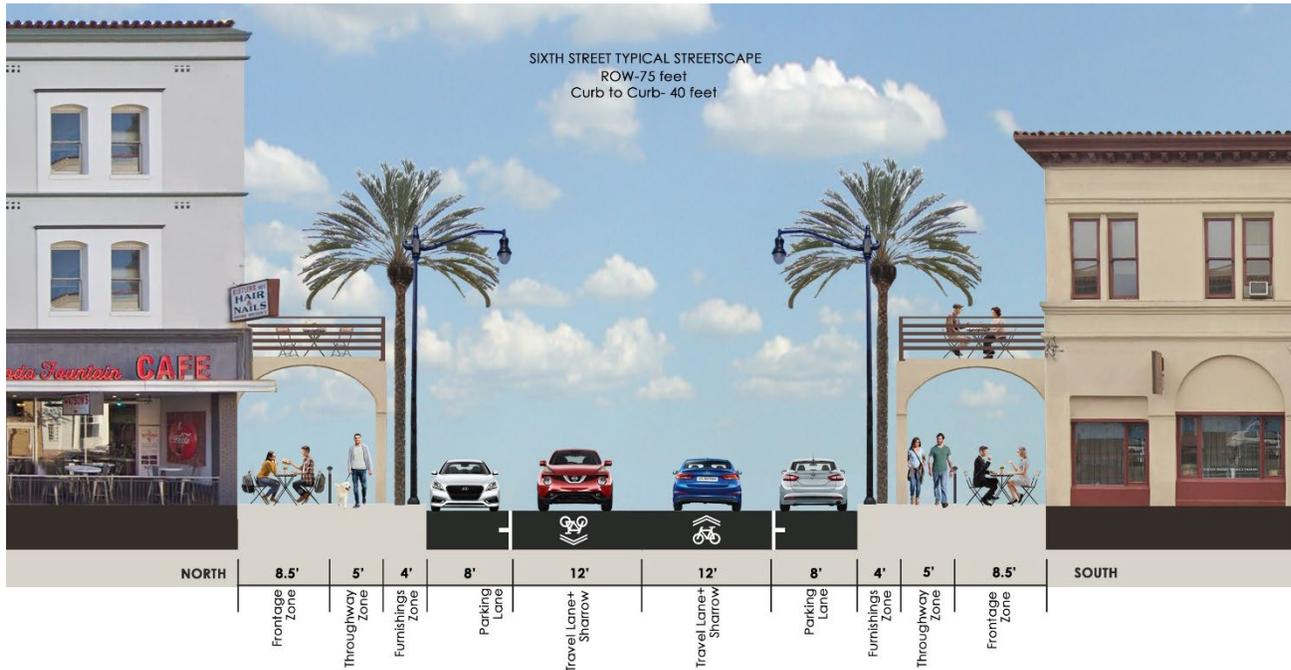
- Grapefruit Boulevard, from Bagdad Avenue to Park Lane
- Cesar Chavez Street, from Bagdad Avenue to Park Lane
- Orchard Street, from Sixth Street to Fourth Street
- Vine Avenue, from Sixth Street to Fourth Street

4.1.1 Sixth Street

From Grapefruit Boulevard to Cesar Chavez Street

The streetscape of Sixth Street will be a continuation of the recently implemented streetscape in the three blocks of Sixth Street from Grapefruit boulevard to Palm Avenue. As depicted in the street section below, it consists of one lane on each side of the street and parking lane. Due to restriction of space and need for enhanced pedestrian area, a shared bicycle facility is suggested on this street. The sidewalk area consists of a 4 feet Furnishings Zone that will accommodate plantings, light poles, bike racks, way finding maps, and other utilities. As an urban corridor the Furnishings Zone is preferred to be hard paved with tree grates and planter pots and can be used as an extension of sidewalk area (Throughway Zone). Dependent on City’s permission this area can also be for outdoor dining space. The Throughway Zone and the Frontage Zone (spillover space between 5 feet clear walking space and parcel line) are approximately 13.5 feet wide and shaded with a colonnade/ Arcade structure. Frontage Zone will house street furniture (sidewalk dining, benches and trash cans).

Sixth Street Streetscape. Source: Michael Baker International



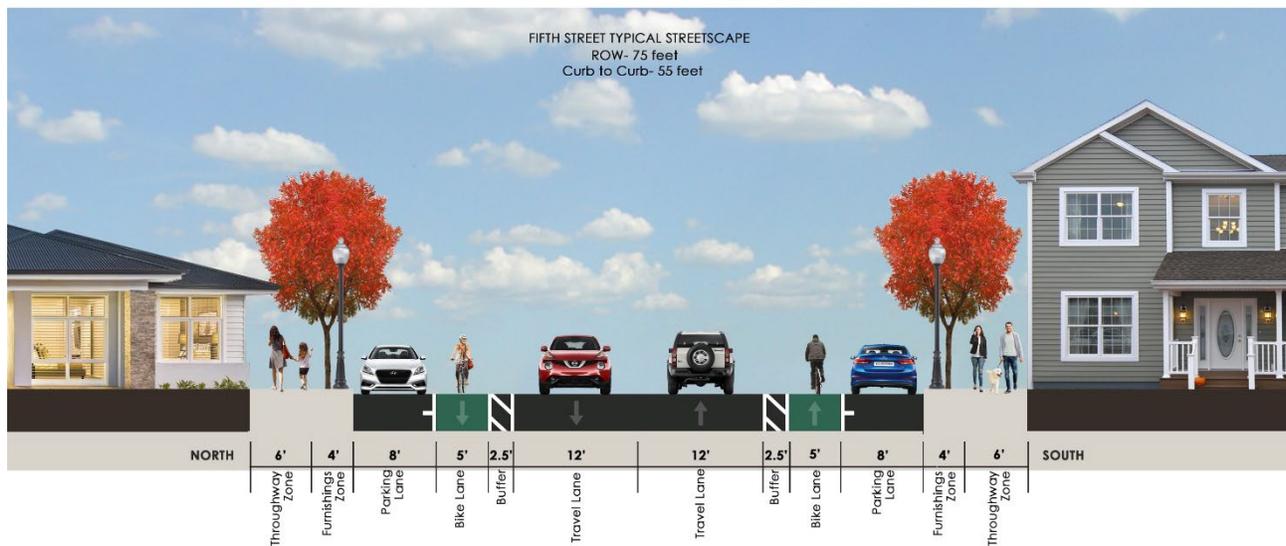
The private realm guidelines will help in making walking a pleasurable experience for pedestrians but details in public realm such as treatment of sidewalk with inlays, markings, and patterns in paving can add to this experience. The place making features such as plazas or gathering spaces that may a part of public realm will follow guidelines listed under this category in private realm as applicable (see Section 3.6.4). Traffic calming and landscaping on this pedestrian oriented corridor will play a large part in attracting foot traffic.

4.1.2 Fifth Street

From Grapefruit Boulevard to Cesar Chavez Street

Fifth Street is a part of Sixth Street Subarea and a parallel street to Sixth Street to the north. The street is expected to see spillover effects of development along Sixth Street on the south side of the Street and have transitional land uses on the north side. The street is also expected to cut through the development in Block XX and intersect with the Cesar Chavez Boulevard. While there will be pedestrian activity, it is not expected to be as intense as Sixth Street leading to minimum area (4 feet) for Furnishings Zone and a comfortable Throughway and Frontage Zone (approximately 6 feet). The proposed roadway has one travel lane in each direction, a buffered bike lane, and on-street parallel parking. Being a parallel street to Sixth Street and having ample right of way, this street is a good candidate for a bike facility. Hence a buffered bike lane is proposed.

Fifth Street Streetscape. Source: Michael Baker International

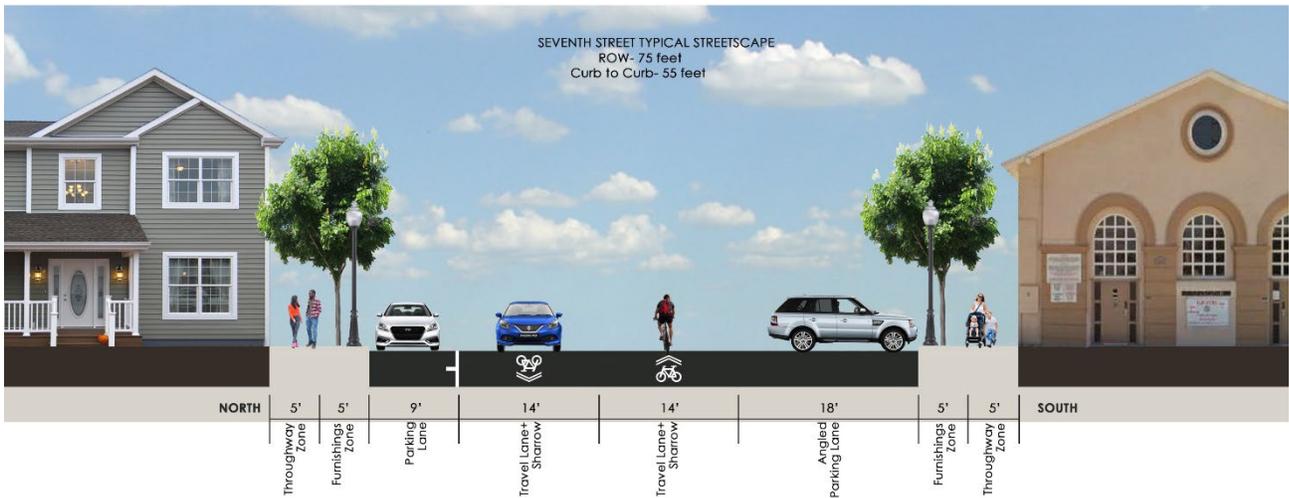


4.1.3 Seventh Street

From Grapefruit Boulevard to Tripoli Avenue

The Seventh Street is also a part of Sixth Street Subarea and a parallel street to Sixth Street towards the southside. The street is also expected to see spillover effects of development along Sixth Street in certain blocks. The school block and residential uses on the south side of the street are not expected to change. The configuration of Street includes 5 feet Furnishings Zone and 5 feet of Throughway and Frontage Zone. The ample right of way allows for accommodation of angled parking on south side and parallel parking on the north side of the street. In addition to parking, the proposed facility includes one travel lane with Sharrows to accommodate bikes.

Seventh Street Streetscape. Source: Michael Baker International



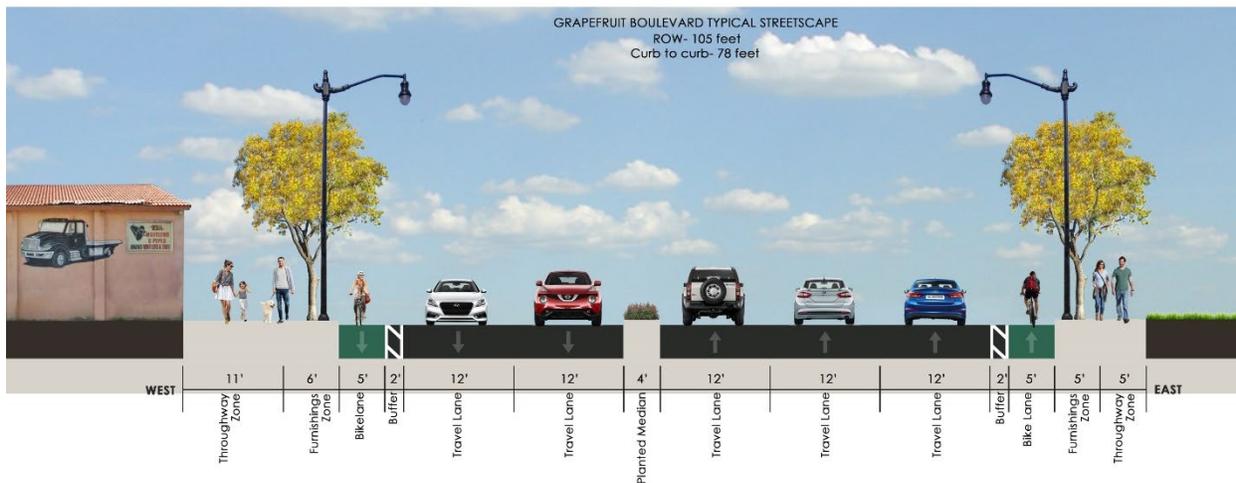
4.1.4 Grapefruit Boulevard

From Bagdad Avenue to Park Lane

Grapefruit Boulevard is a State Route 111, with a speed limit of 45 mph and provides connection to State Route 86. It caters to commercial and light industrial uses in the Pueblo Viejo District and it is expected to be that way in the future. The east side of the street has vacant land bordered by railway tracks. Currently, there is one travel lane in each direction, on street parking and a turn lane. Though being a gateway to the City and to the Pueblo Viejo District, the street does not have an appeal and does not look unique to Coachella. It has ample right of way and is in need of an upliftment.

Based on Cities current General Plan Update’s Mobility Element, Grapefruit Boulevard falls in “Primary Arterial with Enhanced Bicycle Facilities” category. The suggested configuration calls for two 12 feet lanes in north side of the street and three 12 feet lanes on the south side of the street. There is no street parking provided on this street. The proposed concept also calls for buffered bike lanes in both directions. A 4 feet planted median is also proposed. It will not only create an aesthetically pleasing corridor with a gateway effect but will also help with access management and traffic flow. The walkway area in the north is larger than the south side of the corridor as it is expected to get more

Grapefruit Boulevard Streetscape. Source: Michael Baker International



pedestrian activity.

4.1.5 Cesar Chavez Street

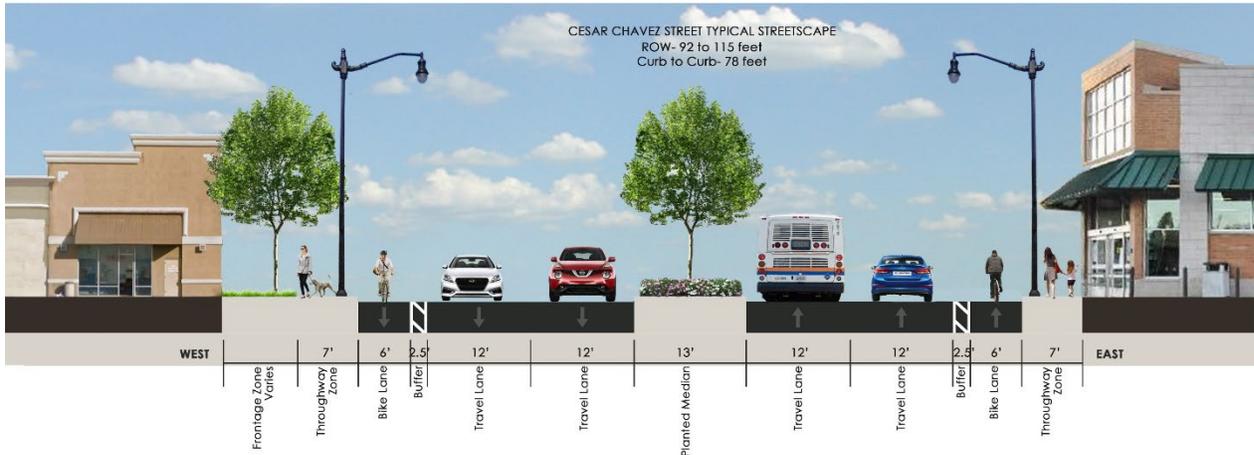
From Bagdad Avenue to Park Lane

Cesar Chavez Street is a commercial corridor with big box stores, strip malls, apartment complex, and other commercial uses. The vacant land at the intersection with Sixth Street is proposed to house a transit center. Currently, there are two lanes in each direction and a planted median in parts of the corridor and turn lane in the rest. While there are pedestrian facilities, the streetscape design does not encourage walking. Being a major gateway to the District the street will need upliftment and incorporation of multimodal facilities.

The proposed configuration has two 12 feet travel lanes in each direction, no parking, a 13 feet wide planted median, and a buffered bike lane. The Throughway/furnishing zone has a combined 7 feet of space based on the existing curb lines restrictions leaving no room for street trees. However, smaller potted plant arrangements can enhance the aesthetics of the

walkway. The Frontage Zone varies in the North based on the development and parcel lines. This space can be used for planting trees and other placemaking opportunities such as installation of gateway features, art and so on. The planted median will also give much needed gateway effect.

Cesar Chavez Street Streetscape. Source: Michael Baker International



4.1.6 Orchard Street

From Sixth Street to Fourth Street

The Orchard Street has recently been reconfigured with angled parking on the park side and parallel parking on the other side of the Street. It has one lane in each direction and enhanced pedestrian realm. However, the street lacks bicycle facility. The Street has right of way to accommodate bicycle lanes or can be marked as a share the road facility by sharrow markings on the street. This will provide bike connections from the Fifth street and to the Park.

4.1.7 Vine Avenue

From Sixth Street to Fourth Street

Vine Avenue has recently been reconfigured similar to the Orchard Street and has no bike facilities. It too has right of way to accommodate bicycle lanes or can be marked as a share the road facility by sharrow markings on the street to provide bike connections from the Fifth street and to the Park.

4.2 GENERAL GUIDELINES

4.2.1 Active Living Components

Active living components—pedestrian, bicycle, and transit facilities—should be integral to the streetscape design in Pueblo Viejo District.

4.2.1.1 Pedestrian Facilities

Walking is the most basic form of transportation. The creation of an attractive and safe pedestrian environment is a critical part of developing more livable communities. Pedestrian facilities should be safe and accessible to all types of users, connect to places where people want to go, encourage interaction, be attractive and of pedestrian scale, easy to use, economical to build, and easily maintainable. The main forms of pedestrian facilities are sidewalks and trails including street crossings and curb ramps. Enhancements include pedestrian signals (including countdown signals and lights embedded in crosswalks), raised crosswalks, and street furniture, lighting, and landscaping.

Sidewalks

Connectivity between buildings, land use areas, and adjacent development, both existing and new, can be achieved through the site-sensitive design of pedestrian areas such as sidewalks. These elements may be integrated into the street design and cohesively designed to connect residential, office and retail/commercial areas, and transit stops.

Sidewalks are divided into three zones:

1. **Furnishings Zone**
 2. **Throughway Zone**
 3. **Frontage Zone**
- The **Furnishings Zone** is defined as the area of the sidewalk appropriate for planting trees and the placement of street furniture, bike racks, trash receptacles, and light poles.
 - The width of Furnishings Zone is to be a minimum of 6 feet.
 - See related guidelines for landscaping, active transportation, lighting, and street furniture in this section.
 - The **Throughway Zone** is defined as the area of the sidewalk that is utilized for moving pedestrians along the corridor.
 - The width of Throughway Zone is to be a minimum of 5 feet.
 - Throughway Zone must be clear without any obstacles.

- The Throughway Zone should be covered with a colonnade or arcade structure on Sixth Street.
- A shaded structure is an optional for the rest of the streets in Pueblo Viejo District.
- The **Frontage Zone** is defined as the area of the sidewalk between the property line and the Throughway Zone.
 - The width of this area varies and may be combined with setbacks to provide additional area for outdoor activities.
 - Frontage Zone may be used in a variety of ways such as outdoor dining areas, locations for public art, fountains, planter boxes, or for pedestrian space for window shopping, festive decorations, or small kiosk areas.

Sidewalk Zones. SOURCE Michael Baker International



- All sidewalks should be accessible pursuant to ADA standards.
- Ramps at corners, midblock, or at driveways should be pursuant to the California Department of Transportation’s (Caltrans) ADA standards.
- Truncated domes (dark gray color) should be used at the ramps per Caltrans’ standards.

- The transition between ramps and gutters to the road surface should be smooth.
- Curb ramps are required at every corner of the intersection.

Materials and Construction

- Sidewalks should be constructed of concrete that meet City standards.
- Any color addition to the concrete must be approved by the City.
- Sidewalks should be constructed to promote the safety of the users, meaning they should be smooth and free of uneven surfaces that may cause a pedestrian to trip and fall.
- Elements such as engravings, inlays, embeddings, mosaic work, and other types of public art elements are encouraged to project the unique character of the community. These are placemaking elements and create interest for pedestrians. However, these elements should not cause obstructions to ADA accessibility or other safety concerns and should be approved by the City.
- Sidewalks should be built with appropriately spaced expansion and control joints so as to not cause cracking in the concrete.
- If used, tree grates should be flush with the sidewalks.

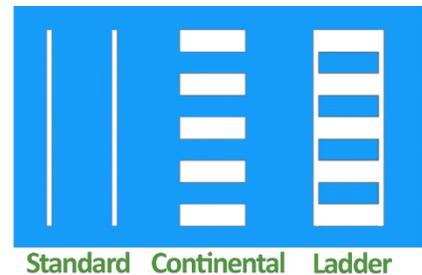
Public Art and Pavers. SOURCE: Jeangagnon



Pedestrian and Bicycle Crossings

- Marked crosswalks are most effective when they can be identified easily by motorists and pedestrians. They should present a visual contrast with the surface of the street. Marked crosswalks may be provided at all major-minor and minor-minor intersections as well as at midblock crossings.
- The use of longitudinal stripes in addition to or in place of the standard transverse markings can significantly increase the visibility of a marked crosswalk to oncoming traffic and are encouraged.
- Thermoplastic pavement marking material should be used for pavement markings including crosswalks.
- Decorative crosswalks typically made with bricks or other specialty paving are encouraged. They make the crosswalk more visible to oncoming traffic. These should be provided at all major intersections such as Sixth Street intersections with Grapefruit Boulevard and Cesar Chavez Street. Decorative crosswalks may also be used at other intersections and midblock crossings. The FHWA Memorandum “MUTCD - Official Ruling 3(09)-24(l) – Application of Colored Pavement” dated August 15, 2013 provides the following clarification on acceptable decorative treatment at marked crosswalks and should be followed in Pueblo Viejo District:

Marked Crosswalks. SOURCE: Michael Baker International



Standard Continental Ladder

Decorative Crosswalk. SOURCE: Piotrus



“Examples of acceptable treatments include brick lattice patterns, paving bricks, paving stones, setts, cobbles, or other resources designed to simulate such paving. Acceptable colors for these materials would be red, rust, brown, burgundy, clay, tan or similar earth tone equivalents. All elements of pattern and color for these treatments are to be uniform, consistent, repetitive, and expected so as not to be a source of distraction. No element of the aesthetic interior treatment is to be random or unsystematic. No element of the aesthetic interior treatment can implement pictographs, symbols, multiple color arrangements, etc., or can otherwise attempt to communicate with any roadway user.”

Raised Crosswalk. SOURCE: Richard Drdul



- Raised crosswalks are encouraged to be used at locations where speeding is prevalent.
- Midblock crossings should be highly visible and installed in areas with large neighborhood blocks, typically more than 400 feet. Use of frequent midblock crossings can disrupt traffic flow and create safety concerns for pedestrians.
- A refuge island is a cut in a median island or median (refer to Section 4.3 Traffic Calming Features) to provide refuge for pedestrians and bicyclists. It is an effective tool in increasing overall comfort and facilitates pedestrian and bicycle crossing. Refuge islands offer a protected space for pedestrians and bicyclists to wait for an acceptable gap in traffic, especially at unsignalized crossings, and reduce overall crossing length.

4.2.1.2 Bicycle Facilities

Bicycle facilities are very important in creating a multimodal transportation Pueblo Viejo District. The Streetscape Concepts in Section 4.1 suggests various facilities that can be incorporated in the available right of way in the commercial areas of Pueblo Viejo District. It is suggested that a bicycle connectivity plan be created for the Pueblo Viejo District area to assess the feasibility of various bikeway types on the streets of the District and ensure connectivity to businesses in the commercial areas. Low speed and low traffic residential streets should be looked at to provide traffic calming features and cover them as bike boulevards. As far as possible, analysis should assess the feasibility of the bike facility from the safest to the least safe option in the order listed below.

- Separated trail
- Curb/median-separated cycle track
- Post-separated cycle track
- Elevated cycle track
- Buffered green bike lane
- Buffered bike lane
- Green bike lane
- Striped bike lane

- Bike boulevards
 - Sharrows with signs
 - Share the road signs
 - No facility
- Caltrans standards and National Association of City Transportation Officials (NACTO) guidelines should be followed in the design of these facilities along the roadway and at crossings.
 - The bike facilities should be connected to transit and pedestrian facilities.

Bicycle Parking

- Bicycle racks should be placed in the Furnishings Zone at strategic locations specified by the City. The racks should be installed between street trees, planter boxes, and other street furnishings.
- Racks should be located so that an average of two bicycles may be parked every 200 feet.
- Maximum distance between any two rack locations is not to exceed 600 feet.
- Bicycle stands should complement the streetscape design, materials, and color palette in the area.

Separated Bike Lane. SOURCE: Paul Krueger



Buffered Bike Lane. SOURCE: Paul Sableman



4.2.1.3 Transit Facilities

Bus Stop Placement

Bus stops should be placed in strategic locations as specified by the Sunline Transit Agency and as determined by a traffic/transit study of the roadway. Many factors influence the location of stops, such as site-specific safety considerations, traffic patterns, intersection geometry, passenger origins and destinations, pedestrian accessibility, route design, frequency of use, density and land use, service type (express vs. local), and available space. In general, pedestrian-oriented areas have closely placed bus stops (approximately 0.25 miles) compared to areas with less pedestrian focus.

The guidelines below apply to the placement of bus stops.

- It is preferred that bus stops be located on the far side of a roadway (right after an intersection) because that location is the safest for passengers exiting the bus and minimizes conflicts with other vehicles. Midblock or near-side stop (just before an intersection) may be used in some situations, depending on Bus pull-out bays are preferred over curbside stops and should be integrated into streetscape design where possible.
- The bus stop should be placed in the Furnishings Zone and should not spill into the Throughway Zone.
- Bus stops should be placed in such a way that they are visible to transit users.
- The bus stop boarding, and alighting area should have a firm, stable surface and should be handicap accessible pursuant to ADA standards.

Sunline Transit Agency Bus Stop. SOURCE: Michael Baker International



- It is advised that all bus stops in the Pueblo Viejo District incorporate a shelter per Sunline Transit Agency’s standards.

4.2.2 Parking

On street parking is encouraged in the commercial areas as it has several advantages. Besides providing convenient parking for businesses, on street parking can reduce the need for provision of off street parking depending on city’s zoning code and thereby reducing impervious surface required for development. It also acts as a traffic management tool by providing a safety barrier for pedestrians and reduces motor vehicle speeds.

- On-street parking is encouraged in the commercial areas.
- Multi-space parking meters are encouraged compared to individual pole mounted meters as they incorporate more customer-friendly features such as on-screen instructions and acceptance of credit cards for payment.
- Parallel or angle parking may be based on street configuration as determined by a traffic study and the streetscape design.
- The on-street parking stall dimensions should follow City’s parking standards.
- Each parking stall should be individually marked.

*Multi-space Parking Meter Example.
SOURCE: Zorro2212*



4.2.3 Access Management

Access management is the practice of properly locating and designing access to adjoining properties to reduce conflicts and improve safety while maintaining reasonable property access and traffic flow on the public street system.

- Minimize curb cuts to reduce conflicts between vehicles, pedestrians, and bicyclists; locate driveways and major entrances away from intersections and away from each other to minimize effects on traffic operations; minimize potential for crashes; provide for adequate storage lengths for turning vehicles; and reduce conflicts with pedestrians.
- Consider using curbed medians and locating median openings to manage access and minimize conflicts.
- Use turn lanes where medians are not possible to avoid delays in traffic flow.
- Use cross streets and alleys to provide access to parking and loading areas behind buildings.

4.2.4 Street Furnishings

Street furnishings have a significant aesthetic impact on the streetscape. Therefore, attention should be paid to all street furnishings to maintain

consistency along the corridor. Examples of street furniture include benches, trash bins, telephone booths, water fountains, and recycling/trash containers.

- Commercial area street furnishings should follow the palette established by the Sixth Street streetscape design. The City will create a developer contribution program to fund the street furnishings as properties are developed. The City will install all the street furnishings, which will ensure the consistency of the streetscape.
- The selected designs for street furnishings not described in the Sixth Street streetscape design should be compatible with the established palette and be simple, functional, easily maintained, sturdy, and of good commercial-grade quality.
- The materials should be nonreflective and be able to withstand weather conditions.
- The materials that come in contact with pedestrians should have a low heat absorption index.
- **Benches**
 - Benches in commercial areas should follow the palette established by the Sixth Street streetscape design: 96-inch Classic series bench, Model C-196, bronze powder-coat color with IPE wood seat, manufactured by Victor Stanley. Benches should be attached to the ground per the manufacturer's recommendation.
 - Benches should be placed in the Frontage Zone similar to the current Sixth Street design.
 - The frequency of benches will vary by subarea, with the pedestrian-friendly Sixth Street Subarea having at least two benches per block compared to Grapefruit

Bench Used in Sixth Street Streetscape. SOURCE: Victor Stanley



Boulevard or Cesar Chavez Street with one bench per block.

- The City will determine the location of the benches based on detailed streetscape plans.
 - Once installed, the benches are to be maintained by property owners.
- **Recycling and Trash Containers**

- Trash containers in commercial areas should follow palette established by the Sixth Street streetscape design: Dynasty Series litter receptacle, Model DYN-36, bronze powder-coat color with side opening, manufactured by Victor Stanley. Containers should be attached to the ground per the manufacturer’s recommendation.
- It is recommended that the new streetscape design use trash and recycling containers. Recommended model: Dynasty Series litter receptacle, Model DYN-242, bronze powder-coat color with side opening, manufactured by Victor Stanley. Containers should be attached to the ground per the manufacturer’s recommendation.
- Recycling and trash containers should be placed in the Frontage Zone, similar to the current Sixth Street design, and in line with the benches.
- The placement of the containers will follow the design of the streetscape. However, it is advised that one set of containers be placed every 200 feet in areas with heavy pedestrian traffic such as the Sixth Street Subarea.
- Containers should be placed so that they are easily visible.
- The containers should have clear and visible symbols for trash and recycling.
- Recycling and trash containers should be maintained by the property owner.

Trash Can Used in Sixth Street Streetscape. SOURCE: Victor Stanley



Trash and Recycling Can Used in Sixth Street Streetscape. SOURCE: Victor Stanley



■ **Public Art**

- Apart from regular street design, streetscapes should provide for a periodic “surprise element” in the form of public art. These elements may be stand-alone structures or interactive art pieces, gateway elements, or artistic gathering places. Surprise elements not only play an important role in attracting the public, they also help create an identity within each subarea.

Use of Public Art as Surprise Element. SOURCE: Jeangagnon



■ **Utilities**

- Utility connections and support should be located in the Furnishings Zone to avoid conflict with pedestrian movement in the rights-of-way.

Example of Tree Grate. SOURCE: David Schott from Redmond



- New utility upgrades and service to development parcels should be installed belowground and should be easily accessible. These should be approved by the City’s Public Works Department in coordination with other regulating agencies.
- Existing utility boxes such as telephone boxes could be converted into pieces of art to add character to the neighborhood.

■ **Tree Grates**

- Tree grates may be used in the commercial areas based on the streetscape design.
- Tree grate design and material should complement the street furnishings.
- Tree grates should be a minimum of 5 feet square.
- Tree grate should flush well with the sidewalk in order to prevent any injury to pedestrians related to uneven surface

4.2.5 Lighting

- The City has an established palette for lighting along Sixth Street. This palette should be continued in all commercial areas.
- The City will create a developer contribution program to fund the lighting as properties are developed. The City will install all the street lighting, which will ensure the consistency of the streetscape.

4.2.6 Gateways and Entries

According to the Vision Plan for Pueblo Viejo, major gateway features are suggested at three intersections.

- Cesar Chavez Street and Grapefruit Boulevard
- Sixth Street and Grapefruit Boulevard
- Sixth Street and Cesar Chavez Street

Following guidelines are suggested for the design of the Gateways and Entry structures

- To create a "sense of arrival" or entry, there must be a significant change in the spatial arrangement to the scale of which the pedestrian and the vehicle driver can perceive the change.
- The size and scale of an entry is important as it must be bold enough to capture the attention and memory of the user.
- To create a visual change, contrast of spatial elements and design features are required. To strengthen the entry statement, a

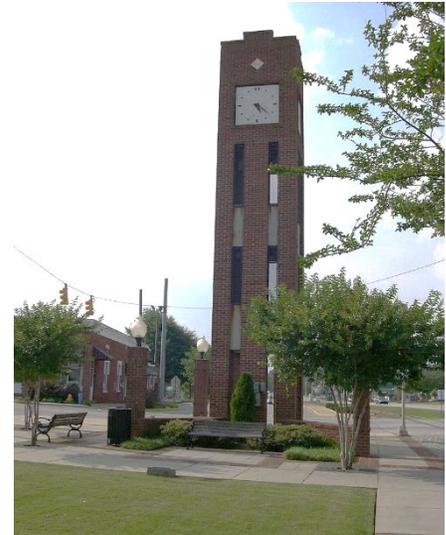
combination of a vertical support structure with an overhead horizontal structure is recommended.

- The Gateways should be designed in a way that its materials and design reflect the Spanish colonial revival or Mission Revival architectural style.
- Gateways and Entry structure should be placed in a way to not cause obstructions to the line of sight.

Example of a Gateway. SOURCE: Charvex



Gateway Tower Example: SOURCE: Jerry Stevens



4.2.7 Roadway Signage

- The City has an established palette for roadway signs along Sixth Street. This palette should be continued in all commercial areas.
- Signage location and installation should be per MUTCD standards or as specified by the City based on detailed streetscape design.
- Signage should be clearly visible to the intended traffic.
- The signage installation should be in the Furnishings Zone and should not create obstructions in the Throughway Zone.

4.2.8 Wayfinding

Exterior wayfinding signs help locals and visitors orient to a place and easily find shops or restaurants.

- Wayfinding signs may be placed near landscaped areas in the Furnishings Zones at major intersections. They can also be placed at strategic locations that can also double as plaza spaces in commercial areas.

- The design of wayfinding signs should complement the distinctive characteristics of the subareas and the street furniture in the commercial areas.
- Maps may be designed as interactive or static.
- Maps should be designed as easy to read, and graphics should be clear and easily understood.
- The maximum height permitted is 6 feet, or as approved by the City.
- The maximum width permitted is 4 feet, or as approved by the City.
- Illumination should be subdued and not garish.

Wayfinding Signage Example. SOURCE: Stevekeiretsu Wayfinding Signage Example. SOURCE: Seattle City Council from Seattle



4.3 TRAFFIC CALMING FEATURES

Traffic calming features are used to reduce vehicle speeds and make it safer and more comfortable for other modes to coexist with the automobiles. A variety of traffic calming features are available for use in streetscape design. Commercial streets are expected to attract pedestrians and bicyclists and hence streetscape design with strategically incorporated traffic calming features will help maintain speed limit while encouraging walkability.

Residential streets are well established in the Pueblo Viejo District. However, speeding and cut-throughs are an issue. Further, because of the lack of space on the commercial streets to accommodate facilities for bicyclists, the residential neighborhood streets are an option for creating alternative routes in the form of bike boulevards. These accommodations and general safety involve a reduction in the speed of motor vehicles moving along the residential neighborhood streets.

Every street is different, and further study is needed to implement one or more suitable methods for each street and purpose it serves. Described below are some methods that can calm traffic and increase the real as well as perceived sense of safety for pedestrians and bicyclists in the residential areas of Pueblo Viejo. The Table B contains a matrix that shows the applicability of these features by streets.

- **Medians.** A median is the portion of the roadway separating opposing directions of the roadway or separating local lanes from through travel lanes. Medians may be depressed, raised, or flush with the road surface. Medians are generally linear and continuous through a block and allow vehicles to travel efficiently. They can also encourage pedestrians to cross away from crosswalks. The presence of a median (especially a raised planted median) gives the perception of narrower lanes, in turn causing vehicles to slow down. Medians also reduce the length of the crossing if accompanied with a median island, making crossing safer for pedestrians and bicyclists.
- **Median Islands.** A median island is an island in the middle of the roadway, typically with landscaping for aesthetic reasons, in order to narrow the vehicle travel lanes. They are generally located midblock and can be used as a gateway to the street or community. A median island can be combined with a refuge island (a cut created to provide refuge for pedestrians) when midblock crossings are warranted.
- **Reduced Lane Widths.** According to the AASHTO Green Book, for rural and urban arterials, lane widths may vary from 10 to 12 feet.

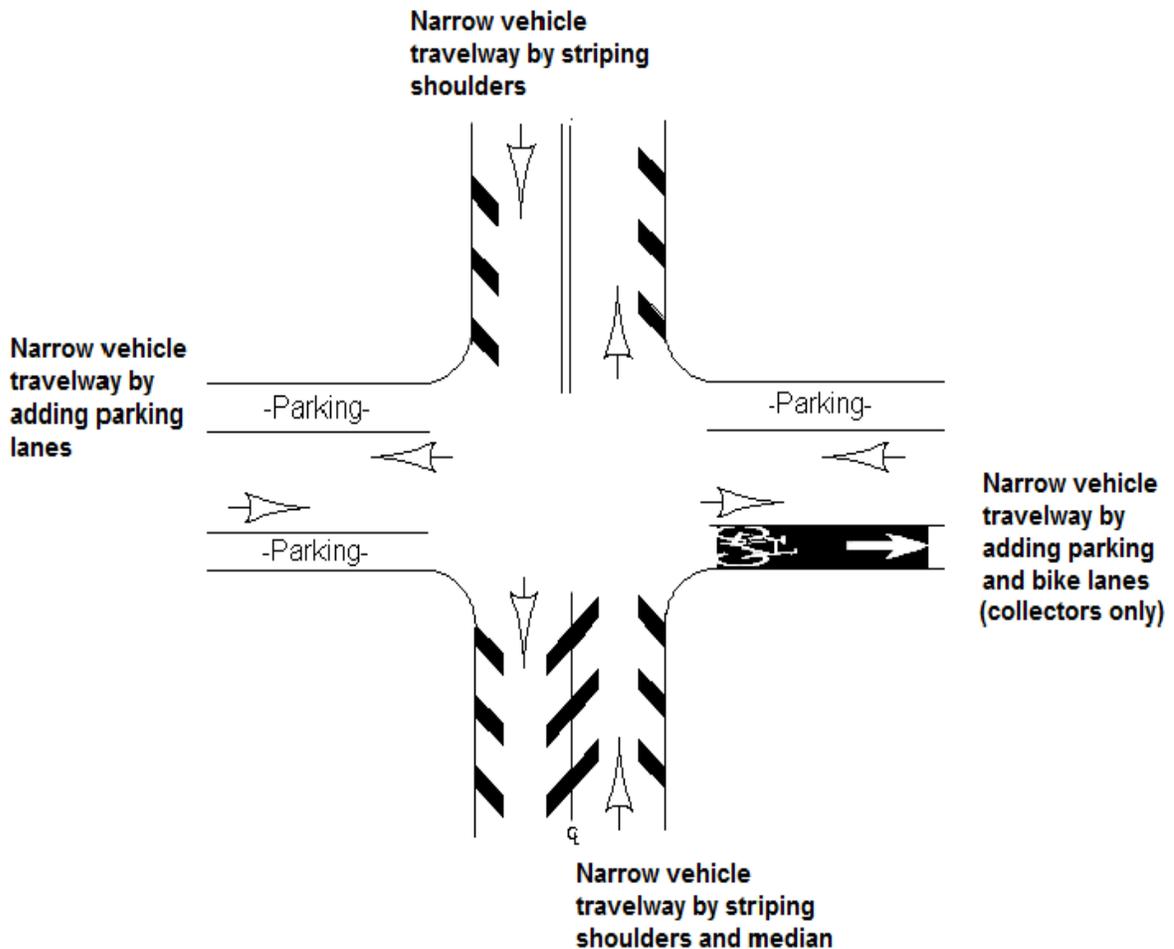
Median Island. SOURCE: Richard Drdul



For roadways at low speeds (45 mph or less) narrower lane widths are normally quite adequate and have some advantages. When there is excess space available, it can be repurposed to provide features such as bike lanes, enhanced pedestrian facilities, and on-street parking without the need to physically widen the roadway. All roadways in Pueblo Viejo District have speed limit of 45 mph or less and hence narrow roadways can be applied as a traffic calming feature.

- Pavement Markings.** Most streets in the Pueblo Viejo District have no pavement markings, leaving the street wide open for speeding vehicles. Pavement markings allocate limited space for moving traffic, keeping vehicles in their lanes and helping motorists slow down. The perception of narrower streets tends to make motorists drive slower. Various options for pavement markings are shown in figure below

Pavement Marking. SOURCE: Traffic Calming Guide for Neighborhood Streets, Virginia Department of Transportation, 2017



- Curb Extensions/ Bulb-outs.** Curb extensions/bulb-outs are provided at driveways and at intersections. They can be effective at intersections in reducing crossing length and increasing visibility, making crossing safer for pedestrians and bicyclists. The presence of curb extensions/bulb-outs gives the perception of narrower lanes, in turn causing vehicles to slow down. They may result in a loss of parking but do include space for landscaping, creating community character and a pedestrian-friendly environment. The curb extensions must be carefully planned and designed to work with the existing driveway locations and the function of existing drainage and street sweeping systems.

Landscaping in Curb Extensions. SOURCE: Richard Drdul

Curb Extensions in Commercial Area. SOURCE: Andrew Bossi



- Chokers.** Chokers are curb extensions that reduce the overall width of the roadway. They create a pinch point along the street. Chokers can be created by bringing both curbs in, or they can be done by more dramatically widening one side at a midblock location. They should be clearly visible to oncoming traffic and should incorporate landscaping.
- Chicanes.** Chicanes create a horizontal diversion of traffic and can be gentler or more restrictive depending on the design. Shifting a travel lane has an effect on speeds as long as the taper is not so gradual that motorists can maintain speeds. For traffic calming, the taper lengths may be as much as half of what is suggested in traditional highway engineering.
- Speed Humps.** Speed humps can serve to slow traffic and are especially effective on residential roadways and other low-volume roadways. However, they can be discouraged by fire departments due to potential reductions in response times. While speed humps may be effective at reducing speed at the location of the hump itself, vehicles may speed up between the humps depending on the distance between them and other

Speed Hump. SOURCE: Richard Drdul



Speed Lump. SOURCE: Whatlep



Raised Crosswalk. SOURCE: Scott Batson



PMSD Sign. SOURCE: Richard Drdul



factors such as stop signs and signalized intersections. Noise impacts should also be considered as a factor due to an increase in the noise level from vehicles passing over the humps, as well as the additional noise from vehicles braking in advance of the humps and accelerating after crossing them.

- **Speed Lumps.** A speed lump is a modified speed hump where openings are added to accommodate emergency or other large vehicles so that they can use the openings without traversing the raised portion to minimize speed reduction. However, the size of the speed lumps ensures that passenger vehicles cannot likewise avoid traveling over at least one set of lumps. Like speed humps, speed lumps should be clearly visible and are generally placed midblock.
- **Speed Tables.** Speed tables provide an overall gentler transition than speed humps because they incorporate a larger flat area. They improve noise levels compared to speed humps. Speed tables should be clearly visible and are generally placed midblock.
- **Raised Crosswalks.** In addition to marked or decorative treatments, raised crosswalks make pedestrians more visible to oncoming traffic, in addition to serving as a speed reduction facility for vehicles due to the horizontal deflection of the roadway. The elevation of the crosswalk serves to reduce speeds almost like a speed hump and textured materials. Raised crosswalks should be designed pursuant to ADA standards. Since they increase visibility, it is suggested that midblock crossings be treated as raised crosswalks.
- **Raised Intersections.** Raised intersections make for an overall gentler transition compared to speed humps and can provide visually attractive traffic calming on two or more streets at once.
- **High Visibility Crosswalks.** Refer to the discussion of crosswalks in Section 4.2.1.1, Pedestrian Facilities.
- **Pole-Mounted Speed Display (PMSD) Signs.** This sign combines a speed limit sign with a radar speed feedback sign that displays the real-time speed of an approaching vehicle, which tends to make motorists reduce their speed. The signs are highly effective on roadways identified for traffic calming and should be placed at the beginning of a street section. A 200-foot visibility distance should be provided.
- **Traffic Calming Circles and Mini-Roundabouts.** Traffic calming circles are smaller than roundabouts and can fit within the area available for area intersections. They are most appropriate for

residential neighborhoods where speeding might be an issue. When left-turning traffic is heavier, an alternative solution is a mini-roundabout. The primary difference between a traffic circle and a mini-roundabout is that with the mini-roundabout, the central area must be traversable by long vehicles and cannot be landscaped. Instead, it is often raised slightly and paved with a special treatment to discourage traffic. Automobiles will generally circulate properly around the mini-roundabout, while trucks will turn over the raised area slowly.

Mini Roundabout. SOURCE: Stephen Sweeney



- **On Street Parking.** On-street parking, in effect, reduces the width of the street, leading to slower driving. Parking also separates traveling cars from the sidewalk, helping to improve pedestrian safety.

On Street Parking and Lane Making Giving Perception of Reduced Lane Width. SOURCE: Andrew Bossi



Table B: Traffic calming feature by street

Type of Traffic Calming Feature	Suggested Streets for Application
Medians	<ul style="list-style-type: none"> ■ Grapefruit Boulevard ■ Cesar Chavez Street
Median Islands	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Grapefruit Boulevard ■ Cesar Chavez Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets
Reduced Lane Widths	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Grapefruit Boulevard ■ Cesar Chavez Street ■ Orchard Street ■ Vine Avenue
Pavement Markings	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Grapefruit Boulevard ■ Cesar Chavez Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets
Curb Extensions/Bulb-outs	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets
Chokers	<ul style="list-style-type: none"> ■ Residential Streets
Chicanes	<ul style="list-style-type: none"> ■ Residential Streets
Speed Humps	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets

Speed Lumps	<ul style="list-style-type: none"> ■ Residential Streets
Speed Tables	<ul style="list-style-type: none"> ■ Residential Streets
Raised Crosswalks	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street
Raised Intersections	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Grapefruit Boulevard ■ Cesar Chavez Street
High Visibility Crosswalks	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Grapefruit Boulevard ■ Cesar Chavez Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets
Pole-Mounted Speed Display (PMSD) Signs	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Grapefruit Boulevard ■ Cesar Chavez Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets
Traffic Calming Circles and Mini-Roundabouts	<ul style="list-style-type: none"> ■ Residential Streets
On Street Parking	<ul style="list-style-type: none"> ■ Fifth Street ■ Sixth Street ■ Seventh Street ■ Orchard Street ■ Vine Avenue ■ Residential Streets

4.4 LANDSCAPING GUIDELINES AND PLANTING PALETTE

4.4.1 Shade and Tree Canopy

- The palette of plant materials should create an aesthetically pleasing space through a mix of colors, heights, and types of plants.
 - Trees should provide vertical interest.
 - Shrubs should be used as a natural fence that shields vehicles from the pedestrian sidewalk.
 - Flowering plant material in a variety of colors at the ground level or in planters is encouraged.
- Creative design and the use of native and drought-tolerant plants are required. The latest editions of *Western Garden Book* as well as Coachella Valley Water District Publication *Lush and Efficient-Landscape Gardening in the Coachella Valley*, should be referred to when finalizing the tree palette.
- Landscaping can be incorporated into open tree wells, planter pots, and fences.
- Ample space should be provided for the growth of trees, so the roots do not damage sidewalks as they grow.

4.4.2 Planter Boxes/Containers

There are opportunities along some of the commercial corridors such as Sixth street to incorporate planter boxes in the design. The main aim of this planter boxes will be to provide physical as well as perceived separation from the moving traffic as well as to add color splash to the streetscape. Below are suggested guidelines.

- The City planter boxes should be located in the Furnishings Zone of the streetscape and be consistent for the entire Streetscape in order to provide continuity of design.
- The City planter boxes should be made of durable material that can be easily maintained and can withstand wear and tear due to rough handling. Some materials used for City provided planter boxes are concrete, cast stone, Glass fiber reinforced concrete ay.
- Planter boxes provided by private property owner in Frontage Zone can be of varying materials and shapes as long as they are complementary to building architecture and streetscape and well maintained at all times.
- The planter boxes both in Furnishings Zone and Frontage Zone should not encroach on clear space allocated for pedestrian walkway.

- Planter boxes should be placed in such a way to provide easy access to underground utilities lids
- Planter boxes should be placed in manner to not interfere with drop off zones, disabled parking and loading zones.
- Planter boxes should be made heavy enough to not be lifted by couple individuals in order to avoid theft or easy movement of the planter boxes.
- Planter boxes should be at least 30 inches in height.
- The shape and sized of planter boxes should be complementary to the streetscape design and function.



4.4.3 Planting Palette

4.4.3.1 *Street and Ornamental Trees*

The street and ornamental tree palette proposed here are suggestive purposes and may be changed based on the design of the streetscape. However, it is suggested that the trees should be chosen to thrive in the harsh desert climate of Coachella. The latest edition of Western Garden Book should be referred to when finalizing the tree palette for the streetscapes for Pueblo Viejo District.

Street trees and ornamental trees are suggested for each street to provide its own unique identity. There are a variety of ways to configure these trees and will depend on the design of streetscape. Below is the suggested matrix and pictures by the street.

Sixth Street

Street Tree- Date Palm - *Phoenix dactylifera*



Characteristics

- Height: 80 - 100 feet
- Width: 20 - 40 feet
- Tree Shape: Feather Palm
- Foliage: Evergreen; Gray Green
- Leaves Shape: Frond and Pinnatifid
- Flowers: Spring or Summer; Yellow
- Fruit: Fall; Brown Drupe
- Shading Capacity: Moderate

Ornamental Tree- Pink Dawn Chitalpa - x *Chitalpa tashkentensis* 'Pink Dawn'



Characteristics

- Height: 25 - 35 feet
- Tree Shape: Rounded, Umbrella or Vase Shape
- Foliage: Deciduous; Gray Green, Gold
- Leaves Shape: Lanceolate to Ovate
- Flowers: Spring, Summer or Fall; Showy and Pink
- Shading Capacity: Moderate

Seventh Street

Street Tree- Chinese Flame Tree - *Koelreuteria bipinnata*



Characteristics

- Height: 20 - 40 feet
- Width: 15- 30 feet
- Tree Shape: Rounded, Umbrella or Vase Shape
- Foliage: Deciduous
- Leaves Shape: Bipinnately Compound, Medium Green, Bronze or Gold
- Flowers: Summer or Fall; Yellow
- Fruit: Fall; Prolific, Orange, Red or Rose Capsule

Ornamental Tree (Option-1) - Palo Verde - *Cercidium x 'Desert Museum'*



Characteristics

- Height: 20 - 25 feet
- Width: 12 - 15 feet
- Tree Shape: Rounded or Umbrella
- Foliage: Deciduous; Blue Green or Medium Green
- Leaves Shape: Pinnately Compound Odd
- Flowers: Spring; Bright Yellow
- Shading Capacity: Moderately Low

Ornamental Tree (Option-2) - Crepe Myrtle - *Lagerstroemia indica*



Characteristics

- Height: 20 - 25 feet
- Width: 20 - 25 feet
- Tree Shape: Oval, Rounded, Umbrella or Vase Shape
- Foliage: Deciduous; Bronze, Dark Green, Red, Gold, Orange Multicolored
- Leaves Shape: Oval
- Flowers: Summer; Showy. Lavender, Pink, Red, Rose or White
- Fruit: Fall; Brown Capsule
- Shading Capacity: Moderately Dense

Fifth Street

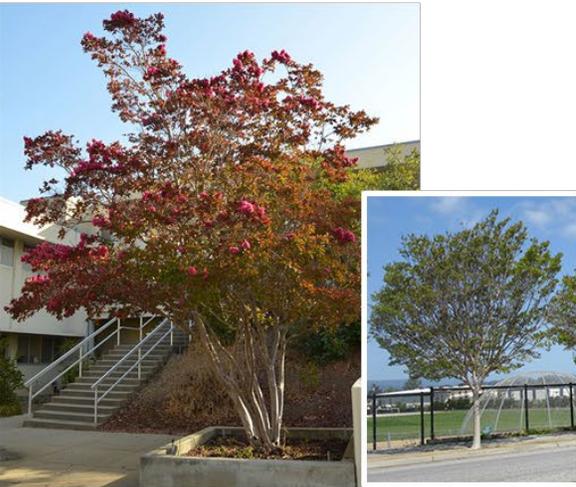
Street Tree- Chinese Pistache - *Pistacia chinensis*



Characteristics

- Height: 25 - 35 feet
- Width: 25 - 35 feet
- Tree Shape: Oval, Rounded or Umbrella
- Foliage: Deciduous; Medium Green, Red, Gold, Orange or Multicolored
- Leaves Shape: Pinnately Compound Even with Oblong to Elliptic Leaflets
- Flowers: Spring; Inconspicuous
- Fruit: Summer or Fall; Prolific- Red or Mostly Blue Drupe
- Shading Capacity: Moderately Dense

Ornamental Tree (Option-1) - Crepe Myrtle - *Lagerstroemia indica*



Characteristics

- Height: 20 - 25 feet
- Width: 20 - 25 feet
- Tree Shape: Oval, Rounded, Umbrella or Vase Shape
- Foliage: Deciduous; Bronze, Dark Green, Red, Gold, Orange Multicolored
- Leaves Shape: Oval
- Flowers: Summer; Showy. Lavender, Pink, Red, Rose or White
- Fruit: Fall; Brown Capsule
- Shading Capacity: Moderately Dense

Ornamental Tree (Option-2) - Buddhist Bauhinia - *Bauhinia variegata* 'Candida'



Characteristics

- Height: 20 - 35feet
- Width: 20 - 30 feet
- Tree Shape: Rounded or Umbrella Shape
- Foliage: Deciduous to Partly Deciduous, Light Green
- Leaves Shape: Lobed and Palmate
- Flowers: Spring or Summer; Showy-Fragrant White
- Fruit: Summer; Brown Pod
- Shading Capacity: Moderate

Grapefruit Boulevard

Street Tree- Arizona Ash - *Fraxinus velutina* 'Bonita



Characteristics

- Height: 30 - 50 feet
- Width: 30 - 40 feet
- Tree Shape: Conical or Oval Shape
- Foliage: Deciduous ; Medium to Light Green, Gold
- Leaves Shape: Pinnately Compound Odd
- Flowers: Spring; Inconspicuous
- Fruit: Summer or Fall; Yellow or Mostly Green Winged Seed
- Shading Capacity: Moderate

Ornamental Tree - Honey Mesquite - *Prosopis glandulosa*



Characteristics

- Height: 25 - 35 feet
- Width: 25 - 35 feet
- Tree Shape: Rounded
- Foliage: Deciduous ; Green
- Leaves Shape: Bipinnately Compound
- Flowers: Spring or Summer; Inconspicuous- Yellow
- Fruit: Spring; Brown Pod
- Shading Capacity: Low to Moderately Low

Cesar Chavez Street

Street Tree- California Fan Palm - *Washingtonia filifera*



Characteristics

- Height: 50 - 70 feet
- Width: 10 - 20 feet
- Tree Shape: Fan Palm
- Foliage: Evergreen; Dark Green
- Leaves Shape: Palmate
- Flowers: Year Round; Inconspicuous
- Fruit: Year Round; Black Drupe
- Shading Capacity: Dense

Ornamental Tree (Option-1) - Hong Kong Orchid - *Bauhinia blakeana*



Characteristics

- Height: 20 - 40 feet
- Width: 20 - 25 feet
- Tree Shape: Umbrella
- Foliage: Partly Deciduous; Gray Green
- Leaves Shape: Lobed and Palmate
- Flowers: Fall or Winter; Fragrant Pink, Purple or Rose
- Fruit: Fruitless
- Shading Capacity: Moderate

Ornamental Tree (Option-2) - Chinese Elm- *Ulmus parvifolia*



Characteristics

- Height: 40 - 60 feet
- Width: 50 - 70 feet
- Tree Shape: Oval, Rounded or Umbrella
- Foliage: Evergreen to Partly Deciduous; Glossy Dark Green, Bronze or Gold
- Leaves Shape: Elliptic to Ovate
- Flowers: Summer or Fall; Inconspicuous
- Fruit: Fall; Brown or Mostly Green Winged Seed
- Shading Capacity: Moderate

Other Options

Ornamental Tree (Option-1) - Desert Willow - *Chilopsis linearis*



Characteristics

- Height: 15 - 30 feet
- Width: 10 - 20 feet
- Tree Shape: Rounded or Umbrella
Foliage: Deciduous; Blue Green or Medium to Dark Green, Gold
- Leaves Shape: Linear
- Flowers: Spring or Summer; Showy
Fragrant- Lavender, Pink, Rose or White
- Fruit: Fall; Brown Capsule
- Shading Capacity: Low

Ornamental Tree (Option- 2) - Ocotillo - *Fouquieria splendens*



Characteristics

- Height: 18 - 20 feet
- Width: 8 - 10 feet
- Tree Shape: Vase Shape
- Foliage: Type; Color
- Leaves Shape: Ovate Leaves on Spiny Stems
- Flowers: Spring or Summer;
Tubular- Red
- Shading Capacity: Low

Ornamental Tree (Option-3) - Pomegranate - *Punica granatum*



Characteristics

- Height: 18 - 20 feet
- Width: 12 - 15 feet
- Tree Shape: Oval, Umbrella or Vase Shape
- Foliage: Deciduous; Glossy Light to Medium Green, Gold
- Leaves Shape: Oblong
- Flowers: Spring or Summer;
Showy- Orange, Pink or Red
- Fruit: Fall; Prolific- Brown or Red
Berry Shading Capacity: Moderate to Dense

4.4.3.2 Container Plantings

Various varieties of grasses, dwarf shrubs, flowering perennials and succulents are suggested here planting in containers in the public realm. These plants are drought tolerant and well suited to Coachella region. The palette is suggested for Pueblo Viejo District as a whole. These plants can be mixed and matched to create unique combination along each streetscape that have planter boxes. The suggested plants can be used by private property owners for planting in Frontage zone of they choose. The latest edition of Western Garden Book should be consulted to determine any planting that is not suggested in the palette below for container planting in public realm as well as areas open to public in private realm.

Grasses and Grass-like Plants

Carex		<u>Blooming</u>
		Early Summer
Festuca		<u>Blooming</u>
		Summer
Stipa		<u>Blooming</u>
		Non-flowering

Dwarf Shrubs

Nandina



Blooming

Late Spring, Early Summer

Calliandra



Blooming

Seasonal Bloomer

Dwarf Rose



Blooming

Spring to Frost

Convolvulus



Blooming

Late Summer

Flowering Perennials

Teucrium		<u>Blooming</u> Summer
		
Origanum		<u>Blooming</u> Summer to Fall
		
Salvia		<u>Blooming</u> Summer to Fall
		

Succulents

<p>Sedum</p>	
	<p><u>Blooming</u></p> <p>Summer to Fall depending on the type on the species</p>
<p>Echeveria</p>	
	<p><u>Blooming</u></p> <p>Summer to Fall depending on the type on the species</p>
<p>Aloe</p>	
	<p><u>Blooming</u></p> <p>Seasonal Bloomer</p>
<p>Agave</p>	
	<p><u>Blooming</u></p> <p>Rarely Blooms</p>