



STAFF REPORT 4/20/2022

TO: Planning Commission

FROM: Gabriel Perez, Development Services Director

SUBJECT: Tripoli Mixed-Use Project (Continued from April 13, 2022)

SPECIFICS: Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

EXECUTIVE SUMMARY:

Chelsea Investment Corporation requests Planning Commission approval of the Tripoli Mixed-Use project that includes a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and two retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- Building A – 3-story 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space. (Southwest corner of 6th Street and Tripoli Ave)
- Building B – 4-story 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space. (Northeast corner of Cesar Chavez Street and Bagdad Avenue)
- Outdoor Tot Lot



BACKGROUND:

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61 acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03, . A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

Figure 1: Pueblo Viejo Revitalization Plan Perspective Sketch



DISCUSSION/ANALYSIS

The surrounding land uses and zoning designations are as follows:

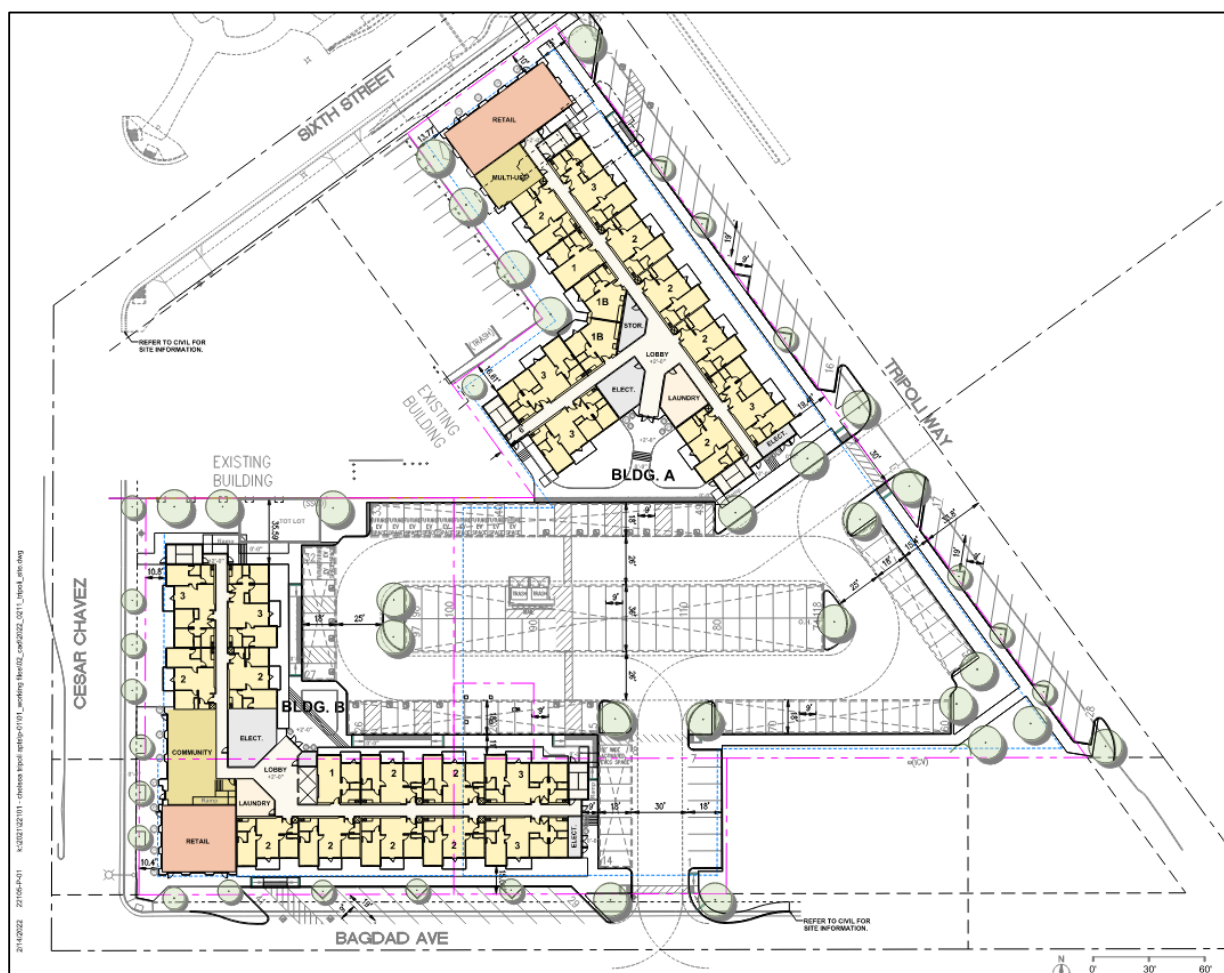
- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O'Reilly Auto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

Site Plan

The applicant proposes construction of a mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A is 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6th Street and Tripoli Avenue. Building B

is a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both building would be constructed near property line with building frontages on 6th Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the building support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

Figure 2: Site Plan



Building A

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

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

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

Building B

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

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

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

Ground floor retail for Building A and B would not include improvements such as bathrooms, fire sprinklers, or grease traps. The Pueblo Viejo Draft Standards require 15 foot high ceiling for ground floor retail to accommodate modern commercial and retail activities. The applicant has stated that the retail ceiling is 12 feet in height.

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

Parking

The parking serving the site is provided with one large on-site parking area consisting of 118 parking spaces and is accessed by driveways from Bagdad Avenue and Tripoli Way. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The applicant proposes 118 onsite parking spaces and 41 on-street parking spaces. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the development. Senate Bill 35 allows affordable housing development within ½ mile of public transit to be exempted from parking standards. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 97 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements,

which would be provided by constructing 13 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Architectural Design

The overall architectural style of the project incorporates Spanish Colonial Revival design. The proposed design complies with the City’s Pueblo Viejo design guidelines with regard to form, articulation, materials and proper equipment screening. The project includes red tile roof elements with distinct material and color patterns for each building. Doors and windows are shown on perspective graphics as recessed on all facades to create articulation and relief.

Figure 3: Rendering at the Corner of Cesar Chavez Street and Bagdad Avenue



Figure 4: Cesar Chavez Street and Bagdad Avenue Elevations



Figure 5: Tripoli Way and 6th Street Elevations



The retail and community room frontage of Building B has a prominent design on the first floor as depicted in Figure 4 with large windows with divided lites and awnings. The retail space for Building A includes considerable frontage facing 6th Street that contributes significantly to the pedestrian environment encouraged along 6th Street. The first floor residential units are currently designed with an enclosed outdoor space and are recommended to be modified so that access ways occur along the street frontage in order to improve the pedestrian environment and engage the public realm as recommended in the Pueblo Viejo Revitalization Plan.

The main portion of the building roof is relatively uniform, which is enhanced dramatically by the distinct large corner towers and secondary articulating towers, with both a gable design or capped with cornice trim. Windows are recessed and windows show variation in design with some windows including shutters and decorative foam trim and other windows that include awnings. Balconies include decorative wrought iron enclosures.

Staff requests the following design modifications be incorporated in keeping with the Spanish Colonial Revival architectural design (See Attachment 10) as conditions of approval as follows:

1. Creating sloped window sills consistent with Spanish Colonial Revival design.
2. Ensuring sufficient window recesses.
3. Painting window edges colors consistent with Spanish Colonial Revival design.
4. Corner towers for building A and B shall be modified as follows:
 - Bring proposed cornice trim closer to edge of roof tile.
 - Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.

- Consider a more ridged decorative cornice trim to create more shadows.
 - Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6th Street.
 - Include a spire or weather vane ornamental feature.
5. Utilize an alternate color banding at the building base such as terracota color.
 6. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
 7. Enhance the Building B north tower feature with architectural enhancements above 38 foot level
 8. Use a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.
 9. Utilize two-piece clay tile roofing with booster tiles on the edges and random mortar packing. The mortar shall packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as a bird stop at roof edges, The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6-inch diameter sphere of mortar applied to reach tile.
 10. Stucco walls shall consist of 'steel, hand trowel', smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
 11. Provide a lighting plan with proposed light fixtures consistent with the architectural theme of the project.

Sign Program

Signs programs are required for multi-tenant buildings and approval by the Planning Commission. The Planning Commission review of the sign programs includes, but not limited to, sign placement, color, architectural integrity, construction material, legibility, size and scale, and illumination. The applicant proposes a sign program consisting of illuminated blade signs identifying the project name, and either a blade or illuminated wall signs for ground floor retail businesses. All tenant wall signs are required to comply with the approved sign program consisting of back-lit or “halo” illuminated individual letters. Conditions of approval have been added so that cabinet type signs only be permitted as secondary to the individual channel letters and that raceway signs are prohibited.

Landscape Design

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

public art location a focal point. The applicant is unable to meet the requirement of 10 shade trees at every 10 parking spaces due to the proposed solar carports.

CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. Staff requested that the applicant incorporate the draft development standards of the Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

Table 3 – Development Standards

	Zoning Ordinance/ Pueblo Viejo Revitalization Plan	Proposed	Complies with Code
Parking (Minimum)	<p>Zoning - <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area. <i>Restaurants:</i> 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area. <i>Multi-family:</i> requires One space per dwelling unit. PV standards-</p>	<p>-On-Street Parking 41 spaces -On-Site Parking 118 spaces <u>Total spaces:</u> 159 spaces</p>	<p>No –Due to the location within 1/2 mile of public transit hub, the project is exempt from parking requirements under SB</p>

	Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces		35. Due to density bonus law 61 spaces required.
Lot Requirements	Zoning - Minimum Lot width 50'	Lot width exceeds 50'	Yes
Height (maximum)	Zoning - 35' maximum PV standards – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	Zoning – None PV Standards – <ul style="list-style-type: none"> • 1 bedroom 750 sq. ft. • 2 bedroom 900 sq. ft. • 3 bedroom 1,050 sq. ft. 	<ul style="list-style-type: none"> • 1 bedroom 581-586 sq. ft. • 2 bedroom 799 sq. ft. • 3 bedroom 1,061 sq. ft. 	No – only the 3 bedroom complies but may be permitted in the PUD
Common Open Space	Zoning – None PV Standards – 150 sq. ft. per unit		
Public Open Space Requirement	Zoning – None PV Standards – 10% for development over ½ acre	No public open space provided.	No
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5' in width 	<ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback • Internal landscaping % not identified but required by condition of approval. • Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met. 	Substantially in compliance. Project conditioned to comply with all landscape standards.

		<ul style="list-style-type: none"> The rear property line planter to the rear of Panda Express is less than 5’. 	
Mixed-Use Standards	<p>Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit.</p> <p>PV Standards</p> <ul style="list-style-type: none"> Residential first floor development floor height must be elevated at least 3’ above the sidewalk plane. The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	<p>Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development</p> <p>PV standards</p> <ul style="list-style-type: none"> Unclear if first floor development floor height is 3’ above the sidewalk The first floor retail has been explained by applicant that it is not 15 feet in height. 	<p>Zoning – with approval of Change of Zone</p> <p>PV Standards</p> <p>Complies generally except for residential first floor and retail height.</p>

Figure 6: Zoning District and Design Guidelines Subareas



ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel

complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

ALTERNATIVES:

- 1) Adopt a) Resolution No. PC 2022-09 recommending approval of Change of Zone 22-01;
b) Resolution No. PC 2022-10 recommending that the City Council approve CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. PC Resolution No. 2022-09 for CZ No. 22-01
Exhibit A – Draft Ordinance and Change of Zone Exhibit
2. PC Resolution No. 2022-10 for CUP No. 351 and AR No. 22-04
Exhibit A – Conditions for Approval for CUP No. 251 AR No. 22-04
Exhibit B - Planned Unit Development Guidelines/Standards
3. Vicinity Map
4. Development Plan Set – (Site Plan, Floor Plan, Elevations, Preliminary Grading)
5. Landscape Plan
6. Sign Program
7. Correspondence from IID, Riverside County Fire, Sunline Transit Agency
8. Pueblo Viejo Revitalization Plan (<https://www.coachella.org/departments/pueblo-viejo-revitalization-plan>)
 - SS-PV Zone – Sixth Street Pueblo Viejo Zone
 - CC-PV Zone – Cesar Chavez Pueblo Viejo Zone
9. Materials Board – Not provided
10. Architectural Design Recommendation board